

DEVELOPMENT IMPACT FEE SUMMARY

Effective Feb. 24, 2008

Development Impact Fee Summary - Base Fees Payable Outside of City Wide Mello-Roos Districts

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals (3) |
|-----------------------------|----------|----------|----------|-------------|----------|---------|------------|---------------|--------------------|------------|
| Single Family Detached | dwelling | \$7,767 | \$2,740 | \$310 | \$6,150 | \$5,072 | \$952 | \$971 | \$2,344 | \$26,305 |
| Single Family Attached | dwelling | \$5,780 | \$2,740 | \$310 | \$4,640 | \$4,194 | \$787 | \$803 | \$1,938 | \$21,191 |
| Studio/One Bedroom | dwelling | \$2,924 | \$1,472 | \$87 | \$3,320 | \$3,316 | \$622 | \$685 | \$1,226 | \$13,652 |
| Multi-family | dwelling | \$4,742 | \$1,472 | \$87 | \$3,320 | \$3,871 | \$727 | \$741 | \$1,789 | \$16,749 |
| Core/AC Retail | 1,000 sf | \$8,107 | Note (1) | \$119 | Note (2) | \$739 | \$139 | \$1,055 | \$910 | \$11,069 |
| Auto Sales (AC) | 1,000 sf | \$4,065 | Note (1) | \$119 | Note (2) | \$739 | \$139 | \$1,055 | \$910 | \$7,028 |
| Other Retail ⁽⁴⁾ | 1,000 sf | \$19,422 | Note (1) | \$119 | Note (2) | \$739 | \$139 | \$1,055 | \$910 | \$22,384 |
| Office/Business Park | 1,000 sf | \$4,982 | Note (1) | \$119 | Note (2) | \$739 | \$139 | \$1,055 | \$910 | \$7,944 |
| Institutional | 1,000 sf | \$3,884 | Note (1) | \$119 | Note (2) | \$739 | \$139 | \$1,055 | \$910 | \$6,847 |
| Industrial | 1,000 sf | \$461 | Note (1) | \$119 | Note (2) | \$192 | \$36 | \$274 | \$237 | \$1,320 |

(1) Water connection fees for non-residential uses are flat rate based upon meter size.

(2) Sewer connection fees for non-residential development depend on flow and strength of effluent.

(3) Non-residential fees do not include sewer or water connection fees.

(4) Development that is outside the scope anticipated in the General Plan may trigger a site specific review of impact fee levels.

East Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-1)

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals |
|------------------------|----------|----------|----------|-------------|----------|-------|------------|---------------|--------------------|--------|
| Single Family Detached | dwelling | 6,988 | 2,740 | 310 | 6,150 | 5,072 | 952 | 494 | 2,067 | 24,773 |
| Single Family Attached | dwelling | 5,200 | 2,740 | 310 | 4,640 | 4,194 | 787 | 477 | 1,749 | 20,097 |
| Studio/One Bedroom | dwelling | 2,631 | 1,472 | 87 | 3,320 | 3,316 | 622 | 384 | 1,065 | 12,897 |
| Multi-family | dwelling | 4,267 | 1,472 | 87 | 3,320 | 3,871 | 727 | 463 | 1,628 | 15,835 |
| Core/AC Retail | 1,000 sf | 7,294 | Note (1) | 119 | Note (2) | 739 | 139 | 492 | 793 | 9,576 |
| Auto Sales (AC) | 1,000 sf | 3,658 | Note (1) | 119 | Note (2) | 739 | 139 | 492 | 793 | 5,940 |
| Other Retail | 1,000 sf | 17,476 | Note (1) | 119 | Note (2) | 739 | 139 | 492 | 793 | 19,757 |
| Office/Business Park | 1,000 sf | 4,483 | Note (1) | 119 | Note (2) | 739 | 139 | 492 | 793 | 6,765 |
| Institutional | 1,000 sf | 3,495 | Note (1) | 119 | Note (2) | 739 | 139 | 492 | 793 | 5,777 |
| Industrial | 1,000 sf | 415 | Note (1) | 119 | Note (2) | 192 | 36 | 236 | 229 | 1,227 |

East Davis/Mace Development Impact Fees After Mello-Roos Credits (CFD 1990-2)

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals |
|------------------------|----------|----------|----------|-------------|----------|-------|------------|---------------|--------------------|--------|
| Single Family Detached | dwelling | 6,498 | 2,740 | 310 | 6,150 | 5,072 | 952 | 752 | 2,098 | 24,572 |
| Single Family Attached | dwelling | 4,836 | 2,740 | 310 | 4,640 | 4,194 | 787 | 653 | 1,770 | 19,930 |
| Studio/One Bedroom | dwelling | 2,447 | 1,472 | 87 | 3,320 | 3,316 | 622 | 547 | 1,083 | 12,894 |
| Multi-family | dwelling | 3,968 | 1,472 | 87 | 3,320 | 3,871 | 727 | 614 | 1,646 | 15,704 |
| Core/AC Retail | 1,000 sf | 6,783 | Note (1) | 119 | Note (2) | 739 | 139 | 797 | 806 | 9,383 |
| Auto Sales (AC) | 1,000 sf | 3,401 | Note (1) | 119 | Note (2) | 739 | 139 | 797 | 806 | 6,002 |
| Other Retail | 1,000 sf | 16,250 | Note (1) | 119 | Note (2) | 739 | 139 | 797 | 806 | 18,850 |
| Office/Business Park | 1,000 sf | 4,169 | Note (1) | 119 | Note (2) | 739 | 139 | 797 | 806 | 6,769 |
| Institutional | 1,000 sf | 3,250 | Note (1) | 119 | Note (2) | 739 | 139 | 797 | 806 | 5,850 |
| Industrial | 1,000 sf | 386 | Note (1) | 119 | Note (2) | 192 | 36 | 257 | 230 | 1,220 |

North Central Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-3)

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals |
|------------------------|----------|----------|----------|-------------|----------|-------|------------|---------------|--------------------|--------|
| Single Family Detached | dwelling | 6,071 | 2,740 | 310 | 6,150 | 5,072 | 952 | 155 | 2,077 | 23,527 |
| Single Family Attached | dwelling | 4,518 | 2,740 | 310 | 4,640 | 4,194 | 787 | 245 | 1,756 | 19,189 |
| Studio/One Bedroom | dwelling | 2,286 | 1,472 | 87 | 3,320 | 3,316 | 622 | 171 | 1,070 | 12,344 |
| Multi-family | dwelling | 3,707 | 1,472 | 87 | 3,320 | 3,871 | 727 | 266 | 1,634 | 15,083 |
| Core/AC Retail | 1,000 sf | 6,337 | Note (1) | 119 | Note (2) | 739 | 139 | 91 | 797 | 8,222 |
| Auto Sales (AC) | 1,000 sf | 3,178 | Note (1) | 119 | Note (2) | 739 | 139 | 91 | 797 | 5,063 |
| Other Retail | 1,000 sf | 15,181 | Note (1) | 119 | Note (2) | 739 | 139 | 91 | 797 | 17,067 |
| Office/Business Park | 1,000 sf | 3,894 | Note (1) | 119 | Note (2) | 739 | 139 | 91 | 797 | 5,780 |
| Institutional | 1,000 sf | 3,036 | Note (1) | 119 | Note (2) | 739 | 139 | 91 | 797 | 4,922 |
| Industrial | 1,000 sf | 360 | Note (1) | 119 | Note (2) | 192 | 36 | 209 | 229 | 1,146 |

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South Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-4)

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals |
|------------------------|----------|----------|----------|-------------|----------|-------|------------|---------------|--------------------|--------|
| Single Family Detached | dwelling | 6,654 | 2,740 | 310 | 6,150 | 5,072 | 952 | 847 | 2,183 | 24,908 |
| Single Family Attached | dwelling | 4,952 | 2,740 | 310 | 4,640 | 4,194 | 787 | 718 | 1,828 | 20,169 |
| Studio/One Bedroom | dwelling | 2,505 | 1,472 | 87 | 3,320 | 3,316 | 622 | 608 | 1,132 | 13,062 |
| Multi-family | dwelling | 4,063 | 1,472 | 87 | 3,320 | 3,871 | 727 | 669 | 1,696 | 15,904 |
| Core/AC Retail | 1,000 sf | 6,945 | Note (1) | 119 | Note (2) | 739 | 139 | 910 | 842 | 9,694 |
| Auto Sales (AC) | 1,000 sf | 3,483 | Note (1) | 119 | Note (2) | 739 | 139 | 910 | 842 | 6,231 |
| Other Retail | 1,000 sf | 16,639 | Note (1) | 119 | Note (2) | 739 | 139 | 910 | 842 | 19,388 |
| Office/Business Park | 1,000 sf | 4,268 | Note (1) | 119 | Note (2) | 739 | 139 | 910 | 842 | 7,017 |
| Institutional | 1,000 sf | 3,328 | Note (1) | 119 | Note (2) | 739 | 139 | 910 | 842 | 6,076 |
| Industrial | 1,000 sf | 395 | Note (1) | 119 | Note (2) | 192 | 36 | 265 | 232 | 1,239 |

West Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-5)

| Land Use | Units | Roadways | Water | Storm Sewer | Sewer | Parks | Open Space | Public Safety | General Facilities | Totals |
|------------------------|----------|----------|----------|-------------|----------|-------|------------|---------------|--------------------|--------|
| Single Family Detached | dwelling | 7,767 | 2,740 | 310 | 6,150 | 5,072 | 952 | 438 | 2,170 | 25,599 |
| Single Family Attached | dwelling | 5,780 | 2,740 | 310 | 4,640 | 4,194 | 787 | 439 | 1,819 | 20,709 |
| Studio/One Bedroom | dwelling | 2,924 | 1,472 | 87 | 3,320 | 3,316 | 622 | 349 | 1,125 | 13,215 |
| Multi-family | dwelling | 4,742 | 1,472 | 87 | 3,320 | 3,871 | 727 | 431 | 1,688 | 16,338 |
| Core/AC Retail | 1,000 sf | 8,107 | Note (1) | 119 | Note (2) | 739 | 139 | 426 | 837 | 10,366 |
| Auto Sales (AC) | 1,000 sf | 4,065 | Note (1) | 119 | Note (2) | 739 | 139 | 426 | 837 | 6,325 |
| Other Retail | 1,000 sf | 19,422 | Note (1) | 119 | Note (2) | 739 | 139 | 426 | 837 | 21,682 |
| Office/Business Park | 1,000 sf | 4,982 | Note (1) | 119 | Note (2) | 739 | 139 | 426 | 837 | 7,242 |
| Institutional | 1,000 sf | 3,884 | Note (1) | 119 | Note (2) | 739 | 139 | 426 | 837 | 6,144 |
| Industrial | 1,000 sf | 461 | Note (1) | 119 | Note (2) | 192 | 36 | 232 | 232 | 1,272 |

Non-Residential Water Connection Fees

| Type of Non-Residential Connection | Connection Fee |
|---------------------------------------|----------------|
| Small Comm/Industrial ⁽¹⁾ | \$6,917 |
| Medium Comm/Industrial ⁽²⁾ | \$26,720 |
| Large Comm/Industrial ⁽³⁾ | \$66,874 |

(1) "Small" C/I is defined as any non-residential connection with up to a one-inch meter.

(2) "Medium" C/I is defined as any non-residential connection with a meter greater than one inch, but less than or equal to two inches.

(3) "Large" C/I is defined as any non-residential connection with greater than a two-inch meter.