

**City of Carson
Infrastructure Impacts
August 27, 2019**

CITY OF CARSON INTERIM DEVELOPMENT IMPACT FEE PROGRAM				
Project Type	Fee Category	IDIF Program Rates	Project Feature	IDIF Program Fee
Business Park	Traffic	\$ 725.61	572.4 KSF or 572,400 sq. ft.	\$ 415,339.16
	Parks	\$ 857.92		\$ 491,073.41
	Beautification	\$ 26.73		\$ 15,300.25
	General Government Facilities	\$ 191.79		\$ 109,780.60
	Transportation Infrastructure	\$ 390.72		\$ 223,648.13
	Utilities and Sustainability	\$ 246.60		\$ 141,153.84
	IDIF Fee Rate Subtotal (per KSF)	\$ 2,439.38 (\$2.44 per sq. ft.)	Proposed Project IDIF Fee Subtotal	\$ 1,396,301.11
Residential MFR Studio / 1 Bedroom	Traffic	\$ 422.05	1,074 Units	\$ 453,281.70
	Parks	\$ 9,583.75		\$ 10,292,947.50
	Beautification	\$ 37.30		\$ 40,060.20
	General Government Facilities	\$ 267.61		\$ 287,413.14
	Transportation Infrastructure	\$ 545.19		\$ 585,534.06
	Utilities and Sustainability	\$ 344.09		\$ 369,552.66
	IDIF Fee Rate Subtotal (per unit)	\$ 11,200.00	Proposed Project IDIF Fee Subtotal	\$ 12,028,800.00
Residential MFR All Other	Traffic	\$ 298.08	1,075 Units	\$ 320,436.00
	Parks	\$ 12,183.75		\$ 13,097,531.25
	Beautification	\$ 47.42		\$ 50,976.50
	General Government Facilities	\$ 340.21		\$ 365,725.75
	Transportation Infrastructure	\$ 693.09		\$ 745,071.75
	Utilities and Sustainability	\$ 437.44		\$ 470,248.00
	IDIF Fee Rate Subtotal (per unit)	\$ 14,000.00	Proposed Project IDIF Fee Subtotal	\$ 15,050,000.00
Commercial Retail	Traffic	\$ 2,568.37	96.1 KSF or 96,085 sq. ft.	\$ 246,781.83
	Parks	\$ 902.72		\$ 86,737.85
	Beautification	\$ 28.13		\$ 2,702.87
	General Government Facilities	\$ 201.88		\$ 19,397.64
	Transportation Infrastructure	\$ 411.29		\$ 39,518.80
	Utilities and Sustainability	\$ 259.58		\$ 24,941.74
	IDIF Fee Rate Subtotal (per KSF)	\$ 4,371.98 (\$4.37 per sq. ft.)	Proposed Project IDIF Fee Subtotal	\$ 420,081.70
LOS ANGELES COUNTY FIRE DEPARTMENT IMPACTS				
All Residential	Fire Department	\$0.87 per sq. ft. x 2,149 units x 900 sq. ft. (average per unit)	Fire Department Residential Subtotal	\$ 1,682,667.00
Commercial Retail & Business Park	Fire Department	\$0.87 per sq. ft. x (96,085 sq. ft of retail + 572,400 sq. ft. business park)	Fire Department Commercial Retail and Business Park Subtotal	\$ 581,581.95
INFRASTRUCTURE IMPACTS TOTAL				\$ 31,159,431.76

Notes:

* Impact Fees are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index.

**City of Carson
Maintenance and Services
August 27, 2019**

	July 1, 2019	July 1, 2020	July 1, 2021	July 1, 2022	July 1, 2023	July 1, 2024
Proposed Project Feature #1 - 1,074 Units of Residential (Studio and Apartments 1 Bedroom or less)*						
Rate per unit of Residential - Studio and Apartments 1 Bedroom or less	\$ 517.94	\$ 554.20	\$ 592.99	\$ 634.50	\$ 678.91	\$ 726.44
<i>Proposed Project Feature #1 Subtotal</i>	\$ 556,267.56	\$ 595,206.29	\$ 636,870.73	\$ 681,451.68	\$ 729,153.30	\$ 780,194.03
Proposed Project Feature #2 - 1,075 Units of Residential (All Others)*						
Rate per unit of Residential - All Others (per unit)	\$ 879.10	\$ 940.64	\$ 1,006.48	\$ 1,076.94	\$ 1,152.32	\$ 1,232.98
<i>Proposed Project Feature #2 Subtotal</i>	\$ 945,032.50	\$ 1,011,184.78	\$ 1,081,967.71	\$ 1,157,705.45	\$ 1,238,744.83	\$ 1,325,456.97
Proposed Project Feature #3 - 28 Acres of Industrial (Zone #1 - Local Truck Routes)*						
Rate per acre for Industrial Zone 1 - Local Truck Routes	\$ 2,616.10	\$ 2,799.23	\$ 2,995.17	\$ 3,204.83	\$ 3,429.17	\$ 3,669.22
<i>Proposed Project Feature #3 Subtotal</i>	\$ 73,250.80	\$ 78,378.36	\$ 83,864.84	\$ 89,735.38	\$ 96,016.86	\$ 102,738.04
LA County Sheriff Department Services**						
<i>LA County Sheriff Department Services Subtotal</i>	\$ 207,619.00	\$ 216,961.86	\$ 226,725.14	\$ 236,927.77	\$ 247,589.52	\$ 258,731.05
MAINTENANCE AND SERVICES TOTAL (BY YEAR)	\$ 1,782,169.86	\$ 1,901,731.28	\$ 2,029,428.42	\$ 2,165,820.28	\$ 2,311,504.50	\$ 2,467,120.08

Notes:

* Rates are based on the City of Carson's Community Facilities District (CFD) No. 2018-01 – Tax Zone No. 4 (City-wide Uniformed Rates) for Maintenance and Services. On each July 1, commencing on July 1, 2020 through and including July 1, 2024, the Maximum Special Tax Rate for Tax Zone No. 4 shall be increased by 7%. On each July 1, commencing on July 1, 2025 and thereafter, the Maximum Special Tax Rate for Tax Zone No. 4 shall be increased by the percentage change in the November annualized Consumer Price Index for Los Angeles-Long Beach-Anaheim for all Urban Consumers, the Tax Escalation Factor for Tax Zone No. 4.

** Los Angeles County Sheriff Department rate presented on the above table is based on an annual escalation factor of 4.5%, which is the average of the estimated 3 to 6 percent annual increase. These rates can also be found on page 23-24 of City's EIR Comment Letter.