

1 BOARD OF SUPERVISORS
2 OF THE COUNTY OF FRESNO
3 STATE OF CALIFORNIA
4 Ordinance No. _____
5

6 AN ORDINANCE AMENDING SECTION 17.92.030 OF CHAPTER 17.92 TO TITLE 17 OF THE
7 FRESNO COUNTY ORDINANCE CODE RELATING TO COLLECTION OF DEVELOPMENT FEES
8 WITHIN THE SPHERE OF INFLUENCE OF THE CITY OF CLOVIS.

9 WHEREAS, on August 21, 1990, the County of Fresno ("County"), the City of Clovis ("Clovis"),
10 and the Clovis Community Development Agency ("Clovis CCDA") entered into that certain
11 Memorandum of Understanding; and

12 WHEREAS, on June 25, 2002, the County, Clovis, and the CCDA entered into that certain First
13 Amendment ("First Amendment") to the Memorandum of Understanding (collectively, the Memorandum
14 of Understanding and the First Amendment are the "MOU"); and

15 WHEREAS, the MOU addressed a number of topics including property development,
16 annexations, and Clovis' development fees within the Clovis sphere of influence; and

17 WHEREAS, sections 4.1.3 and 4.1.4 of the MOU provide that Clovis may, after conducting a
18 public hearing, establish or amend Clovis' development fees by resolution of Clovis, describing the
19 type, amount, and purpose of such Clovis fees to be requested for the County's adoption, imposition,
20 and collection on behalf of Clovis within the Clovis sphere of influence, and request that the County
21 adopt such Clovis fees by transmitting the adopted Clovis resolution to the County with appropriate
22 supporting documentation or findings by Clovis demonstrating that such fees comply with section
23 66000 of the California Government Code and other applicable state law requirements, and by
24 including with such resolution a draft implementing ordinance for the County's adoption; and

25 WHEREAS, Clovis has notified the County that Clovis has followed the procedures set forth in
26 sections 4.1.3 and 4.1.4 of the MOU and has requested that the County adopt an ordinance authorizing
27 the County's imposition and collection, on behalf of Clovis, of Clovis' development fees within the
28 sphere of influence of Clovis; and

1 WHEREAS, on August 16, 2005, pursuant to the County's obligations under the MOU with
2 respect to adopting Clovis' development fees, the Board of Supervisors adopted Chapter 17.88.160 of
3 Title 17 of the Fresno County Ordinance Code ("Chapter 17.88.160"); and

4 WHEREAS, Clovis has since then notified the County that Clovis has followed the procedures
5 set forth in sections 4.1.3 and 4.1.4 of the MOU and has requested that the County adopt another
6 ordinance authorizing the County's imposition and collection, on behalf of Clovis, of additional, or
7 increases to existing, Clovis development fees within the sphere of influence of Clovis; and

8 The Board of Supervisors of the County of Fresno ordains as follows:

9 Section 1: Chapter 17.92 of Title 17 of the Fresno County Ordinance Code shall be amended
10 as follows:

11 Chapter 17.92 Clovis development fees applicable within the sphere of influence of the City of
12 Clovis, and a schedule of fees.

13 Section 17.92.010. Definitions. For purposes of this chapter, the following definitions shall
14 apply:

15 (1) "Board" means the board of supervisors of the county.

16 (2) "Clovis" means the city of Clovis, a municipal corporation, organized and existing under
17 the constitution and laws of the State of California.

18 (3) "Clovis development fees" means fees to be charged and collected by the County, on
19 behalf of Clovis, pursuant to this chapter, in connection with the County's approval of a discretionary
20 development application with respect to a development project within the Clovis SOI, for the purposes
21 of (i) defraying all or a portion, as applicable, of the costs of certain public facilities that may be provided
22 by Clovis, and which are related to such development project, and of the costs of county library facilities
23 that may be provided within Clovis, and which are related to such development project, (ii) providing for
24 Clovis' administrative costs in relation to such fees, and (iii) if, adopted by the Board, providing for the
25 county's administrative costs in relation to such fees.

26 (4) "Clovis SOI" means the then-current Fresno County Local Agency Formation
27 Commission ("LAFCO") adopted sphere of influence of Clovis, including any LAFCo updates thereto
28 and any changes thereto by annexations of territory by Clovis.

1 (5) "County" means the County of Fresno, a charter county organized and existing under the
2 constitution and laws of the State of California.

3 (6) "Director" means the Director of the Department.

4 (7) "Department" means the County Department of Public Works and Planning, or its
5 successor County department or agency.

6 (8) "Discretionary development application to the County" means an application to the
7 County with respect to any of the following: general plan amendments; rezonings; tentative tract maps;
8 tentative parcel maps; conditional use permits; director review and approvals; or variances.

9 Section 17.92.020. Purposes. The purposes of the fees, as applicable, are for Clovis to
10 finance public facilities within Clovis and the Clovis SOI, which Clovis has determined are needed to
11 mitigate adverse impacts caused by new development within the Clovis SOI. To that end, Clovis may
12 use the fees, as applicable, to (i) prevent deterioration of public facilities by constructing, improving,
13 acquiring, providing, or planning for such public facilities financed by the fees concurrently with such
14 development, and (ii) provide a source of funding to the County for a County library in Clovis that is
15 necessary to serve such development.

16 Section 17.92.030. Adoption of and updates to the schedule of fees.

17 The Clovis City Council adopted Resolution No. 08-54, dated May 5, 2008, which adopted
18 Clovis's proposed master development fee schedule for 2008-09, and transmitted such resolution and
19 fee schedule to the County for the County's adoption, imposition, and collection of the Clovis
20 development fees in such fee schedule, pursuant to a County Ordinance, on behalf of Clovis. Such
21 Clovis proposed master development fee schedule for 2008-09 was thereby adopted by the Board as
22 the schedule of fees for Clovis development fees under this chapter. As more fully described in the
23 Clovis City Council Resolution No. 08-54, the Clovis City Council did thereby find that the Clovis
24 development fees for 2008-09 referred to therein were in compliance with applicable State laws
25 including Section 66000 of the Government Code. The Board relied upon such findings in adopting this
26 chapter, including the schedule of fees.

27 Subsequently, the Clovis City Council adopted Resolution No. 10-129, dated November 1,
28 2010, which adopted the City of Clovis proposed master development fee schedule for 2010-11, and

1 transmitted such resolution and fee schedule to the County for the County's adoption, imposition, and
2 collection of the Clovis development fees in such fee schedule, pursuant to a County ordinance, on
3 behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2013-14
4 was thereby adopted by the Board on December 6, 2011 as the schedule of fees for Clovis
5 development fees under this chapter.

6 In 2013 the Clovis City Council adopted Resolution No. 2013-52, dated May 6, 2013, which
7 adopted the City of Clovis proposed master development fee schedule for 2013-14, and transmitted
8 such resolution and fee schedule to the County for the County's adoption, imposition, and collection of
9 the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on behalf of
10 Clovis. The adopted City of Clovis proposed master development fee schedule for 2013-14 was
11 thereby adopted by the Board on April 29, 2014 as the schedule of fees for Clovis development fees
12 under this chapter.

13 In 2015, the Clovis City Council adopted Resolution No. 2015-27, dated February 17, 2015,
14 which adopted the City of Clovis proposed master development fee schedule for 2014-15, and
15 transmitted such resolution and fee schedule to the County for the County's adoption, imposition, and
16 collection of the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on
17 behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2014-15
18 was thereby adopted by the Board on September 22, 2015 as the schedule of fees for Clovis
19 development fees under this chapter.

20 More recently, the Clovis City Council adopted Resolution No. 2018-91 dated July 2, 2018,
21 which adopted the City of Clovis proposed master development fee schedule for 2018-19, and
22 transmitted such resolution and fee schedule to the County for the County's adoption, imposition, and
23 collection of the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on
24 behalf of Clovis. The adopted City of Clovis proposed Master Development Fee Schedule for 2018-19
25 is attached as Exhibit A, and as may be updated in the future from time to time. As more fully
26 described in the Clovis City Council Resolution No. 2018-91, the Clovis City Council did thereby find
27 that the Clovis development fees for 2018-19 referred to therein are in compliance with applicable State
28 laws including Section 66000 of the Government Code. The Board relies upon such findings in

1 adopting this chapter, including the schedule of fees.

2 Section 17.92.040. Collection of the Clovis development fees.

3 Except as otherwise provided in this chapter, the Clovis development fees, which are set forth in
4 the schedule of fees for this chapter, shall be charged by the county on behalf of Clovis for any
5 discretionary development application submitted to the county after the effective date of this chapter,
6 and to be approved by the county, with respect to any development project within the Clovis SOI, as
7 follows:

8 (i) the Clovis development fees set forth in the schedule of fees for this chapter shall be a
9 requirement for the county's approval of any discretionary development application submitted to the
10 county after the effective date of this chapter, with respect to any development project within the Clovis
11 SOI; and

12 (ii) the Clovis development fees shall be collected by the county on behalf of Clovis with respect
13 to such development project, and shall be due and paid in full pursuant to the provisions of this chapter
14 either at the time of the county's final map approval, or at the time of county's issuance of building
15 permits, with respect to such development project, provided however, the county instead may require
16 the applicant for any such discretionary development application to the county:

17 (a) to present a voucher issued by Clovis evidencing the full payment of the Clovis
18 development fees, pursuant to this chapter, directly to Clovis, or

19 (b) to present written confirmation by Clovis that the Clovis development fees are inapplicable to
20 such discretionary development application to the county.

21 The specific applicable amounts of the Clovis development fees shall be determined by using
22 the then-current schedule of fees for this chapter as of the date that the Clovis development fees are
23 collected.

24 The county shall transfer any Clovis development fees collected by the county to Clovis not later
25 than the fifteenth (15th) calendar day following the end of each calendar quarter.

26 Section 17.92.050. Amendments to this chapter.

27 The Board is authorized to make any revisions, from time to time, to any provisions of this
28 chapter by an amendment to this chapter, including, by way of example, and not as a limitation, the

1 schedule of fees for this chapter. This chapter and any subsequent amendments to this chapter shall
2 be read together.

3 Section 17.92.060. Severability.

4 If any provision of this chapter, or its application to any person or entity, or to any
5 circumstances, shall be held invalid or unenforceable by a court of competent jurisdiction, the
6 remainder of this chapter shall not be affected; the provisions of this chapter are intended to be
7 severable. Subject to the foregoing provisions of this section, if the amount of any Clovis development
8 fees payable under this chapter are held by a court of competent jurisdiction to be unlawfully excessive,
9 invalid, or unenforceable, in part, the remainder of the Clovis development fees shall nonetheless be
10 due and payable pursuant to the provisions of this chapter.

11 Section 17.92.080. Director's administration of this chapter.

12 The Director, or his or her designee, will administer this chapter for the county.

13 Section 2: This chapter shall be effective sixty (60) calendar days following the board's adoption
14 of this chapter.

15 Within fifteen (15) calendar days after the board's adoption of this chapter, a summary of this
16 chapter, with the names of the those supervisors of the board voting for and against the same, shall be
17 published once in a newspaper of general circulation, printed and published in Fresno County, and the
18 clerk to the board shall post in the office of the clerk to the board a certified copy of the full text of this
19 adopted chapter along with the names of those supervisors voting for and against this chapter.

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1 THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors
2 of the County of Fresno this _____ day of _____ 2018, to wit:

3
4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAINED:

8 VACANT:

9 BY _____
10 Sal Quintero, Chairperson of the Board of
11 Supervisors of the County of Fresno

12 ATTEST:
13 Bernice E. Seidel
14 Clerk of the Board of Supervisors
County of Fresno, State of California

15 BY _____
16 Deputy

17
18 FILE # _____

19 AGENDA # _____

20 ORDINANCE # _____
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RESOLUTION NO. 2018-91

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS REVISING THE
MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES
TO BE REQUESTED FOR COUNTY ADOPTION**

WHEREAS, the State of California has enacted Section 66000 et seq. of the Government Code which allows for the collection of development impact fees; and

WHEREAS, the Clovis Municipal Code relating to Development Fees provides that the fees be fixed by resolution; and

WHEREAS, the Development Fees shall be included in the Master Development Fee Schedule; and

WHEREAS, the first amendment to the memorandum of understanding between the County of Fresno, the City of Clovis, and the Clovis Community Development Agency (MOU) requires that the City adopt a resolution describing the type, amount, and purpose of City fees to be requested for County adoption, and

WHEREAS, the MOU further requires the City make findings demonstrating that the fees comply with Section 66000 of the Government Code and other applicable State law.

NOW, THEREFORE, IT IS RESOLVED AND ORDERED AS FOLLOWS:

1. The Master Development Fee Schedule for charges therein provided and attached as Exhibit "A" is hereby approved.
2. The provision of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Master Development Fee Schedule.
3. This Resolution is subject to and will not be effective prior to 60 days following final adoption of Ordinance 2018-__ and will continue in force until amended by the City Council.
4. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Master Development Fee Schedule (Exhibit "A") and in the Clovis Municipal Code and the City Council of the City of Clovis does hereby find that the fees are in compliance with applicable state laws including Section 66000 of the Government Code.

The foregoing Resolution was introduced and adopted by the City Council of the City of Clovis at a regularly scheduled meeting held on July 2, 2018 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:


AYES: Councilmembers Ashbeck, Bessinger, Flores, Mouanoutoua, Mayor Whalen

NOES: None

ABSENT: None

ABSTAIN: None

Dated: July 2, 2018



Mayor



City Clerk



CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

		Percent Change		Percent Change	
		Current Rate	Proposed Rate	Current Rate	Proposed Rate
Water Major Facilities					
Residential	(Units per Acre)				
Residential	2.0 or less	\$12,968	\$6,842 per unit	-47%	
Residential	2.1 to 2.5	\$9,000	\$6,842 per unit	-24%	
Residential	2.6 to 3.0	\$6,550	\$6,842 per unit	4%	
Residential	3.1 to 3.5	\$5,300	\$6,842 per unit	29%	
Residential	3.6 to 4.0	\$4,600	\$6,842 per unit	49%	
Residential	4.1 to 4.5	\$4,150	\$6,842 per unit	65%	
Residential	4.6 to 5.0	\$3,800	\$5,808 per unit	53%	
Residential	5.1 to 5.5	\$3,553	\$4,774 per unit	34%	
Residential	5.6 to 6.0	\$3,300	\$4,666 per unit	41%	
Residential	6.1 to 6.5	\$3,100	\$4,558 per unit	47%	
Residential	6.6 to 7.0	\$2,950	\$4,450 per unit	51%	
Residential	7.1 to 7.5	\$2,850	\$4,342 per unit	52%	
Residential	7.6 to 8.0	\$2,750	\$4,234 per unit	54%	
Residential	8.1 to 8.5	\$2,650	\$4,126 per unit	56%	
Residential	8.6 to 9.0	\$2,600	\$4,018 per unit	55%	
Residential	9.1 to 9.5	\$2,500	\$3,910 per unit	56%	
Residential	9.6 to 10.0	\$2,450	\$3,802 per unit	55%	
Residential	10.1 to 10.5	\$2,400	\$3,694 per unit	54%	
Residential	10.6 to 11.0	\$2,326	\$3,581 per unit	54%	
Residential	11.1 to 11.5	\$2,303	\$3,538 per unit	54%	
Residential	11.6 to 12.0	\$2,280	\$3,495 per unit	53%	
Residential	12.1 to 12.5	\$2,257	\$3,452 per unit	53%	
Residential	12.6 to 13.0	\$2,234	\$3,409 per unit	53%	
Residential	13.1 to 13.5	\$2,211	\$3,366 per unit	52%	
Residential	13.6 to 14.0	\$2,188	\$3,323 per unit	52%	
Residential	14.1 to 14.5	\$2,165	\$3,280 per unit	52%	
Residential	14.6 to 15.0	\$2,142	\$3,237 per unit	51%	
Residential	15.1 to 15.5	\$2,119	\$3,194 per unit	51%	
Residential	15.6 to 16.0	\$2,096	\$3,151 per unit	50%	
Residential	16.1 to 16.5	\$2,073	\$3,108 per unit	50%	
Residential	16.6 to 17.0	\$2,050	\$3,065 per unit	50%	
Residential	17.1 to 17.5	\$2,027	\$3,022 per unit	49%	
Residential	17.6 to 18.0	\$2,004	\$2,979 per unit	49%	
Residential	18.1 to 18.5	\$1,981	\$2,936 per unit	48%	
Residential	18.6 to 19.0	\$1,958	\$2,893 per unit	48%	
Residential	19.1 to 19.5	\$1,935	\$2,850 per unit	47%	
Residential	19.6 to 20.0	\$1,919	\$2,805 per unit	46%	
Commercial Retail		\$1,54	\$3,42 per bldg sf	122%	
Professional Office		\$1,36	\$3,42 per bldg sf	148%	
Industrial		\$0,56	\$0,92 per bldg sf	64%	
Schools		\$5,463	\$7,161 per gross acre	31%	
Public Facilities		\$1,25	\$1,86 per bldg sf	49%	
Parks		Exempt	Exempt		
Assisted Living		\$2,77	\$3,25 per bldg sf	17%	
Water					
Water oversize					
All Areas except RT Ph 1, 2		\$1,067	\$1,342 per gross acre	26%	
RT Park Phase 1, 2		\$115	\$145 per gross acre	26%	
Water front footage					
All Areas except RT Ph 1, 2		\$24,70	\$21,85 per linear foot	-12%	
RT Park Phase 1, 2		\$0	\$0,00		
Non-Potable Water System					
		\$507	\$1,957 per gross acre	286%	
Water Service					
Water meter:					
3/4"		\$280	\$282 each	1%	
1"		\$333	\$343 each	3%	
1 1/2"		\$691	\$702 each	2%	
2"		\$907	\$918 each	1%	
3" turbo (landscape)		\$1,595	\$1,613 each	1%	
4" turbo (landscape)		\$2,807	\$2,826 each	1%	
6" turbo (landscape)		\$4,802	\$4,821 each	0%	
3" compound (domestic)		\$2,062	\$2,081 each	1%	
4" compound (domestic)		\$3,350	\$3,368 each	1%	
6" compound (domestic)		\$5,558	\$5,576 each	0%	
Transceiver Fee		\$168	\$168 each	0%	
Water service w/meter:					
3/4"		\$4,982	\$4,950 each	-1%	
1"		\$5,061	\$5,040 each	0%	
1 1/2"		\$5,881	\$5,895 each	0%	
2"		\$6,514	\$6,593 each	1%	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

		Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Sewer					Admin., Public Facilities, Misc.		
Sewer Major Facilities					Undergrounding administration fee	0.00% of UG fees	
Single Family Residential	\$9,227	\$7,500 per unit	-19%		Street administration fee	0.00%	0.00% of street fees
Multi-Family Residential	\$8,397	\$6,075 per unit	-26%		Administration fee	1.00%	1.00% of fees
Commercial Retail	\$5,333	\$4,500 per bldg sf	-16%		Fire Department Fee	\$706	\$1,014 per unit
Professional Office	\$4,511	\$3,833 per bldg sf	-15%		Growth Areas		44%
Industrial	\$2,633	\$2,100 per bldg sf	-20%		Police Department Fee		0%
Assisted Living	\$9,227	\$7,500 per EDU	-19%		Growth Areas	\$100	\$100 per unit
*Other	\$9,227	\$7,500 per EDU	-19%		Special Area Annexation Fee	\$0	\$0 per gross acre
Sewer oversize					Locan Nees Annexation Fee	\$755	\$755 per gross acre
All Areas except RT Ph 1,2	\$748	\$949 per gross acre	27%		Loma Vista Community Centers		
RT Park Phase 1, 2	\$0	\$0			Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre
Sewer front footage					Library Facilities Impact Fee**		
All Areas except RT Ph 1,2	\$19,700	\$18.05 per linear foot	-8%		Single family lot	\$604	\$604 per unit
RT Park Phase 1, 2	\$0	\$0			Multi-family assisted living group homes	\$494	\$494 per unit
Sewer house branch connection							
4" lateral	\$136.00	\$136.00 per linear foot	0%				
6" lateral	\$138.00	\$138.00 per linear foot	0%				
*Other includes hospitals, churches, hotels, motels, schools							
Parks					Utility Undergrounding (See Area Map on Page 6)		
Park Acquisition and Development					Utility Undergrounding fee		
All Residential	\$2,700	\$3,431 per unit	27%		Underground Area 1	\$8,832	\$8,710 per gross acre
Retail	\$0.34	\$0.42 per bldg. sf.	24%		RT Park Phase 1, 2	\$2,941	\$2,512 per gross acre
Office	\$0.70	\$0.89 per bldg. sf.	27%		Underground Area 2	\$0	\$0 per gross acre
Industrial	\$0.25	\$0.32 per bldg. sf.	28%		Underground Area 3	\$6,143	\$7,361 per gross acre
					Underground Area 4	\$6,716	\$7,035 per gross acre
							5%
Refuse							
Community sanitation fee							
Single family lot	\$393	\$393 per unit	0%				
Multi-family, non-residential	\$223	\$223 per unit	0%				
Neighborhood Park Deposit							
Neighborhood Park Deposit							
Street Area 4 (Loma Vista Specific Plan)	\$4,603	\$4,603 per unit	0%				

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

Street Fees (See Area Map on Page 7)

		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
	Basis of Charge	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Area 1																			
SFR - Rural (0 - 0.5)	per unit	\$3,356	\$5,018	50%	\$1,428	\$1,736	22%	\$652	\$696	7%	\$116	\$46	-60%	\$70	\$62	-11%	\$5,622	\$7,558	34%
SFR - Very Low Density (0.6 - 2)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$70	\$61		\$5,620	\$7,559	
SFR - Low Density (2.1 - 4)	per unit	\$3,355	\$5,019		\$1,428	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,615	\$7,554	
SFR - Medium Density (4.1 - 7)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,614	\$7,554	
MFR - Medium High Density (7.1 - 15)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
MFR - High (15.1 - 25)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
MFR - Very High (25.1 - 43)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
Retail	per 1000 bldg sf	\$5,295	\$7,921		\$2,253	\$2,741		\$1,030	\$1,097		\$182	\$74		\$101	\$88		\$8,861	\$11,921	
Office, Public Facilities	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,136	
Industrial, Assisted Living	per 1000 bldg sf	\$650	\$972		\$276	\$336		\$126	\$135		\$22	\$9		\$12	\$11		\$1,066	\$1,463	
Schools	per 1000 bldg sf	\$4,238	\$6,337		\$1,802	\$2,193		\$824	\$978		\$146	\$59		\$80	\$70		\$7,088	\$9,537	
Churches	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,136	
Mini Storage	per gross acre	\$8,494	\$12,702		\$3,607	\$4,391		\$1,647	\$1,764		\$287	\$118		\$157	\$144		\$14,192	\$19,119	

RT Park Phase 1, 2

		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
	Basis of Charge	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Industrial	per 1000 bldg sf	\$207	\$791	294%	\$0	\$196		\$0	\$127		\$0	\$0		\$12	\$11	-8%	\$213	\$1,125	428%
Office	per 1000 bldg sf	\$1,968	\$2,940	50%	\$571	\$727	27%	\$342	\$473	38%	\$0	\$0		\$46	\$40	-13%	\$2,925	\$4,180	43%

Area 2

		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
	Basis of Charge	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
SFR - Rural (0 - 0.5)	per unit	\$390	\$378	-3%	\$0	\$0		\$110	\$96	-13%	\$0	\$0		\$70	\$62	-11%	\$570	\$536	-6%
SFR - Very Low Density (0.6 - 2)	per unit	\$390	\$378		\$0	\$0		\$110	\$97		\$0	\$0		\$70	\$61		\$570	\$536	
SFR - Low Density (2.1 - 4)	per unit	\$390	\$378		\$0	\$0		\$111	\$97		\$0	\$0		\$64	\$56		\$565	\$531	
SFR - Medium Density (4.1 - 7)	per unit	\$390	\$378		\$0	\$0		\$110	\$97		\$0	\$0		\$64	\$56		\$564	\$531	
MFR - Medium High Density (7.1 - 15)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - High (15.1 - 25)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - Very High (25.1 - 43)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
Retail	per 1000 bldg sf	\$616	\$596		\$0	\$0		\$174	\$153		\$0	\$0		\$101	\$88		\$691	\$637	
Office, Public Facilities	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Industrial, Assisted Living	per 1000 bldg sf	\$76	\$73		\$0	\$0		\$21	\$19		\$0	\$0		\$12	\$11		\$109	\$103	
Schools	per 1000 bldg sf	\$493	\$477		\$0	\$0		\$139	\$122		\$0	\$0		\$80	\$70		\$712	\$669	
Churches	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Mini Storage	per gross acre	\$993	\$954		\$0	\$0		\$279	\$248		\$0	\$0		\$157	\$144		\$1,429	\$1,346	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

Street Fees (See Area Map on Page 7)

	Outside Travel Lane				Center Travel Lane				Traffic Signals				Bridges				Quadrant Intersections			
	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change	
Area 3																				
SFR - Rural (0 - 0.5)	\$102	\$70	-31%	per unit	\$0	\$0			\$54	\$34	-37%		\$0	\$0			\$70	\$62	-11%	
SFR - Very Low Density (0.6 - 2)	\$101	\$71		per unit	\$0	\$0			\$54	\$35			\$0	\$0			\$70	\$61		
SFR - Low Density (2.1 - 4)	\$101	\$71		per unit	\$0	\$0			\$54	\$35			\$0	\$0			\$64	\$56		
SFR - Medium Density (4.1 - 7)	\$101	\$71		per unit	\$0	\$0			\$54	\$35			\$0	\$0			\$64	\$56		
MFR - Medium High Density (7.1 - 15)	\$61	\$43		per unit	\$0	\$0			\$33	\$21			\$0	\$0			\$38	\$34		
MFR - High (15.1 - 25)	\$61	\$43		per unit	\$0	\$0			\$33	\$21			\$0	\$0			\$38	\$34		
MFR - Very High (25.1 - 43)	\$61	\$43		per unit	\$0	\$0			\$33	\$21			\$0	\$0			\$38	\$34		
Retail	\$160	\$112		per 1000 bldg sf	\$0	\$0			\$86	\$55			\$0	\$0			\$101	\$88		
Office, Public Facilities	\$73	\$51		per 1000 bldg sf	\$0	\$0			\$39	\$25			\$0	\$0			\$46	\$40		
Industrial, Assisted Living	\$20	\$14		per 1000 bldg sf	\$0	\$0			\$10	\$7			\$0	\$0			\$12	\$11		
Schools	\$128	\$90		per 1000 bldg sf	\$0	\$0			\$68	\$44			\$0	\$0			\$80	\$70		
Churches	\$73	\$51		per 1000 bldg sf	\$0	\$0			\$39	\$25			\$0	\$0			\$46	\$40		
Mini Storage	\$261	\$183		per gross acre	\$0	\$0			\$137	\$91			\$0	\$0			\$157	\$144		

	Outside Travel Lane				Center Travel Lane				Traffic Signals				Bridges				Quadrant Intersections			
	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change	
Area 4																				
SFR - Rural (0 - 0.5)	\$3,906	\$4,606	18%	per unit	\$1,924	\$2,156	12%		\$454	\$442	-3%		\$338	\$316	-7%		\$70	\$62	-11%	
SFR - Very Low Density (0.6 - 2)	\$3,907	\$4,606		per unit	\$1,924	\$2,155			\$454	\$441			\$338	\$317			\$70	\$61		
SFR - Low Density (2.1 - 4)	\$3,907	\$4,606		per unit	\$1,925	\$2,155			\$455	\$441			\$338	\$317			\$64	\$56		
SFR - Medium Density (4.1 - 7)	\$3,907	\$4,606		per unit	\$1,924	\$2,155			\$454	\$441			\$338	\$317			\$64	\$56		
MFR - Medium High Density (7.1 - 15)	\$2,344	\$2,764		per unit	\$1,155	\$1,293			\$273	\$265			\$203	\$190			\$38	\$34		
MFR - High (15.1 - 25)	\$2,344	\$2,764		per unit	\$1,155	\$1,293			\$273	\$265			\$203	\$190			\$38	\$34		
MFR - Very High (25.1 - 43)	\$2,344	\$2,764		per unit	\$1,155	\$1,293			\$273	\$265			\$203	\$190			\$38	\$34		
Retail	\$6,166	\$7,269		per 1000 bldg sf	\$3,037	\$3,402			\$717	\$696			\$533	\$500			\$101	\$88		
Office, Public Facilities	\$2,812	\$3,315		per 1000 bldg sf	\$1,385	\$1,551			\$327	\$317			\$243	\$228			\$46	\$40		
Industrial, Assisted Living	\$756	\$892		per 1000 bldg sf	\$373	\$417			\$88	\$85			\$65	\$61			\$12	\$11		
Schools	\$4,933	\$5,815		per 1000 bldg sf	\$2,430	\$2,721			\$574	\$557			\$426	\$400			\$80	\$70		
Churches	\$2,812	\$3,315		per 1000 bldg sf	\$1,385	\$1,551			\$327	\$317			\$243	\$228			\$46	\$40		
Mini Storage	\$9,879	\$11,657		per gross acre	\$4,874	\$5,449			\$1,150	\$1,111			\$949	\$797			\$157	\$144		

	Outside Travel Lane				Center Travel Lane				Traffic Signals				Bridges				Quadrant Intersections			
	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change	
Area 5																				
SFR - Rural (0 - 0.5)	\$2,610	\$2,096	-20%	per unit	\$1,516	\$1,300	-14%		\$408	\$443	65%		\$132	\$112	-15%		\$70	\$62	-11%	
SFR - Very Low Density (0.6 - 2)	\$2,610	\$2,097		per unit	\$1,516	\$1,299			\$407	\$285			\$133	\$111			\$70	\$61		
SFR - Low Density (2.1 - 4)	\$2,610	\$2,097		per unit	\$1,516	\$1,299			\$408	\$285			\$133	\$111			\$64	\$56		
SFR - Medium Density (4.1 - 7)	\$2,610	\$2,097		per unit	\$1,516	\$1,299			\$407	\$285			\$133	\$111			\$64	\$56		
MFR - Medium High Density (7.1 - 15)	\$1,566	\$1,258		per unit	\$909	\$779			\$244	\$171			\$80	\$67			\$38	\$34		
MFR - High (15.1 - 25)	\$1,566	\$1,258		per unit	\$909	\$779			\$245	\$171			\$80	\$67			\$38	\$34		
MFR - Very High (25.1 - 43)	\$1,566	\$1,258		per unit	\$909	\$779			\$244	\$171			\$80	\$67			\$38	\$34		
Retail	\$4,119	\$3,309		per 1000 bldg sf	\$2,392	\$2,050			\$643	\$450			\$209	\$176			\$101	\$88		
Office, Public Facilities	\$1,878	\$1,509		per 1000 bldg sf	\$1,091	\$935			\$283	\$205			\$96	\$80			\$46	\$40		
Industrial	\$505	\$406		per 1000 bldg sf	\$293	\$252			\$79	\$55			\$26	\$22			\$12	\$11		
Schools	\$3,295	\$2,648		per 1000 bldg sf	\$1,914	\$1,640			\$514	\$360			\$168	\$140			\$80	\$70		
Churches	\$1,878	\$1,509		per 1000 bldg sf	\$1,091	\$935			\$283	\$205			\$96	\$80			\$46	\$40		
Mini Storage	\$6,599	\$5,306		per gross acre	\$3,829	\$3,293			\$1,032	\$719			\$340	\$287			\$157	\$144		

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019**

Percent Change

Current Rate Proposed Rate

Percent Change

Current Rate Proposed Rate

Water Oversize Reimbursement Rates			
Water oversize mains:			
12" main	\$15.25	\$14.40	per linear foot
14" main	\$18.25	\$26.00	per linear foot
16" main	\$32.45	\$43.70	per linear foot
18" main	\$42.90	\$56.95	per linear foot
20" main	\$64.50	\$71.15	per linear foot
24" main	\$80.45	\$103.35	per linear foot
Water oversize valves:			
12" valve	\$960	\$873	each
14" valve	\$1,899	\$1,142	each
16" valve	\$2,328	\$1,540	each
18" valve	\$3,152	\$1,846	each
20" valve	\$3,743	\$2,813	each
24" valve	\$6,994	\$4,274	each

Sewer Oversize/Overdepth Reimbursement Rates			
Sewer oversize mains:			
10"	\$2.25	\$3.10	per linear foot
12"	\$6.55	\$8.70	per linear foot
15"	\$15.25	\$20.10	per linear foot
18"	\$26.15	\$35.65	per linear foot
21"	\$40.75	\$48.60	per linear foot
Sewer overdepth mains:			
8' to 12' in depth			
8" main	\$6.50	\$7.90	per linear foot
10" main	\$8.20	\$10.00	per linear foot
12" main	\$8.10	\$9.85	per linear foot
15" main	\$11.10	\$13.45	per linear foot
18" main	\$12.60	\$15.35	per linear foot
21" main	\$14.90	\$18.35	per linear foot
12' to 16' in depth			
8" main	\$13.90	\$15.35	per linear foot
10" main	\$15.45	\$17.15	per linear foot
12" main	\$15.55	\$17.05	per linear foot
15" main	\$20.35	\$22.20	per linear foot
18" main	\$29.35	\$32.60	per linear foot
21" main	\$30.75	\$34.15	per linear foot
Greater than 16' in depth			
8" main	\$18.20	\$20.40	per linear foot
10" main	\$20.05	\$22.55	per linear foot
12" main	\$20.30	\$22.60	per linear foot
15" main	\$29.95	\$33.35	per linear foot
18" main	\$36.50	\$40.85	per linear foot
21" main	\$40.35	\$45.45	per linear foot

6%

42%

35%

33%

31%

28%

-11%

-40%

-34%

-41%

-25%

-39%

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21%

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23%

10%

11%

10%

9%

11%

11%

12%

11%

12%

13%

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019**

Water Supply Fee within the Jurisdiction of FID

Non-Residential Projects	
<u>Type</u>	<u>Fee per Gross Acre</u>
Commercial	\$0
Office	\$0
Industrial	\$0
Public	\$0
Schools	\$875
Parks	\$875

Water Supply Fee within the Jurisdiction of FID

Non-Residential Projects	
<u>Type</u>	<u>Fee per Gross Acre</u>
Commercial	\$2,250
Office	\$2,250
Industrial	\$2,750
Public	\$1,250
Schools	\$1,750
Parks	\$3,500

Residential Projects			
<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$1,250	10.0	\$111
0.4	\$1,250	10.2	\$118
0.6	\$1,250	10.4	\$126
0.8	\$1,250	10.6	\$133
1.0	\$1,250	10.8	\$140
1.2	\$1,000	11.0	\$148
1.4	\$750	11.2	\$149
1.6	\$500	11.4	\$150
1.8	\$250	11.6	\$151
2.0	\$0	11.8	\$153
2.2	\$0	12.0	\$154
2.4	\$0	12.2	\$155
2.6	\$0	12.4	\$156
2.8	\$0	12.6	\$158
3.0	\$0	12.8	\$159
3.2	\$0	13.0	\$160
3.4	\$0	13.2	\$161
3.6	\$0	13.4	\$163
3.8	\$0	13.6	\$164
4.0	\$0	13.8	\$165
4.2	\$0	14.0	\$166
4.4	\$0	14.2	\$168
4.6	\$0	14.4	\$169
4.8	\$0	14.6	\$170
5.0	\$0	14.8	\$171
5.2	\$0	15.0	\$173
5.4	\$0	15.2	\$174
5.6	\$0	15.4	\$175
5.8	\$0	15.6	\$176
6.0	\$0	15.8	\$178
6.2	\$0	16.0	\$179
6.4	\$0	16.2	\$180
6.6	\$0	16.4	\$181
6.8	\$0	16.6	\$182
7.0	\$0	16.8	\$184
7.2	\$7	17.0	\$185
7.4	\$15	17.2	\$186
7.6	\$22	17.4	\$187
7.8	\$30	17.6	\$189
8.0	\$37	17.8	\$190
8.2	\$44	18.0	\$191
8.4	\$52	18.2	\$192
8.6	\$59	18.4	\$194
8.8	\$66	18.6	\$195
9.0	\$74	18.8	\$196
9.2	\$81	19.0	\$197
9.4	\$89		
9.6	\$96		
9.8	\$103		

Residential Projects			
<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$3,875	10.0	\$365
0.4	\$3,875	10.2	\$364
0.6	\$3,875	10.4	\$364
0.8	\$3,875	10.6	\$363
1.0	\$3,875	10.8	\$363
1.2	\$3,333	11.0	\$362
1.4	\$2,792	11.2	\$361
1.6	\$2,250	11.4	\$361
1.8	\$1,709	11.6	\$360
2.0	\$1,167	11.8	\$359
2.2	\$1,135	12.0	\$359
2.4	\$1,104	12.2	\$358
2.6	\$1,072	12.4	\$357
2.8	\$1,040	12.6	\$357
3.0	\$1,009	12.8	\$356
3.2	\$977	13.0	\$355
3.4	\$945	13.2	\$355
3.6	\$914	13.4	\$354
3.8	\$882	13.6	\$353
4.0	\$850	13.8	\$353
4.2	\$819	14.0	\$352
4.4	\$787	14.2	\$351
4.6	\$755	14.4	\$351
4.8	\$723	14.6	\$350
5.0	\$692	14.8	\$349
5.2	\$660	15.0	\$349
5.4	\$628	15.2	\$348
5.6	\$613	15.4	\$347
5.8	\$597	15.6	\$347
6.0	\$582	15.8	\$346
6.2	\$565	16.0	\$345
6.4	\$533	16.2	\$345
6.6	\$502	16.4	\$344
6.8	\$470	16.6	\$344
7.0	\$438	16.8	\$343
7.2	\$407	17.0	\$343
7.4	\$375	17.2	\$342
7.6	\$375	17.4	\$341
7.8	\$375	17.6	\$341
8.0	\$375	17.8	\$340
8.2	\$375	18.0	\$339
8.4	\$375	18.2	\$339
8.6	\$375	18.4	\$338
8.8	\$375	18.6	\$338
9.0	\$375	18.8	\$337
9.2	\$375	19.0	\$336
9.4	\$375		
9.6	\$375		
9.8	\$375		