PUBLIC FACILITIES IMPACT FEE UPDATE

CITY OF COACHELLA

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Executive Summary

This report updates an analysis of the need for public facilities and capital improvements to support future development within the City of Coachella through 2030. It is the City's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis of the City's public facilities fee program are divided into the six fee categories listed below.

- General Government (City Hall)
- Police
- Library
- Fire
- Parks
- Streets

In addition, Appendix B provides an inflation update of the bus shelter fee calculated in 2005.

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to update the existing fee documentation for several fee categories with a comprehensive fee study. This study presents the maximum justified public facilities fee levels to impose on new development to either maintain the City's facilities standards or help to achieve adopted goals. The City should review and update this report and the calculated fees once every five years to incorporate the best available information.

The City imposes public facilities fees under authority granted by the Mitigation Fee Act, contained in *California Government Code* Sections 66000 to 66025. This report provides the necessary findings required by the Act for adoption of the public facilities fees presented in the fee schedules contained herein (see Chapter 10).

Demographic Assumptions

The base year for this study is the year 2007. Existing population and dwelling unit estimates are from the California Department of Finance (DOF). Existing employment is from data provided by the California Employment Development Department (EDD). Estimates of employment by land use are based on the EDD data using the North American Industry Classification System (NAICS), and results of a Southern California employment density and land use study completed by The Natelson Company. Agricultural employment is not included in the estimates of existing or future employment because agricultural work typically take place outdoors and is not associated with development for which impact fees would be charged.

Future projections for population, dwelling units, and employment in 2030 are based on data from the Riverside County Center for Demographic Research, a joint effort of the County of Riverside, the Western Riverside Council of Governments, the Coachella Valley Association of Governments, and the University of California, Riverside. The relative

proportions of single and multi-family dwelling units are assumed to remain constant. **Table E.1** shows the estimates of existing and future development used in this study.

Table E.1: Population and Employment Estimates and Projections

	2007	2030	Net Growth 2007-2030
Residents[1]	38,471	104,703	66,232
Dwelling Units			
Single Family	6,207	16,402	10,195
Multi-family	2,219	8,230	6,011
Total	8,426	24,600	16,206
Employment[2]			
Retail	1,119	5,358	4,239
Office	1,149	2,520	1,371
Industrial	1,158	6,035	4,877
Other[3]	2,433	2,880	447
Total	5,859	16,793	10,934

[1] Does not include other "group quarters" resident populations such as State and Federal institution inmates.

[2] Represents jobs located within the city (not employed residents). Excludes agricultural employment.

[3] Represents government employment.

Sources: City of Coachella; CVAG; State of California EDD; The Natelson Company, Inc., *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, October 31, 2001; MuniFinancial.

FACILITY STANDARDS AND COSTS

This fee analysis uses three approaches to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the Mitigation Fee Act.

The **existing inventory** approach is based on a facility standard derived from the agency's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process and/or completion of a new facility master plan. In this study, this approach is used for the park facilities impact fee and the police facilities impact fee.

The **planned facilities** approach is based on a master plan that uses standards applied to projected growth to estimate facility needs. This approach allocates costs based on the ratio

of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is appropriate when planned facilities would not serve existing development. This approach is only used for traffic facilities in this study.

The **system plan** approach is also based on a master facilities plan, but in this case the needed facilities serve both existing and new development. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the master plan is based on increasing facility standards, so the agency must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This approach is used for the general government, fire, and library facilities fees in this study.

Fee Schedule Summary

Table E.2 summarizes the schedule of maximum justified development impact fees based on the analysis contained in this report. The City may adopt any fee up to those shown in the table. If the City adopts a lower fee then it should consider reducing the fee for each land use by the same percentage. This approach would ensure that each new development project would fund the same proportionate share of public facilities costs.

Table E.2: Proposed Public Facilities Fee Summary

Land Use	General Govern-ment	Fire	Police	Parks	Library	Streets and Transport-ation	Total
Residential			*(Fee per Dwelling Unit)*				
Single Family	$ 2,357.61	$ 1,750.03	$ 306.52	$ 9,537.29	$ 577.88	$ 3,357.48	**$ 17,886.81**
Multi-family	1,980.39	1,470.02	257.48	8,011.32	485.42	1,738.69	**13,943.32**
Nonresidential			*(Fee per 1,000 square feet)*				
Commercial	$ 178.54	$ 381.04	$ 23.22	N/A	N/A	$ 4,616.53	**$ 5,199.33**
Office	235.13	501.80	30.57	N/A	N/A	5,455.91	**6,223.40**
Industrial	93.04	198.57	12.10	N/A	N/A	3,747.18	**4,050.89**

Sources: Tables 3.6, 4.8, 5.6, 6.9, 7.7, and 8.10; MuniFinancial.

Need for Additional Funding

The impact fees for general government, fire, and library facilities are based on master plans that require funding in addition to impact fee revenues to complete. This additional funding represents existing development's fair share of master plan costs. If the master plans are not fully funded then new development will have paid too high a fee. The amount of funding needed for each plan is shown in **Table E.3**.

Table E.3: Master Plan Funding Needs

	Fee Funding	Non-Fee Funding	Total
General Government	$ 35,367,196	$ 18,832,504	$ 54,199,700
Fire	28,128,576	7,156,824	35,285,400
Parks	137,622,004	31,824,674	169,446,678
Library	8,338,609	2,786,291	11,124,900
Total	$ 209,456,385	$ 60,600,293	$ 270,056,678

Sources: Tables 3.5, 4.7, 6.6, 6.8 and 7.6.

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of Coachella. This chapter explains the study approach and summarizes results under the following sections:

- Background and Study Objectives;
- Public Facilities Financing in California;
- Organization of the Report;
- Public Facility Standards and Cost Allocation; and
- Coachella's Impact Fee Program

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to update the existing fee documentation for several fee categories with a comprehensive fee study. This study presents the maximum justified public facilities fee levels to impose on new development to either maintain the City's facilities standards or help to achieve adopted goals. The City should review and update this report and the calculated fees approximately at least once every five years to incorporate the best available information.

The City imposes public facilities fees under authority granted by the Mitigation Fee Act, contained in *California Government Code* Sections 66000 to 66025. This report provides the necessary findings required by the Act for adoption of the public facilities fees presented in the fee schedules contained herein.

Public Facilities Financing In California

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have adopted a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of

property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

Organization of the Report

Public facilities fees are calculated to fund the cost of facilities required to accommodate growth. The four steps followed in a public facilities fee study include:

1. **Growth projections:** Develop growth projections that represent the increased demand for public facilities;
2. **Facility standards:** Identify facility standards to measure the impact of new development on the need for expanded facilities;
3. **Facility needs and costs:** Determine the amount and cost of facilities required to accommodate new development based on facility standards and growth projections;
4. **Cost allocation and fee schedule:** Allocate costs per unit of new development to calculate the public facilities fee schedule.

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment (step #1, above). These projections are used throughout the analysis of different facility categories, and are summarized in Chapter 2.

Chapters 3 through 8 are devoted to documenting steps 2, 3, and 4, above, including the maximum justified development impact fee for each of the following six facility categories:

- General Government (City Hall)
- Police
- Library
- Fire
- Parks
- Streets

Chapter 9 details the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *California Government Code* Section 66016.

The five statutory findings required for adoption of the proposed public facilities fees in accordance with the Mitigation Fee Act are summarized in Chapter 10.

Appendix A provides detail on the unit costs used to estimate the cost of street improvements for the streets and transportation impact fee.

Appendix B updates the City's bus shelter impact fee for inflation. The bus shelter fee was calculated in the City's 2005 *Development Impact Fee and Special Tax Report.* This study does not attempt to make the findings required by the Mitigation Fee Act for the bus shelter fee. It only updates the fee that was calculated in 2005 for inflation in construction costs. The fee relies on the 2005 report for the findings that the fee is in accordance with the Mitigation Fee Act.

Public Facility Standards and Cost Allocation

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between the projected amount of new development and the total need for new facilities. Furthermore, facility standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicles-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand, for example park improvement requirements and technology infrastructure for city office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates current facility design standards into the fee program to reflect the increasing construction cost of public facilities.
- *Cost standards* determine the cost per unit of demand based on the estimated cost of facilities, for example cost per capita, cost per vehicle trip, or cost per gallon of water per day. While *demand* and *design standards* are used to determine total facility needs, *cost standards* are used to identify new development's fair share of those needs and to generate the impact fee schedule.

Demand and *design standards* may or may not play an explicit role in the calculation of an impact fee, while *cost standards* always play a role.

The *cost standard* described above is used to determine facility costs attributable to new development to meet the "reasonable relationship" test of the Mitigation Fee Act. There are three common approaches for calculating *cost standards*: the **existing inventory** approach, the **system plan** approach, and **the planned facilities** approach. Often the appropriate approach depends on (1) the degree to which the community has engaged in comprehensive facility master planning to identify facility needs, and (2) whether needed facilities would serve only new development or both new and existing development.

The formula used by each approach and the advantages and disadvantages of each is summarized below:

Existing Inventory Approach

The existing inventory approach is based on a facility standard derived from the agency's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a

long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process and/or completion of a new facility master plan. This approach calculates a cost standard based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development}} = \text{Fee Basis (\$/capita)}$$

Under this approach new development funds the expansion of facilities at the same standard currently serving existing development.

Planned Facilities Approach

The planned facilities approach is based on a master plan that uses standards applied to projected growth to estimate facility needs. This approach is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is appropriate when planned facilities would not serve existing development.

This approach calculates the fee based on the ratio of planned facility costs to demand from new development only as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development}} = \text{Fee Basis (\$/capita)}$$

Under this approach new development funds the expansion of facilities at the standards used for the master facility plan. If existing facilities are deficient based on the master plan standard only non-fee funding sources can be used to correct these deficiencies.

System Plan Approach

The system plan approach is also based on a master facilities plan but in this case the needed facilities serve both existing and new development. This approach is used when it is not possible to differentiate the benefits of new facilities between new or existing development. Examples include new fire stations that will operate as part of an integrated fire and emergency response system. Police substations, civic centers, and regional parks provide examples of similar facilities.

This approach calculates the fee based on the ratio of only the planned facility costs to demand from new development only as follows:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development}} = \text{Fee Basis (\$/capita)}$$

The system plan approach ensures that new development does not pay for existing deficiencies. Often under this approach facility standards used for the master plan are higher than existing standards. This approach calculates the share of needed facilities that remedy the deficiency for existing development. The City must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee.

COACHELLA'S IMPACT FEE PROGRAM

The City of Coachella has experienced a rapid rate of growth in recent years – a trend that is forecast to continue through this study's planning horizon of 2030. This growth will create a substantial increase in demand for public services and the facilities required to deliver them. Given the revenue challenges described above that are common to most cities in California, the City has opted to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This update makes use of the most current available growth projections, facility plans, and engineering studies to ensure that the City's fee program remains representative of the facility needs resulting from new development.

The level of detail associated with the City's facility plans, and the availability of standards to determine facility needs, varies by facility type. The variability of plans and standards results in the application of different approaches discussed above to each facility type and associated impact fee:

- **General government and library facilities:** The City is actively involved in planning for a new Civic Center complex that will include new City Hall and library facilities. This report incorporates the most recent plans and cost estimates for that project into the impact fees for general government and library facilities. This report uses the system plan approach to allocate facility costs between new and existing development.

  Completing the general government and library facilities would result in raising existing facility standards. Consequently, the impact fees would fund only new development fair share of needed facilities. The City must identify additional non-impact fee funding for existing development's share, otherwise new development would have paid too high a fee. The amount of non-fee funding required, by facility category, is identified in this report.

- **Parks and recreation facilities:** The Coachella General Plan identifies a facility demand standard of 3.0 park acres per 1,000 residents. This report uses this standard for the park facilities impact fee. It is recommended that the City charge a single impact fee to new development that is based on the *Mitigation Fee Act*, rather than charging a fee to residential subdivisions under the *Quimby Act* and a fee to development that is not part of a new subdivision under the *Mitigation Fee Act.*

  The City's existing park facility standards is lower than the General Plan standard of 3.0 acres per 1,000 residents. Therefore, the City will need to use other, non-fee funding to provide the park facilities needed to meet the facility standard for existing development. The amount of non-fee funding required is identified in this report.

- **Street facilities:** The street facilities impact fee is based on a 2007 citywide traffic study prepared by Urban Crossroads that identifies the improvements to the city's street network that will be needed to accommodate projected new development.

- **Fire and police facilities:** The City contracts with the County of Riverside for fire and police services. The City does not anticipate forming its own public safety departments at this time. The City can achieve desired service levels as new development occurs by collecting impact fees to fund city-owned facilities to be used by the County departments. Although the City and County are continually reviewing plans for expanded and new facilities, no master facility plans are adopted at this time.
  - **Fire facilities:** The fire facilities impact fee uses the system plan approach with a facility demand standard of one fire station per three thousand homes estimated by the Riverside County Fire Department. As with the general government and library fees, the study identifies amount of non-fee funding required for existing development's fair share of needed facilities.
  - **Police facilities:** In the absence of a facility demand standard to guide facility needs, the police facilities impact fee is based on the existing inventory approach. Consequently, there are no existing deficiencies identified for police facilities. The fee should be adjusted if a master facility plan is completed.

Fee revenues may incorporate the cost of debt financing if appropriate. Fee revenues are constrained by rates of growth and the timing of revenue collection. Cities may have to construct facilities in advance of the service demand and concurrent fee revenues generated by new development. The cost of financing (e.g. interest payments) is included for facilities required to accommodate growth. In this report, a portion of financing costs for the Civic Center project is included in the general government and library facilities impact fees.

Finally, all fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City of Coachella can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act.*

2. Growth Projections

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2007 base year and a planning horizon of 2030.

Use of Growth Projections for Impact Fees

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2007 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2030 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2007 to 2030 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

Several indicators of demand for public facilities are used in this study. Demand is based on service population for all facilities, though indirectly for streets and related transportation facilities. The service populations for libraries and parks include only residents because planning for these facilities tends to focus only on population projections. The service populations for general government, police, and fire include both residents and workers because demand for these types of facilities comes from both these sources. Demand for streets and related transportation facilities are based on vehicle trips. Vehicle trips are based on estimates of dwelling units and building square feet that are derived from the same projections of residents and workers.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below.

- **Single family:** Attached and detached one-unit dwellings.
- **Multi-family:** All attached multi-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
- **Residential:** Single family and multi-family dwelling units.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases the facilities fee would be calculated separately for each land use type.

The City should have the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee. Occupant densities (residents per dwelling unit or workers per building square foot) for all fees except streets, and trip generation rate for streets, are the most appropriate characteristics to use. The fee imposed should be based on the land use type that most closely represents the probable occupant density or trip generation rate of the development.

Demographic Assumptions for City of Coachella

The base year for this study is the year 2007. Existing population and dwelling unit estimates are from the California Department of Finance (DOF). Existing employment is from data provided by the California Employment Development Department (EDD). Estimates of employment by land use are based on EDD breakdowns using the North American Industry Classification System (NAICS). Employment in the agricultural industry is not included in the estimates of existing or future service population. Agricultural employment primarily takes place outdoors and is not associated with development for which impact fees would be paid.

Future projections for population, dwelling units, and employment in 2030 are based on data from the Riverside County Center for Demographic Research (RCCDR), a joint effort of the County of Riverside, the Western Riverside Council of Governments, the Coachella Valley Association of Governments, and the University of California, Riverside. The RCCDR provided 2030 projections for dwelling units that did not differentiate between single and multi-family units. This study relies on that total projects, however the relative shares of units by types was estimated by MuniFinancial based on a review of zoning densities in the City's General Plan as well as specific plans for proposed developments. Likewise, the RCCDR data provided a 2030 employment projection that did not differentiate jobs by industry classification of land use. MuniFinancial also estimated that allocation based on a review of the City's land use and zoning maps.

Given the high rate of growth in the City, long-range projections carry an especially high degree of uncertainty. Should estimates of future development change substantially in future years, the City should revisit the fee calculations in this report to ensure that they reflect the best available data at the time. **Table 2.1** shows the estimates of existing and future development used in this study.

Table 2.1: Population and Employment Estimates and Projections

	2007	2030	Net Growth 2007-2030
Residents[1]	38,471	104,703	66,232
Dwelling Units			
Single Family	6,207	16,402	10,195
Multi-family	2,219	8,230	6,011
Total	8,426	24,632	16,206
Employment[2]			
Retail	1,119	5,358	4,239
Office	1,149	2,520	1,371
Industrial	1,158	6,035	4,877
Other[3]	2,433	2,880	447
Total	5,859	16,793	10,934
Building Square Feet (000s)[4]			
Retail	790	3,770	2,980
Office	610	1,350	740
Industrial	1,560	8,160	6,600
Total	2,960	13,280	10,320

[1] Does not include other "group quarters" resident populations such as State and Federal institution inmates.

[2] Represents jobs located within the city (not employed residents). Excludes agricultural employment.

[3] Represents government employment.

[4] Based on employment by land use and occupant density shown in Table 2.2.

Sources: City of Coachella; CVAG; State of California EDD; The Natelson Company, Inc., *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, October 31, 2001; MuniFinancial.

Occupant Densities

All fees in this report are calculated for a specific development project based on dwelling units or building square feet, while facility demand is based on the service population or trip generation data described above. Occupant densities ensure a reasonable relationship between the size of a development project, the increase in service population (or vehicle trips) associated with the project, and the amount of the fee.

The average occupant density factors by land use type used in this report are shown in **Table 2.2**. The overall residential density factor is based on the RCCDR projections for 2030 dwelling units and population. The estimated relative density between single and multi-family dwelling units is based on the current ratio of single family density to multi-family density in Riverside County.

Instead of the current single family to multi-family density ratio for the City of Coachella, the countywide ratio is used because it is expected that future development will more closely match the current countywide ratio than the city ratio. In general, multi-family dwelling units tend to be smaller than single family units and have fewer residents. However, Coachella currently has a higher density rate for multi-family dwelling units than single family units. Based on data from the 2000 U.S. Census and the California Department of Finance, there is currently an average of 4.33 residents per single family dwelling unit and 5.21 residents per multi-family unit. The higher density in multi-family units currently seen in Coachella likely results from large, lower-income households occupying relatively affordable multi-family dwelling units. In the future, the City of Coachella expects that increased income levels and additional residential development will reduce overcrowding in multi-family dwelling units.

The nonresidential factors of employees per thousand building square feet are based on a study by the Natelson Company.

Table 2.2: Occupancy Density Assumptions

Riverside County (2007)		
Single-Family	2.77	Persons per Dwelling Unit
Multi-Family	2.33	Persons per Dwelling Unit
Countywide SF/MF Density Ratio	1.19	Persons per Dwelling Unit
Residential[1]		
Overall Density	4.25	Persons per Dwelling Unit
Single-Family	4.50	Persons per Dwelling Unit
Multi-Family	3.78	Persons per Dwelling Unit
Nonresidential		
Commercial	1.42	Employees per 1,000 sq. ft.
Office	1.87	Employees per 1,000 sq. ft.
Industrial	0.74	Employees per 1,000 sq. ft.

[1] City of Coachella density factors estimated such that the ratio of the single and multi-family factors is equal to that of Riverside County and the projected 2030 population corresponds to the 2030 projection for dwelling units.

Sources: California Department of Finance, E-5 City/County Population and Housing Estimates, 1/1/2007; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001 (densities used are for Riverside County); MuniFinancial.

3. General Government

The purpose of the fee is to ensure that new development funds its fair share of general government facilities. General government facilities in the City of Coachella primarily include public works facilities and the City Hall. A fee schedule is presented based on the planned 2030 general government facilities in the City to ensure that new development provides adequate funding to meet its needs.

Service Population

General government facilities serve both residents and businesses. Therefore, demand for services and associated facilities is based on the City's service population including residents and workers.

Table 3.1 shows the estimated service population in 2007 and 2030. In calculating the service population, workers are weighted less than residents to reflect lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (40/168=0.24).

Table 3.1: General Government Facilities Service Population

	Residents	Workers[1]	Service Population
Existing (2007)	38,471	5,859	39,877
New Development (2007-2030)	66,232	10,934	68,856
Total (2030)	104,703	16,793	108,733
Weighting factor	1.00	0.24	

Note: Figures for service population have been rounded.

[1] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: Table 2.1; MuniFinancial.

Facility Inventories, Plans, and Standards

This report uses the system plan approach to calculate the general government facilities impact fee because (1) facility plans are available that indicate the anticipated use of fee revenues, and (2) planned facilities will serve both existing and new development.

Table 3.2 shows the existing building and land inventories for general government facilities in the City of Coachella. The land unit cost is based on the City's estimate of current land prices for small, developable parcels similar to the land occupied by City Hall. Building unit costs are estimates generated by MuniFinancial based on the characteristics of the existing facilities.

Table 3.2: General Government Existing Facilities

	Inventory	Unit Cost[1]	Value
Land (acres)			
City Hall[2]	2.77	$ 325,000	$ 900,250
Subtotal	2.77		$ 900,250
Buildings (square feet)			
City Hall	12,000	225	$ 2,700,000
Modular Public Works Facilities	6,000	125	750,000
Subtotal	18,000		$ 3,450,000
Total Value, Existing General Government Facilities			$ 4,350,250

[1] Estimates of facility replacement value. Building values are conservative estimates generated by MuniFinancial based on experience with other cities in California.

[2] Land parcel is 4.27 acres and includes Veterans Park. Value shown is net of the park.

Sources: City of Coachella; Riverside County Planning Department.

To meet the needs of a rapidly growing service population, the City of Coachella is planning to construct a new Civic Center complex, located on the site of the existing City Hall. Based on the most recent plans, the Civic Center will include a 75,000 square foot City Hall, which will include 10,000 square feet of library space. **Table 3.3** details the City's planned general government facilities, comprised of the new City Hall project. No land acquisition will be required for this project. In addition to the construction cost, the costs detailed below include temporary facilities, relocation, and debt service on a planned bond issuance. All costs have been prorated to include only the City Hall portion of the Civic Center. Costs allocated to the library are shown later in this report.

Table 3.3: Planned General Government Facilities

	Inventory	Unit Cost[1]	Value
Land (acres)			
City Hall[2]	-	$ 325,000	$ -
Buildings			
City Hall (square feet)	65,000	350	$ 22,750,000
Temporary Facilities and Relocation[3]			4,843,000
Fixtures, Furniture and Equipment			720,000
Interest on Debt Service for New Facility[4]			25,886,700
Total Value, Planned General Government Facilities			$ 54,199,700

[1] Estimates of facility replacement value. Land value is based on the estimate of Citywide land values for small, developable commercial parcels. Building value based on the estimated cost per a needs assessment prepared for the City of Coachella.

[2] Facility to be located on the site of the existing City Hall. No land acquisition required.

[3] Includes demolition of the existing facility, relocation, acquisition of modular facilities, grading and onsite improvements for modulars, and asbestos remediation.

[4] Proportionate share of total interest on the City Hall/Library complex. The remainder is allocated to Library facilities. Interest is based on debt sevice through 2030 on a 30-year bond term.

Sources: City of Coachella; De La Rosa & Company.

The system plan cost standard based on planned general government facilities in 2030 is shown in **Table 3.4**. These values are calculated by dividing the total value of the planned 2030 facilities inventory by the 2030 service population shown in Table 3.1. The cost standard does not include the existing City Hall because the structure will be demolished prior to the completion of the new Civic Center.

Allocating Facility Costs to New Development

The completion of the new City Hall will result in a cost standard (the per capita value of general government facilities) that exceeds the current cost standard based on the City's existing facilities. This section allocates planned facilities between those facilities attributable to new development and those facilities needed to raise the existing standard for existing development.

Table 3.5 shows the projected general government impact fee revenue through 2030 as well as the share of planned facility costs that must be funded by non-fee revenue sources. This later component represents existing development's fair share allocation of the planned Civic Center project. The City must raise these funds to complement impact fee revenues over the planning horizon of this study (through 2030). This funding is necessary to justify the fee imposed on new development using the system plan standard documented here. If this funding does not materialize, then new development will have paid too high a fee.

Table 3.4: General Government Cost Standard

Total Value, Existing Facilities	4,350,250
Less: City Hall (to be demolished)	(2,700,000)
Net Value of Existing Facilities	$ 1,650,250
Total Value Planned Facilities	$54,199,700
2030 General Government System Value	$55,849,950
2030 Service Population	108,733
Facility Standard per Capita	$ 513.64
Cost per Resident	$ 513.64
Cost per Worker[1]	123.27

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 3.1 and 3.2; MuniFinancial.

Table 3.5: General Government Facilities to Accommodate New Development

	Total
Facility Standard Per Capita (A)	$ 513.64
New Development Service Population (2007-2030) (B)	68,856
Costs Generated by New Development (C = A x B)	$ 35,367,196
Cost of Planned General Government Facilities	$ 54,199,700
Non-Fee Funding Required	$ 18,832,504

Sources: Tables 3.1 3.4; MuniFinancial.

The City must raise approximately $18.8 million to fund the general government facilities representing existing development's benefit from planned improvements. Likely potential sources of revenue include new or existing general taxes, a new special tax, or a general obligation bond. New general taxes would require majority voter approval. Special taxes or a general obligation bond would require two-thirds voter approval.

Fee Schedule

Table 3.6 shows the general government facilities impact fee schedule. The cost standard is converted to a fee per unit of new development based on dwelling unit and building space

densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). The total fee includes a two percent charge for administering the fee program.

Table 3.6: General Government Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=A x B Base Fee[1]	D=C x 2% Admin Charge[2]	E=C+D Total Fee[1]	Fee/ Sq. Ft.
Residential						
Single Family	$ 513.64	4.50	$2,311.38	$ 46.23	$2,357.61	
Multi-family	513.64	3.78	1,941.56	38.83	1,980.39	
Nonresidential						
Commercial	$ 123.27	1.42	$ 175.04	$ 3.50	$ 178.54	$ 0.18
Office	123.27	1.87	230.51	4.61	235.13	0.24
Industrial	123.27	0.74	91.22	1.82	93.04	0.09

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 3.5; MuniFinancial.

Use of Fee Revenues

As described, the City intends to use general government impact fee revenues to fund new development's fair share of the planned City Hall, including a portion of interest costs. The City may use fee revenues for similar expanded or new facilities to serve new development. Funding facilities may include land, buildings, equipment, and furnishings.

4. Fire Facilities

The purpose of the fee is to ensure that new development funds its fair share of fire protection facilities. A fee schedule is presented based on a facility standard of one fire station for every three thousand dwelling units.

Service Population

Fire protection facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Table 4.1 shows the estimated service population in 2007 and 2030. To calculate service population for fire protection facilities, residents are weighted at 1.00. A worker is weighted at 0.69 of one resident to reflect the lower per capita need for fire services associated with businesses. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker usage of services is less than average per-resident usage.

Fire protection services in the City of Coachella are presently provided through a contract agreement with the California Department of Forestry/Riverside County Fire Department. The Fire Department tracks the number of fire responses to homes and commercial buildings. However, data on the breakdown of calls for service for medical aid between residents and businesses in Coachella was not available. The Department responds to approximately ten times more medical aid calls than building fires. Thus, the relative per-worker and per-resident demand for services cannot be determined from the local response data.

The specific 0.69 per-worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix that included all fire department services, including medical aid. Data from that study was used to calculate a per capita factor that is independent of land use patterns. Because of the large geographical area covered by this study, it is the best source of data for application to other areas. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling use of this data for other communities in the documentation of a fire facilities impact fee.

Table 4.1: Fire Facilities Service Population

	Residents	Workers[1]	Service Population
Existing (2007)	38,471	5,859	42,514
New Development (2007-2030)	66,232	10,934	73,776
Total (2030)	104,703	16,793	116,290
Weighting factor	1.00	0.69	

Note: Figures for service population have been rounded.

[1] Workers are weighted at 0.69 of residents based on an survey of worker demand on fire services conducted in the City of Phoenix.

Sources: Table 2.1; MuniFinancial.

Facility Inventories, Plans, and Standards

Presently, the City has only one fire station, located on Sixth Street near City Hall. The station, apparatus, and equipment are all owned by the City of Coachella. **Table 4.2** shows the existing building and land values for the City's fire facilities. Land unit costs are the same as those used for the general government facilities impact fee (see prior chapter). The building unit cost is an estimate based on the experience of MuniFinancial and the Riverside County Fire Department.

Table 4.2: Existing Fire Building and Land Inventory

	Amount		Unit Cost	Total Cost
Fire Headquarters, 1377 Sixth Street				
Land	0.76	acres	$ 325,000	$ 246,943
Building	9,829	sq. ft.	400	3,931,600
Total Existing Building and Land				$ 4,178,543

Sources: City of Coachella; California Department of Forestry/Riverside County Fire Department; MuniFinancial.

Table 4.3 details the current inventory of vehicles used for fire protection services. Estimates of vehicle values were generated with the assistance of the Riverside County Fire Department. Two vehicles, a 1989 Type 1 engine and a 1979 water tender, have been discounted from full replacement cost because there is a viable secondary market for used fire apparatus.

Table 4.3: Existing Fire Apparatus and Vehicle Inventory

Vehicle Make and Type	Vehicle[1]	Equipment	Total
2004 Smeal Type 1	$ 356,000	$ 52,000	$ 408,000
2006 Smeal Type 1	366,000	52,000	418,000
Ladder Truck[1]	225,000	75,000	300,000
1989 E-One Type 1	267,000	52,000	319,000
Ford Squad Vehicle	68,000	29,000	97,000
1979 Ford Water Tender	82,500	10,000	92,500
Total, Engines and Other Vehicles	$ 1,364,500	$ 270,000	$ 1,634,500

[1] Vehicle and equipment values for the ladder truck are 30% of the total cost. This share represents the proportion of ladder truck calls for service within the City limits. Remaining calls are to other cities or unincorporated areas.

Sources: City of Coachella; California Department of Forestry/Riverside County Fire Department; MuniFinancial.

Table 4.4 details the existing inventory of fire equipment. This equipment is in addition to the equipment that is mounted on fire apparatus and shown in Table 4.3. Value estimates for most items were provided by the Riverside County Fire Department. City staff estimated the replacement cost for the water tank, as well as the share devoted to fire protection needs.

Table 4.4: Existing Fire Equipment Inventory

Description	Quantity	Value per Unit	Total
Spreaders for extrication tools	2	$ 11,000	$ 22,000
Cutters for extrication tools	2	8,000	16,000
Ram for extrication tools	2	4,000	8,000
Power Unit for extrication tools	2	2,800	5,600
Air Bag	9	500	4,500
Air Bag Controller	2	500	1,000
Zoll Defib	3	24,000	72,000
FR2 AED	1	8,000	8,000
Rope Rescue Equipment Complete	1	2,500	2,500
Thermal Imaging Camera	1	8,500	8,500
Chain Saw	3	1,200	3,600
Rotary Saw	2	1,200	2,400
Mobile Data Computer	4	6,200	24,800
Radios	8	1,300	10,400
Blower	2	1,600	3,200
Sawzall	2	1,200	2,400
Stokes Basket	1	2,200	2,200
Medic Box	2	1,400	2,800
PPE Sets	17	2,300	39,100
Water Tank (10 million gallons)[1]	1	3,000,000	3,000,000
Total, All Equipment			$ 3,239,000

[1] Total cost of water tank estimated at $15 million. Value shown represents staff estimate that 20% of the tank capacity is required for fire protection purposes.

Sources: City of Coachella; California Department of Forestry/Riverside County Fire Department; MuniFinancial.

City of Coachella and County Fire Department staff are presently planning for several new fire stations to meet desired service standards as the population increases. Although specific locations have not yet been identified, a Fire and Emergency Services Master Plan noted an immediate need for an additional station as well as pending needs for several more. The Riverside County Fire Department cites a standard of one station for every three thousand homes. This standard provides a reasonable starting point for estimating future fire facility needs.

Table 4.5 shows the facilities that would be needed to serve the projected 2030 service population based on the Department's standard for fire stations. Station size, and the associated needs for apparatus and equipment are based on the existing City fire station.

Table 4.5: 2030 Fire Facility Needs

Fire Station Needs		
Citywide Dwelling Units (2030)		24,632
Fire Station Standard (Homes per Station)[1]		3,000
2030 Fire Station Demand		8.2
Current Stations in Coachella		1.0
Additional Fire Stations Needed [A]		7.2
Per Station Unit Costs[2]		
Land (0.75 acres @ $25,000 per acre)	$	243,750
Buildings (10,000 square feet at $400/sf)		4,000,000
Type 1 Engine (vehicle)		366,000
Type 1 Engine (mounted equipment)		52,000
Station Equipment		239,000
Total Cost per Station [B]	$	4,900,750
Total Cost of New Fire Stations [= A x B]	$	35,285,400

[1] Approximate standard for new fire stations, based on data for the Riverside County Fire Department.

[2] Per station costs based on the valuation for the existing Coachella fire station (see Table 4.2).

Sources: City of Coachella; California Department of Forestry/Riverside County Fire Department; MuniFinancial.

Table 4.6 shows the 2030 fire facilities cost standard for the City of Coachella. The standard is based on the combined value of existing and planned facilities divided by the projected 2030 service population.

Table 4.6: Fire Facilities Cost Standard

Existing Fire Facilities	$	9,052,043
Planned Fire Facilities		35,285,400
Total Fire Facilities (A)	$	44,337,443
Future Service Population (B)		116,290
Facility Standard per Capita (C = A / B)	$	381.27
Cost per Resident (D = C)	$	381.27
Cost per Worker[1] (E = D x 0.69)		263.08

[1] Worker weighting factor of 0.69 applied to cost per resident.

Sources: Tables 4.1, 4.2, 4.3 and A.2; MuniFinancial.

Allocating Facility Costs to New Development

Based on the standard of one station per three thousand dwelling units, the City has an existing fire facilities deficiency. Although it is reasonable to charge a fee based on this target standard, new development cannot be forced to pay the costs associated with remedying the existing deficiency. Accordingly, the share of planned facility costs associated with the deficiency is identified in the report and must be funded with non-fee revenue sources.

Table 4.7 shows the projected fire impact fee revenue through 2030 as well as the share of planned facility costs that must be funded by non-fee revenue sources. This component represents existing development's fair share allocation of the planned facilities. The City must raise these funds to complement impact fee revenues over the planning horizon of this study (through 2030). This funding is necessary to justify the fee imposed on new development using the master plan standard documented here. If this funding does not materialize, then new development would have paid too high a fee.

The City must raise approximately $7.2 million to fund the fire facilities representing existing development's benefit from planned improvements. Likely potential sources of revenue include new or existing general taxes, a new special tax, or a general obligation bond. New general taxes would require majority voter approval. Special taxes or a general obligation bond would require two-thirds voter approval.

Table 4.7: Allocation of Planned Facility Costs to New Development

Facility Standard (Value) per Capita [A]	$ 381.27
Service Population Growth Within City (2007-2030) [B]	73,776
Projected Fee Revenue [C = A x B]	$ 28,128,576
Cost of Planned Facilities [D]	$ 35,285,400
Non-Fee Funding Required [E = D - C]	$ 7,156,824

Sources: Tables 4.1, 4.5 and 4.6; MuniFinancial.

Fee Schedule

Table 4.8 shows the fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development).

Table 4.8: Fire Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=A x B Base Fee[1]	D=C x 2% Admin Charge[2]	E=C+D Total Fee[1]	Fee/ Sq. Ft.
Residential						
Single Family	$ 381.27	4.50	$1,715.72	$ 34.31	$1,750.03	
Multi-Family	381.27	3.78	1,441.20	28.82	1,470.02	
Nonresidential						
Commercial	$ 263.08	1.42	$ 373.57	$ 7.47	$ 381.04	$ 0.38
Office	263.08	1.87	491.96	9.84	501.80	0.50
Industrial	263.08	0.74	194.68	3.89	198.57	0.20

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 4.5; MuniFinancial.

Use of Fee Revenues

Population and employment growth projections through 2030 indicate that the City will need approximately seven new fire stations. The City intends to use impact fee revenue to purchase land for new stations, construct those stations, and purchase associated apparatus and equipment. In addition, the City may use fee revenues to fund new development's fair share of a master facility plan to more precisely identify the number and location of stations needed. Should more detailed facility plans become available, the City should update the fire facilities impact fees developed in this report.

5. Police Facilities

The purpose of the fee is to ensure that new development funds its fair share of police facilities. A fee schedule is presented based on the existing standard for police protection facilities in the City.

Service Population

Police facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Table 5.1 shows the estimated service population in 2007 and 2030. In calculating the service population, workers are weighted less than residents to reflect lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (40/168=0.24).

Table 5.1: Police Facilities Service Population

	Residents	Workers[1]	Service Population
Existing (2007)	38,471	5,859	39,877
New Development (2007-2030)	66,232	10,934	68,856
Total (2030)	104,703	16,793	108,733
Weighting factor	1.00	0.24	

Note: Figures for service population have been rounded.
[1] Workers are weighted at 0.24 of residents based on a 40 hour work week out of a possible 168 hours in a week.

Sources: Table 2.1; MuniFinancial.

Facility Inventories, Plans, and Standards

The Riverside County Sheriff's Department, through a contract agreement with the City, presently provides police services in the City. The Department does not have a detailed master plan at this time that identifies specific facility needs to accommodate growth. Absent a detailed plan, this study uses the existing inventory approach (see the "Public Facility Standards" section in the *Introduction* chapter) to calculate the police facilities impact fee. This approach ensures that new development contributes to new facilities at the same level as existing development has contributed to date.

The following tables identify the existing inventory for police facilities in the City of Coachella. Police services for the City are based out of an Indio Sheriff's station that serves both Coachella and areas outside of the City. Staffing levels determined in the City's service contract with the Sheriff's department were used to determine the share of the Indio facility that can justifiably be considered part of the City's facility inventory.

Specifically, because the Indio station houses 155 sworn positions, while Coachella has a contract for 30.6 equivalent positions, the City has been credited with approximately 20 percent (30.6/155) of the land and building value.

The Sheriff's Department also makes use of a substation that is located within the City of Coachella and owned by the City. That facility is also shown in the table below.

Table 5.2 shows the existing building and land values for police facilities. Land unit cost are the same as those used for the General Government facilities impact fee (see earlier chapter) for Coachella Substation. For the Indio Station, property values were adjusted to reflect the difference in land values between the two cities. The building unit cost is an estimate generated with guidance from the Sheriff's Department and information on the original construction cost.

Table 5.2: Existing Police Land and Buildings

	Amount		Unit Cost[1]	Total Cost	
Existing Land and Buildings					
Coachella Substation					
Land	0.14	acres	$ 325,000	$ 45,500	
Building	680	sq. ft.	350	238,000	
Subtotal [A]					$ 283,500
Indio Station					
Land	5.72	acres	$ 366,000	$ 2,093,520	
Building	16,304	sq. ft.	350	5,706,400	
Subtotal [B]					$ 7,799,920
Allocation of Indio Station to City of Coachella					
Total Sworn Positions at Indio Station					155.0
Sworn Positions Serving Coachella per City Contract					30.6
Allocation Factor for Indio Station Facilities [C]					19.74%
Indio Station Value Allocated to City of Coachella [D = B x C]					$ 1,539,704
Total Value, Existing Buildings and Land [= A + D]					$ 1,823,204

[1] Estimated replacement value of the Indio Station, constructed in 1998.

Sources: Trulia.com; Riverside County Sheriff's Department; Engineering News-Record, Building Cost Index (1998 annual=2,598, 8/07=4,512).

Table 5.3 details the current inventory of police vehicles. The Riverside County Sheriff's Department provided estimates of vehicle values. Also shown in Table 5.3 is an estimated value of furnishings and equipment at the Indio station and the Coachella substation. As with the building and land, all costs associated with the Indio station have been reduced to reflect only the proportion serving the City of Coachella.

Table 5.3: Existing Police Vehicles and Equipment

	Amount	Unit Cost	Total Cost		
Existing Vehicles and Equipment					
Coachella Substation					
Equipment[1]	NA	NA	$ 30,000		
Total - Vehicles and Equipment [A]				$	30,000
Indio Station					
Black and White Patrol Cars (Equipped)	45	40,500	$ 1,822,500		
Plain Vehicles (Equipped)	14	20,000	280,000		
Equipment[1]	NA	NA	2,000,000		
Total - Vehicles and Equipment [B]				$	4,102,500
Allocation of Indio Station to City of Coachella					
Total Sworn Positions at Indio Station					155
Sworn Positions Serving Coachella per City Contract					30.6
Allocation Factor for Indio Station Facilities [C]					19.74%
Indio Station, Vehicle and Equipment Value Allocated to City of Coachella [D=B x C]				$	809,913
Total Value, Existing Police Vehicles and Equipment [=A + D]				$	839,913

[1] Includes computers, radio equipment, furnishings, etc.

Sources: Riverside County Sheriff's Department; MuniFinancial.

Allocating Facility Costs to New Development

Table 5.4 shows the existing inventory cost standard for police facilities in the City. Charging an impact fee based on the existing standard ensures that the City will have sufficient revenues to maintain this standard as new development occurs. The standard is calculated by dividing the total value of the existing facilities inventory by the current (2007) service population.

Table 5.4: Police Facilities Cost Standard

Existing Land and Buildings	$ 1,823,204
Existing Vehicles and Equipment	839,913
Total - Existing Facilities	$ 2,663,117
2007 Service Population	39,877
Facility Standard per Capita	$ 66.78
Cost per Resident	$ 66.78
Cost per Worker[1]	16.03

[1] Worker weighting factor of 0.24 applied to cost per resident.

Sources: Tables 5.1, 5.2 and 5.3; Muni Financial.

Table 5.5 shows the police facilities required to accommodate new development based on projected impact fee revenue through 2030. As fee revenues accrue the City should use its annual capital improvement plan (CIP) in consultation with the Sheriff's Department to budget fees to specific capital projects that expand the capacity of the City to deliver police services. Fee revenues may be used to fund the share of master facility planning costs associated with new development. Once more detailed master facility planning is completed the City should update this impact fee to reflect new development's share of planned facilities.

Table 5.5: Police Facilities To Accommodate New Development

Facility Standard per Capita	$ 66.78
Service Population Growth Within City (2007-2030)	68,856
Projected Fee Revenue	$ 4,598,204

Sources: Tables 5.1, 5.3 and 5.4; MuniFinancial.

Fee Schedule

Table 5.6 shows the police facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development).

Table 5.6: Police Facilities Impact Fee

Land Use	A Cost Per Capita	B Density	C=A x B Base Fee[1]	D=C x 2% Admin Charge[2]	E=C+D Total Fee[1]	Fee/ Sq. Ft.
Residential						
Single Family	$ 66.78	4.50	$ 300.52	$ 6.01	$ 306.54	
Multi-Family	66.78	3.78	252.44	5.05	257.49	
Nonresidential						
Commercial	$ 16.03	1.42	$ 22.76	$ 0.46	$ 23.22	$ 0.02
Office	16.03	1.87	29.97	0.60	30.57	0.03
Industrial	16.03	0.74	11.86	0.24	12.10	0.01

[1] Fee per dwelling unit for residential, per 1,000 square feet for nonresidential.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 5.4; MuniFinancial.

Use of Fee Revenues

The Riverside County Sheriff's Department is planning to construct a new facility in unincorporated Riverside County that will provide services to the City of Coachella and other areas. The City expects to use impact fee revenues to partially fund its share of this new facility. The City's contribution to the cost of the Sheriff's Department facility should not exceed the share of the facility that is allocated to serving the City.

6. Park Facilities & Parkland Dedication

The purpose of the fee is to ensure that new development funds its fair share of park facilities. A schedule is presented based on the standard identified in the Coachella General Plan of 3.0 acres of park facilities per 1,000 residents.

Service Population

Facility standards for parks are typically expressed as a ratio of park facilities per 1,000 residents. As with library facilities, residents are considered to be the primary users of parks in the City of Coachella. Demand for parks and associated facilities are based on the City's residential population, rather than a combined resident-worker service population.

Table 6.1 shows the estimated parks service population in 2007 and 2030.

Table 6.1: Parks Service Population

	Residents
Existing (2007)	38,471
New Development (2007 -2030)	66,232
Total (2030)	104,703

Source: Table 2.1.

Facility Inventories, Plans, and Standards

This section describes the City's existing facility inventory, standards, and associated costs.

Existing Inventory

The City owns and operates all of its park facilities. The City's inventory of parks and open space facilities includes a total of 49.04 acres of developed parkland and 63.72 of parkland that has not yet been developed. **Table 6.2** summarizes the City's park inventory.

Table 6.2: Parkland Inventory

Name	Acres
Developed Parkland (acres)	
Bagdouma	34.30
Dateland	4.00
De Oro	4.00
Sierra Vista Park	2.60
Veterans Memorial	1.50
Senior Center	0.84
Shady Land	1.00
Tot Lot	0.20
Ye'we'vichem	0.60
Total Developed Park Acreage	49.04
Undeveloped Parkland (acres)	
51st Ave and Mecca St	5.65
Shadow View Park	37.07
NW Quadrant Park	21.00
Total Undeveloped Park Acreage	63.72

Source: City of Coachella.

Table 6.3 details the City's existing inventory of park vehicles and equipment. **Table 6.4** lists the existing recreational facilities. Unit costs for equipment were provided by the City of Coachella and unit costs for recreational facilities are based on data from the City as well as research conducted by MuniFinancial on comparable facilities in other cities. The land value for the Senior Center/Esperanza Center is the estimated value for commercial land used in the General Government impact fee because the Senior Center/Esperanza Center is located in the downtown commercial area of the City.

Table 6.3: Park Vehicles and Equipment Inventory

Name	Units	Unit Cost	Total Cost
Vehicles and Equipment			
Truck	4	$ 15,000	$ 60,000
Utility Truck	1	25,000	25,000
Kubota Tractor Mower	1	20,000	20,000
Fail Mower Deck	1	2,500	2,500
Toro Fiding Mower	1	28,000	28,000
John Deer Riding Mower	1	28,000	28,000
Back Hole Tractor	1	80,000	80,000
Dump Truck	1	70,000	70,000
Flat Bed Truck	1	50,000	50,000
Water Pump	1	500	500
Large Spreader	1	2,500	2,500
Pole Saw	1	1,000	1,000
Leaf Blower	2	400	800
Weed Trimmers	2	400	800
Equipment Trailer	1	4,000	4,000
Equipment Trailer	1	1,500	1,500
Toro Sweeper	1	30,000	30,000
Air Compressor	1	15,000	15,000
Gannon Bucket	1	3,000	3,000
Chain Saw	1	500	500
Hedge Trimmer	1	400	400
Total Vehicles and Equipment			$ 423,500

Source: City of Coachella.