

EXHIBIT F
Schedule of Impact Fees

	Impact Fee (Per Building Sq. Ft.)	Impact Fee Credit Source, If Any	Amount Due (Per Building Sq. Ft.)
Roadway and Circulation	\$0.60	None	\$0.117
I-5 Sperry Avenue or Zacharias Road			
a. Light Industrial	\$0.07	None	\$0.07
b. Business Park	\$0.16	None	\$0.16
c. Commercial	\$0.07	None	\$0.07
Public Safety			
a. Police	\$0.04	None	\$0.04
b. Fire	\$0.16	None	\$0.16
Domestic Water			
a. Connection Fee	\$6.23	Waived with participation in finance district and installation of non-potable system for landscaping purposes.	\$0.00 with finance district participation
b. Meter (2" meter – minimum charge)	\$1,200 minimum	None	\$1,200 minimum
Storm Drain	\$4.11	Waived if Developer builds facilities per Master Development Plan.	\$0.00 if Developer builds facilities per Master Development Plan.

	Impact Fee (Per Building Sq. Ft.)	Impact Fee Credit Source, If Any	Amount Due (Per Building Sq. Ft.)
Sewer and Wastewater	\$2.49	Waived with Developer participation in finance district.	\$0.00 with finance district participation.
Governmental			
a. General Plan	\$286.00 Per Acre	Developer advanced General Plan fees.	\$286.00 Per Acre
b. City Hall	\$0.08	None	\$0.08
c. Corporate Yard	\$0.15	None	\$0.15
Environmental Mitigation Fees			
a. Swanson's Hawk Mitigation	N/A	None	Pursuant to EIR MMRP dated June 28, 2012.
b. Traffic	Pursuant to EIR MMRP	None	Pursuant to EIR MMRP dated June 28, 2012.
Health Care District Fee (Del Puerto Health Care District)	N/A	None	\$0.07655

EXHIBIT G
General Plan Funding Agreement

Jeffery E. Arambel
10/3/12
DEVELOPMENT AGREEMENT
CITY OF PATTERSON AND JEFFERY E. ARAMBEL

**AGREEMENT FOR FUNDING OF A REVISION TO
THE CITY OF PATTERSON GENERAL PLAN**

This agreement entered into this 11th day of July, 2007 by and between the City of Patterson (City) and Jeff Arambel (Stakeholder).

RECITALS

1. City is considering a major revision to its General Plan to provide for the orderly development of lands in and around City.
2. City does not have sufficient funds to complete said revision at this time and has approved a "Stakeholder Funding Policy", a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.
3. It is in the interest of both parties to complete the revision at the earliest possible date so as to provide for the orderly development for said lands.
4. City intends to fund the General Plan Revision with funds advanced and to be refunded according to the terms of said Policy

EXECUTORY PROVISIONS

5. Stakeholder agrees to pay the sum of \$ 250,000 , \$125,000 to be paid concurrently with the execution of this agreement, and \$125,000 to be paid prior to June 30, 2008.
6. City agrees to use said funds only for the purposes set forth in said Policy.
7. City agrees to repay said funds to Stakeholder according to the schedule set forth in paragraph 4(e) of said Policy. No interest will be paid on contributed funds.
8. If for any reason work is stopped on said General Plan Revision and is not completed a pro-rata share of unused funds shall be returned to Stakeholder and this agreement shall terminate.

In witness whereof, the parties have caused this agreement to be executed as of the date first hereinabove mentioned.

CITY

By M. Cleve Main

STAKEHOLDER

By Jeff Arambel 7/11/07

EXHIBIT H
General Plan Stakeholder Funding Options

Jeffery E. Arambel
10/3/12

**DEVELOPMENT AGREEMENT
CITY OF PATTERSON AND JEFFERY E. ARAMBEL**

City of Patterson General Plan Stakeholder Funding Options

Policy: The City of Patterson desires to embark on a major revision to the City's General Plan in order to ensure the timely and orderly growth of the City. In order to accomplish this in a timely manner, the City desires to seek Stakeholder participation in funding the revision.

Definitions:

1. **Stakeholder:** Any interested party who may stand to benefit by revisions to the General Plan. Stakeholders may include landowners, developers, builders, or other interested parties.
2. **General Plan Fee:** A fee established to fund General Plan updates/revisions as allowed by Section 66014 a. of the Government Code. The fee shall be sufficient to fund the current General Plan revision and provide funding for future updates.
3. **Study Area:** An area as approved by the City Council to be studied for possible inclusion into the City's General Plan.
4. **General Plan Cost:** The cost to revise the General Plan shall include all consultant and staff costs including time and materials to complete the finished project as described in the attached scope of work.

Process:

1. The City will contact known Stakeholders to determine their interest in participating in the funding of the General Plan revision.
2. Other Stakeholders will be sought based on land ownership adjacent to the current General Plan area.
3. Staff will determine potential contribution toward the General Plan update based on meetings with Stakeholders.
4. An agreement for Stakeholders to contribute shall be prepared based on the following principles:
 - a. First and foremost, there is **no guarantee** that any Stakeholders land will be included in the final approved General Plan.
 - b. Any Stakeholder who provides funding may participate and provide input to any general plan committee or to the Planning Commission and City Council. However, they will have no greater advantage in the process than any other interested party.

c. A general plan fee shall be established to fund the cost of the update and to pre-fund future updates to the general plan. This fee as adopted by the City Council shall be collected at the time of building permit.

d. On July 1 of each year following adoption of the General Plan, the City shall calculate portion the of the total General Plan fees collected that are designated for the current update and based on areas outside the 1992 adopted General Plan. The amount collected shall be disbursed by priority as follows:

1. Repayment of any City General Funds used to finance the General Plan Revision.
2. Distribution to Stakeholders based on a percentage basis of funds received.

For Example:

Total General Plan Cost: \$1,300,000

	<u>Contribution</u>	<u>Percent</u>
Developer A	\$200,000	15.4%
Developer B	\$400,000	30.8%
Developer C	\$150,000	11.5%
Developer D	\$250,000	19.2%
Developer E	\$50,000	3.9%
Developer F	\$150,000	11.5%
Developer G	<u>\$100,000</u>	<u>7.7%</u>
Total	\$1,300,000	100%

July 1 after adoption of General Plan Fees Collected: \$220,000

			<u>Reimbursement</u>
Developer A	\$200,000	15.4%	\$33,880
Developer B	\$400,000	30.8%	\$67,760
Developer C	\$150,000	11.5%	\$25,300
Developer D	\$250,000	19.2%	\$42,240
Developer E	\$50,000	3.9%	\$ 8,580
Developer F	\$150,000	11.5%	\$25,300
Developer G	\$100,000	7.7%	<u>\$16,940</u>
			<u>\$220,000</u>

e. Developers who bring a project forward and have contributed toward the General Plan Revision, may receive a credit toward general plan fees, based on the amount contributed as outlined above.

- f. No interest will be paid on funds contributed.

Why Participate:

The City Council has approved the project to move forward. They have currently budgeted \$400,000 for the current fiscal year and anticipate \$750,000 for 07-08 and \$150,000 for 08-09. Each year the budget is prepared and adopted by June 30. The City's policy is to balance revenues and expenditures on an annual basis. Currently the General Plan Development Fee Fund has approximately \$200,000. In order to fund this project from development fees, a loan will be required or additional funding from the general fund. General fund monies are used for fire, police, planning, parks and recreation and administration. Any general fund money will be competing with these uses. The City is committed to providing additional levels of police staffing in the coming years. This too will have a great impact on our general fund. If revenues run short, the general plan revision process could be delayed.

Any contributions received from stakeholders will lessen the potential impact on the general fund and allow the process to move forward on the current schedule.