

EXHIBIT C-1
TO
DEVELOPMENT AGREEMENT
"THE VILLAGES OF PATTERSON"

VILLAGES OF PATTERSON RESIDENTIAL FEES

**Villages of Patterson
Residential Fees**

CITY FEES (per unit):	Baseline Fee Amount	Project Fee Amount	Section Referenced in Development Agreement (if any)
Final Map:			
General Plan Reimbursement Fee	\$286.00/Acre	\$286.00/Acre	Section 5.5
City Development Agreement Fee	\$570.00/Acre	\$570.00/Acre	Section 5.4
Street Improvement Impact Fee*	\$3,879/unit	\$0.00	Section 4.11
Drainage Fee*	\$5,379/unit	\$0.00	Section 4.8
Sewer Connection Fee*	\$4,307/unit	\$0.00	Section 4.9
Water Connection Fee*	\$13,505/unit	\$7,567/unit	Section 4.10
Affordable Housing in Lieu Fee**	\$20,946/unit	\$0.00	Section 4.6
Parkland in Lieu Fee (or 0.0093 acre per unit dedication)**	\$3,689.00	\$0.00	Section 4.7
Street Trees (cash or bond)	\$75/tree	\$75/tree	
Building Permit:			
Water Meter (e/4" - see Ord. For larger sizes)	\$250/unit	\$250/unit	
General Government Impact Fee/City Hall	\$342/unit	\$342/unit	
General Government Impact Fee/Corporation Yard	\$731/unit	\$0.00	Section 5.6
Community Facilities Impact Fee/Community Center/Senior Center	\$2,313/unit	\$2,313/unit	Section 4.13
Community Facilities Impact Fee/Aquatic Center	\$615/unit	\$615/unit	
Community Facilities Impact Fee/Sports Complex II	\$916/unit	\$0.00	Section 4.7
Community Facilities Impact Fee/Park Development**	\$2,585/unit	\$0.00	Section 4.7
Public Safety Impact Fee/Police	\$70/unit	\$70/unit	Section 4.12
Public Safety Impact Fee/Fire	\$457/unit	\$0.00	Section 4.12
OTHER FEES:			
County Wide Public Facility Impact Fee (for single family units)	\$8,037.73/unit	\$8,037.73/unit	
County Wide Public Facility Impact Fee (for Multifamily units)	\$6,580.39/unit	\$6,580.39/unit	
School Impact Fee (to be collected by the School District)***	\$4.93/sq. ft.	\$12,510/unit	See School Mitigation Agreement
General Mitigation Fee	\$607/unit	\$1,200/unit	Section 5.3
I-5 Interchange	\$43/unit	\$43/unit	
Downtown Assistance Fee	\$0/unit	\$325/unit	Section 5.6

* With Mello-Roos Participation

**Per Development Agreement

***School Fee Mitigation Agreement

EXHIBIT C-2
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VILLAGES OF PATTERSON DOWNTOWN CORE FEES

**Villages of Patterson
Downtown Core Fees**

CITY FEES (per unit):	Baseline Fee Amount	Project Fee Amount	Section Referenced in Development Agreement (if any)
Final Map:			
General Plan Reimbursement Fee	\$286/Acre	\$286/Acre	Section 5.5
City Development Agreement Fee	\$570/Acre	\$570/Acre	Section 5.4
Street Trees (cash or bond)	\$75/tree	\$75/tree	
Building Permit:			
Street Improvement Impact Fee*	\$0.60/sq.ft.	\$0.00	Section 4.11
I-5 Interchange Fee	\$0.049/sq. ft	\$0.049/sq. ft	
Drainage Fee*	\$3.62/sq.ft.	\$0.00	Section 4.8
Sewer Connection Fee*	\$2.11/sq.ft.	\$0.00	Section 4.9
Water Connection Fee*	\$6.23/sq.ft.	\$6.23/sq.ft.	Section 4.10
Water Meter (2" - see Ord. For larger sizes)	\$1,200 minimum	\$1,200.00	
General Government Impact Fee/City Hall	\$0.08/sq. ft.	\$0.08/sq. ft.	
General Government Impact Fee/Corporation Yard	\$0.15/sq.ft.	\$0.15/sq.ft.	
Public Safety Impact Fee/Police	\$0.04/sq.ft.	\$0.04/sq.ft.	
Public Safety Impact Fee/Fire	\$0.16/sq.ft.	\$0.16/sq.ft.	
General Mitigation Fee	\$0.055/sq.ft.	\$0.20/sq.ft.	Section 5.3
OTHER FEES:			
County Wide Public Facility Impact Fee	\$0.00	\$0.00	
School Impact Fee**	\$0.42/sq. ft.	\$0.42/sq. ft.	

* With Mello-Roos Participation

**School Fee Mitigation Agreement

EXHIBIT C-3
TO
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VILLAGES OF PATTERSON LIGHT INDUSTRIAL/COMMERCIAL FEES

**Villages of Patterson
Light Industrial/Commercial Fees**

CITY FEES (per unit):	Baseline Fee Amount	Project Fee Amount	Section Referenced in Development Agreement (if any)
Final Map:			
General Plan Reimbursement Fee	\$286/ Acre	\$286/ Acre	Section 5.5
City Development Agreement Fee	\$570/ Acre	\$570/ Acre	Section 5.4
Street Trees (cash or bond)	\$75/tree	\$75/tree	
Building Permit:			
Street Improvement Impact Fee*	\$0.60/sq.ft.	\$0.00	Section 4.11
I-5 Interchange Fee	\$0.07/sq.ft.	\$0.07/sq.ft.	
Drainage Fee*	\$3.62/sq.ft.	\$0.00	Section 4.8
Sewer Connection Fee*	\$2.11/sq.ft.	\$0.00	Section 4.9
Water Connection Fee*	\$6.23/sq.ft.	\$6.23/sq.ft.	Section 4.10
Water Meter (2" - see Ord. For larger sizes)	\$1,200 minimum	\$1,200.00	
General Government Impact Fee/City Hall	\$0.08/sq. ft.	\$0.08/sq. ft.	
General Government Impact Fee/Corporation Yard	\$0.15/sq.ft.	\$0.15/sq.ft.	
Public Safety Impact Fee/Police	\$0.04/sq.ft.	\$0.04/sq.ft.	
Public Safety Impact Fee/Fire--Small Scale	\$0.16/sq.ft.	\$0.16/sq.ft.	
Public Safety Impact Fee/Fire--Large Scale	\$0.35/sq.ft.	\$0.35/sq.ft.	
General Mitigation Fee	\$0.055/sq. ft.	\$0.20/sq. ft.	Section 5.3
OTHER FEES:			
County Wide Public Facility Impact Fee	\$0.00	\$0.00	
School Impact Fee**	\$0.42/sq. ft.	\$0.42/sq. ft.	

* With Mello-Roos Participation

**School Fee Mitigation Agreement

EXHIBIT D-1
TO
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“THE VILLAGES OF PATTERSON”

SUMMARY OF PUBLIC FACILITIES IMPROVEMENTS

SUMMARY OF PUBLIC FACILITIES IMPROVEMENTS

1. Water Well Test Drilling and Site Acquisition.

The drilling of two (2) test wells, one test well adjacent to north property line of PA 8 and the other test well is at the south side of Olive Avenue adjacent to PA 18. The provision of monitoring equipment at sites east of Highway 33 in the Villages of Patterson plan area, to determine water quality and quantity. The City will be responsible for getting permits from the State.

2. Water System.

The construction of one to two water wells east of Highway 33 in the Villages of Patterson plan area, depending on water modeling analysis being performed by the City Engineer. There will be one storage tank and 1 booster station. The wells will produce approximately 1000 to 1500 gpm. The storage tank will be 2mg. The booster station will provide approximately 2000 gpm.

The water main on Sycamore Avenue will be 16" and will connect to the City's existing system. The connection point for Sycamore is approximately ¼ mile south of Las Palmas Avenue. A 12" water main will be installed on Walnut Avenue at both ends of the project. A 12" water line will also connect to the City's existing water system at the intersection of Walnut and Hartley.

3. Northeast Storm Drain Basin/Soccer Field Complex

The construction of the Northeast Storm Drainage Basin, irrigation, landscaping, lighting, facilities which include restrooms, storage, concessions and other related facilities, parking and security cameras.

4. Wastewater Treatment Plant Expansion.

The construction of a 1.25MG per day expansion to the City's current wastewater treatment facility.

5. Fire Department Facilities and Equipment.

The construction of fire department facilities and acquisition of equipment necessary to serve the Project, or the refurbishment or remodeling of same.

6. School Facilities.

Acquisition, construction and equipping of elementary, middle and high school facilities (and related school district support facilities) which serve all of the Villages of Patterson students generated and a portion of the student population residing and expected by the Patterson Joint Unified School District (the "PJUSD") to reside in the District, including reimbursement for

financing costs, costs of carry or other amounts incurred or expended pending funding by the Financing District.

7. Community Center as proposed by the City of Patterson.

A portion of the cost to construct the proposed community center for the City of Patterson.

8. Water, Sewer and Drainage Facility Oversizing.

The oversizing of any water, sewer or storm drainage facilities used to serve other developments or other parts of the City of Patterson.

9. Transportation Improvements.

Various off-site transportation improvements and mitigation for the City of Patterson including, without limitation, intersections, traffic signals, roads and road widening projects in and around the City of Patterson.

10. Other Road Improvements:

Various major roads that are part of the Villages of Patterson Project including: Olive Avenue, Sycamore Avenue, Eucalyptus Avenue and Walnut Avenue. Other roads may also be considered for funding if funding capacity is available.

11. Landscaping; Monumentation, main roads, medians, paseos and entrances.

Landscaping for various roads and streets to be widened including median and sidewalk landscaping, entryway monumentation and landscaping, paseo landscaping.

12. Water System and Water Treatment.

The cost related to the City of Patterson's future plans for water treatment, acquisition and/or construction of future water facilities.

13. City of Patterson Downtown Redevelopment.

Improvements in the historic Downtown Core of the City of Patterson to preserve and enhance its viability.

The public improvements shall include the acquisition of right-of-way and land, the costs of design, engineering and planning, the costs of any environmental or traffic studies, surveys or other reports, landscaping and irrigation, utility undergrounding, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

EXHIBIT D-2
TO
DEVELOPMENT AGREEMENT
“THE VILLAGES OF PATTERSON”

PROPOSED FACILITIES DISTRICT FINANCING

VILLAGES OF PATTERSON
Proposed Facilities District Financing

Updated November 14, 2006

	<u>TOTAL</u>	<u>BOND #</u>
CFD ITEMS:		
Sewer Treatment Facility (1.25 MGD) (1)	\$12,000,000	
Water Treatment	\$10,000,000	
Sycamore Avenue--Water Extension (16")	\$700,000	
Tank (2 MG), Booster Station & Wells	\$3,400,000	
Storm Drainage Basin/ Soccer Field Complex	\$5,600,000	
Traffic Mitigation (2)	\$10,000,000	
Road Improvements:		
Eucalyptus Avenue (SR33 to Sycamore)	\$0	
Olive Avenue (SR33 to Sycamore)	\$3,000,000	
Sycamore Avenue (Eucalyptus to Walnut)	\$3,500,000	
Walnut Avenue (1st Street to Sycamore north of centerline)	\$0	
Fire Station/Police	\$3,000,000	
Community Center	\$4,500,000	
Schools:		
Walnut Grove Middle School	\$12,000,000	
SUBTOTAL	\$67,700,000	
FUTURE REIMBURSABLES:		
Other Road Improvements (To be determined if available)		
SUBTOTAL		
TOTAL OF CITY CFD	\$67,700,000	

(1) Based on estimate provided by City of Patterson

(2) Lump Sum

EXHIBIT D-3
TO
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“THE VILLAGES OF PATTERSON”

FINANCING PLAN

Villages of Patterson

Financing Plan Estimated Priorities

First Priority: Improvement Area 1	
Schools:	
Walnut Grove and Elementary	\$12,000,000
Sycamore Avenue Water Extension (16")	<u>\$700,000</u>
	\$12,700,000

Second Priority: Improvement Area 2	
Sewer Treatment Facility (1.25MGD)	\$12,000,000
Water Tank (2MG), Booster station and Well	<u>\$3,400,000</u>
	\$15,400,000

Third Priority: Improvement Area 3	
Community Center	\$4,500,000
Storm Drainage Basin/Soccer Field Complex	\$5,600,000
Traffic Mitigation (30%)	\$3,000,000
Water Treatment (30%)	<u>\$3,000,000</u>
	\$16,100,000

Fourth Priority: Improvement Area 4	
Water Treatment (70%)	\$7,000,000
Traffic Mitigation (70%)	<u>\$7,000,000</u>
	\$14,000,000

Fifth Priority: Improvement Area 5	
Fire Station/Fire Truck/Fire service vehicle	\$3,000,000
Road Improvements:	
Olive Avenue (SR 33 to Sycamore)	\$3,000,000
Sycamore Avenue (Eucalyptus to Walnut)	<u>\$3,500,000</u>
	\$9,500,000

Sub-Total Bond Proceeds for Estimated Priorities	<u><u>\$67,700,000</u></u>
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