

BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

Ordinance No. 19-026

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

WHEREAS, on August 21, 1990, the County of Fresno ("County"), the City of Clovis ("Clovis"), and the Clovis Community Development Agency ("Clovis CCDA") entered into a Memorandum of Understanding (County Agreement No. 90-395), which addressed a number of topics including property development, annexations, and Clovis' development fees within the Clovis sphere of influence; and

WHEREAS, the County and Clovis amended that certain Memorandum of Understanding on June 25, 2002 by County Agreement No. 02-262, on November 8, 2005 by County Agreement No. 05-556, on May 22, 2012 by County Agreement No. 12-239, and on December 9, 2014 by County Agreement No. 14-712; and

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

WHEREAS, on June 6, 2017 the County and Clovis executed the 2017 Amended and Restated Memorandum of Understanding (“MOU”) (County Agreement No. 17-236), which supplanted the prior Memorandum of Understanding and its four amendments; and

WHEREAS, sections 4.1.3 and 4.1.4 of the MOU provide that Clovis may, after conducting a public hearing, establish or amend Clovis' development fees by resolution of Clovis, describing the type, amount, and purpose of such Clovis fees to be requested for the County's adoption, imposition, and collection on behalf of Clovis within the Clovis sphere of influence, and request that the County adopt such Clovis fees by transmitting the adopted Clovis resolution to the County with appropriate supporting documentation or findings by Clovis demonstrating that such fees comply with section

1 66000 of the California Government Code and other applicable state law requirements, and by
2 including with such resolution a draft implementing ordinance for the County's adoption; and

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

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

11 WHEREAS, the County published notice of the first reading of this Ordinance, which took place
12 on October 22, 2019, in the Fresno Business Journal on September 20, 2019, and published notice of
13 the second reading, which took place on December 10, 2019, in the Fresno Business Journal on
14 November 8, 2019; and

15 WHEREAS, the Board of Supervisors has considered the proposed ordinance authorizing the
16 County's imposition and collection, on behalf of Clovis, of additional, or increases to existing Clovis
17 development fees within the sphere of influence of Clovis, and has found as follows:

- 18 A. That there is a reasonable relationship between the fees' use, namely, expanded,
19 improved, or newly constructed improvements, and the types of development for
20 which the fees are charged, as described in Exhibit A;
- 21 B. That there is a reasonable relationship between the need for the improvements
22 and the impacts of the development within the Clovis sphere of influence, for which
23 the corresponding fee is charged;
- 24 C. That the cost estimates set forth in Exhibit A are reasonable cost estimates for
25 constructing these improvements, and the fees expected to be generated by
26 development within the Clovis sphere of influence do not exceed the total costs of
27 constructing the improvements identified in Exhibit A.

1 D. That the amount of the fees will not exceed the estimated reasonable cost of the
2 public facilities or portion of the public facilities attributable to the development of
3 property within the Clovis sphere of influence upon which the fee is imposed.

4 NOW, THEREFORE, the Board of Supervisors of the County of Fresno ordains as follows:

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

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

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

11 (1) “Board” means the board of supervisors of the county.

12 (2) “Clovis” means the city of Clovis, a municipal corporation, organized and existing
13 under the constitution and laws of the State of California.

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

23 (4) “Clovis SOI” means the then-current Fresno County Local Agency Formation
24 Commission (“LAFCO”) adopted sphere of influence of Clovis, including any LAFCO updates
25 thereto and any changes thereto by annexations of territory by Clovis.

26 (5) “County” means the County of Fresno, a charter county organized and existing
27 under the constitution and laws of the State of California.

28 (6) “Director” means the Director of the Department.

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

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

Section 17.92.020. Purposes.

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

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

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

Subsequently, the Clovis City Council adopted Resolution No. 10-129, dated November 1, 2010, which adopted the City of Clovis proposed master development fee schedule for 2010-11, and transmitted such resolution and fee schedule to the County for the

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

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

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

19 In 2018, the Clovis City Council adopted Resolution No. 2018-91, dated July 2, 2018,
20 which adopted the City of Clovis proposed master development fee schedule for 2018-19, and
21 transmitted such resolution and fee schedule to the County for the County's adoption,
22 imposition, and collection of the Clovis Development Fees in such fee schedule, pursuant to a
23 County ordinance, on behalf of Clovis. The adopted City of Clovis proposed master
24 development fee schedule for 2018-19 was thereby adopted by the Board on January 8, 2019
25 as the schedule of fees for Clovis development fees under this chapter.

26 More recently, the Clovis City Council adopted Resolution No. 19-91 dated July 1, 2019,
27 which adopted the City of Clovis proposed master development fee schedule for 2019-20, and
28 transmitted such resolution and fee schedule to the County for the County's adoption,

imposition, and collection of the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on behalf of Clovis. The adopted City of Clovis proposed Master Development Fee Schedule for 2019-20 is attached as Exhibit A, and as may be updated in the future from time to time. As more fully described in the Clovis City Council Resolution No. 19-91, the Clovis City Council did thereby find that the Clovis development fees for 2019-20 referred to therein are in compliance with applicable State laws including Section 66000 of the Government Code. The Board relies upon such findings in adopting this chapter, including the schedule of fees.

Section 17.92.040. Collection of the Clovis development fees.

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

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

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

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

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

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

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

6 Section 17.92.050. Amendments to this chapter.

7 The Board is authorized to make any revisions, from time to time, to any provisions of
8 this chapter by an amendment to this chapter, including, by way of example, and not as a
9 limitation, the schedule of fees for this chapter. This chapter and any subsequent amendments
10 to this chapter shall be read together.

11 Section 17.92.060. Severability.

12 If any provision of this chapter, or its application to any person or entity, or to any
13 circumstances, shall be held invalid or unenforceable by a court of competent jurisdiction, the
14 remainder of this chapter shall not be affected; the provisions of this chapter are intended to be
15 severable. Subject to the foregoing provisions of this section, if the amount of any Clovis
16 development fees payable under this chapter are held by a court of competent jurisdiction to be
17 unlawfully excessive, invalid, or unenforceable, in part, the remainder of the Clovis development
18 fees shall nonetheless be due and payable pursuant to the provisions of this chapter.

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

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

21 Section 2: The amendments to Chapter 17.92 shall be effective sixty (60) calendar days
22 following the Board's adoption of this Ordinance.

23 Within fifteen (15) calendar days after the Board's adoption of this Ordinance, a summary of this
24 Ordinance, with the names of the those Supervisors of the Board voting for and against the same, shall
25 be published once in a newspaper of general circulation, printed and published in Fresno County, and
26 the Clerk to the Board shall post in the office of the Clerk to the Board a certified copy of the full text of
27 this adopted chapter along with the names of those supervisors voting for and against this chapter.

THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors of the County of Fresno this 10th day of December 2019, to wit:

AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero
NOES: None
ABSENT: None
ABSTAINED: None

**Nathan Magsig, Chairman of the Board of
Supervisors of the County of Fresno**

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

By Deputy Deputy

FILE # 19-1478

AGENDA # 61

ORDINANCE # 19-026

EXHIBIT A

RESOLUTION 19-91

**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 2019-10 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 1, 2019 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

AYES: Councilmembers Ashbeck and Mouanoutoua and Mayor Bessinger

NOES: None

ABSENT: Councilmembers Flores and Whalen

ABSTAIN: None

DATED: July 1, 2019



Drew M. Bessinger
Mayor

Heidi Holt
City Clerk

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

		Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change
Water Major Facilities								
Residential	(Units per Acre)							
Residential	2.0 or less	\$6,842	\$7,129 per unit	4.2%	Water oversize			
Residential	2.1 to 2.5	\$6,842	\$7,129 per unit	4.2%	All Areas except RT Ph 1,2	\$1,342	\$1,398 per gross acre	4.2%
Residential	2.6 to 3.0	\$6,842	\$7,129 per unit	4.2%	RT Park Phase 1, 2	\$145	\$151 per gross acre	4.1%
Residential	3.1 to 3.5	\$6,842	\$7,129 per unit	4.2%	Water front footage			
Residential	3.6 to 4.0	\$6,842	\$7,129 per unit	4.2%	All Areas except RT Ph 1,2	\$21.85	\$22.77 per linear foot	4.2%
Residential	4.1 to 4.5	\$6,842	\$7,129 per unit	4.2%	RT Park Phase 1, 2	\$0	\$0	
Residential	4.6 to 5.0	\$5,808	\$6,052 per unit	4.2%	Non-Portable Water System	\$1,957	\$2,039 per gross acre	4.2%
Residential	5.1 to 5.5	\$4,774	\$4,975 per unit	4.2%				
Residential	5.6 to 6.0	\$4,666	\$4,862 per unit	4.2%				
Residential	6.1 to 6.5	\$4,558	\$4,749 per unit	4.2%				
Residential	6.6 to 7.0	\$4,450	\$4,637 per unit	4.2%				
Residential	7.1 to 7.5	\$4,342	\$4,524 per unit	4.2%				
Residential	7.6 to 8.0	\$4,234	\$4,412 per unit	4.2%				
Residential	8.1 to 8.5	\$4,126	\$4,299 per unit	4.2%				
Residential	8.6 to 9.0	\$4,018	\$4,187 per unit	4.2%				
Residential	9.1 to 9.5	\$3,910	\$4,074 per unit	4.2%				
Residential	9.6 to 10.0	\$3,802	\$3,962 per unit	4.2%				
Residential	10.1 to 10.5	\$3,694	\$3,849 per unit	4.2%				
Residential	10.6 to 11.0	\$3,581	\$3,731 per unit	4.2%				
Residential	11.1 to 11.5	\$3,538	\$3,687 per unit	4.2%				
Residential	11.6 to 12.0	\$3,495	\$3,642 per unit	4.2%				
Residential	12.1 to 12.5	\$3,452	\$3,597 per unit	4.2%				
Residential	12.6 to 13.0	\$3,409	\$3,552 per unit	4.2%				
Residential	13.1 to 13.5	\$3,366	\$3,507 per unit	4.2%				
Residential	13.6 to 14.0	\$3,323	\$3,463 per unit	4.2%				
Residential	14.1 to 14.5	\$3,280	\$3,418 per unit	4.2%				
Residential	14.6 to 15.0	\$3,237	\$3,373 per unit	4.2%				
Residential	15.1 to 15.5	\$3,194	\$3,328 per unit	4.2%				
Residential	15.6 to 16.0	\$3,151	\$3,283 per unit	4.2%				
Residential	16.1 to 16.5	\$3,108	\$3,239 per unit	4.2%				
Residential	16.6 to 17.0	\$3,065	\$3,194 per unit	4.2%				
Residential	17.1 to 17.5	\$3,022	\$3,149 per unit	4.2%				
Residential	17.6 to 18.0	\$2,979	\$3,104 per unit	4.2%				
Residential	18.1 to 18.5	\$2,936	\$3,059 per unit	4.2%				
Residential	18.6 to 19.0	\$2,893	\$3,015 per unit	4.2%				
Residential	19.1 to 19.5	\$2,850	\$2,970 per unit	4.2%				
Residential	19.6 to 20.0	\$2,805	\$2,923 per unit	4.2%				
Commercial Retail		\$3.42	\$3.56 per bldg sf	4.2%				
Professional Office		\$3.42	\$3.56 per bldg sf	4.2%				
Industrial		\$0.92	\$0.96 per bldg sf	4.2%				
Schools		\$7,161	\$7,462 per gross acre	4.2%				
Public Facilities		\$1.86	\$1.93 per bldg sf	4.2%				
Parks		<i>Exempt</i>	<i>Exempt</i>					
Assisted Living		\$3.25	\$3.38 per bldg sf	4.2%				

Exhibit "A"

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change
Sewer							
Sewer Major Facilities					Admin., Public Facilities, Misc.		
Single Family Residential	\$7,500	\$7,749 per unit	3.3%	Undergrounding administration fee	0.00%	1.50% of UG fees	
Multi-Family Residential	\$6,075	\$6,277 per unit	3.3%	Street administration fee	0.00%	1.50% of street fees	
Commercial Retail	\$4.50	\$4.65 per bldg sf	3.3%	Administration fee	1.00%	1.50% of fees	
Professional Office	\$3.83	\$3.95 per bldg sf	3.1%	Fire Department Fee			
Industrial	\$2.10	\$2.17 per bldg sf	3.3%	Growth Areas	\$1,014	\$1,295 per unit	28%
Assisted Living	\$7,500	\$7,749 per EDU	3.3%	Police Department Fee			
*Other	\$7,500	\$7,749 per EDU	3.3%	Growth Areas	\$100	\$726 per unit	626%
Sewer oversize				Special Area Annexation Fee	\$0	\$0 per gross acre	
All Areas except RT Ph 1,2	\$949	\$989 per gross acre		Locan Nees Annexation Fee	\$755	\$755 per gross acre	
RT Park Phase 1, 2	\$0	\$0	4.2%	Loma Vista Community Centers			
Sewer front footage				Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre	
All Areas except RT Ph 1,2	\$18.05	\$18.81 per linear foot		Library Facilities Impact Fee***			
RT Park Phase 1, 2	\$0	\$0	4.2%	Single family lot	\$604	\$604 per unit	
Sewer house branch connection				Multi-family, assisted living/group homes	\$494	\$494 per unit	
4" lateral	\$136.00	\$141.71 per linear foot	4.2%				
6" lateral	\$138.00	\$143.80 per linear foot	4.2%				
*Other includes hospitals, churches, hotels, motels, schools							
Parks							
Park Acquisition and Development:							
All Residential	\$3,431	\$3,771 per unit	10%	Utility Undergrounding (See Area Map on Page 6)			
Retail	\$0.42	\$0.46 per bldg. sf.	10%	Utility Undergrounding fee			
Office	\$0.89	\$0.98 per bldg. sf.	10%	Underground Area 1	\$6,710	\$6,992 per gross acre	4.2%
Industrial	\$0.32	\$0.35 per bldg. sf.	9%	RT Park Phase 1, 2	\$2,512	\$2,618 per gross acre	4.2%
Refuse							
Community sanitation fee							
Single family lot	\$393	\$410 per unit	4.3%	Underground Area 2	\$0	\$0 per gross acre	
Multi-family, non-residential	\$223	\$232 per unit	4.0%	Underground Area 3	\$7,361	\$7,670 per gross acre	4.2%
Neighborhood Park Deposit							
Neighborhood Park Deposit				Underground Area 4	\$7,035	\$7,330 per gross acre	4.2%
Street Area 4 (Loma Vista Specific Plan)	\$4,603	\$4,796 per unit	4.2%				

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

	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																			
	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$5,018	\$5,229	4.2%	\$1,736	\$1,809	4.2%	\$696	\$725	4.2%	\$46	\$64	39.1%	\$62	\$65	4.2%	\$7,558	\$7,892	4.4%
SFR - Very Low Density (0.6 - 2)	per unit	\$5,019	\$5,230	4.2%	\$1,737	\$1,810	4.2%	\$695	\$724	4.2%	\$47	\$65	38.3%	\$61	\$64	4.2%	\$7,559	\$7,893	4.4%
SFR - Low Density (2.1 - 4)	per unit	\$5,019	\$5,230	4.2%	\$1,737	\$1,810	4.2%	\$695	\$724	4.2%	\$47	\$65	38.3%	\$56	\$58	4.2%	\$7,554	\$7,887	4.4%
SFR - Medium Density (4.1 - 7)	per unit	\$5,019	\$5,230	4.2%	\$1,737	\$1,810	4.2%	\$695	\$724	4.2%	\$47	\$65	38.3%	\$56	\$58	4.2%	\$7,554	\$7,887	4.4%
MFR - Medium High Density (7.1 - 15)	per unit	\$3,011	\$3,137	4.2%	\$1,042	\$1,086	4.2%	\$417	\$435	4.3%	\$28	\$39	39.3%	\$34	\$35	4.2%	\$4,532	\$4,732	4.4%
MFR - High (15.1 - 25)	per unit	\$3,011	\$3,137	4.2%	\$1,042	\$1,086	4.2%	\$417	\$435	4.3%	\$28	\$39	39.3%	\$34	\$35	4.2%	\$4,532	\$4,732	4.4%
MFR - Very High (25.1 - 43)	per unit	\$3,011	\$3,137	4.2%	\$1,042	\$1,086	4.2%	\$417	\$435	4.3%	\$28	\$39	39.3%	\$34	\$35	4.2%	\$4,532	\$4,732	4.4%
Retail	per 1000 bldg sf	\$7,921	\$8,254	4.2%	\$2,741	\$2,856	4.2%	\$1,097	\$1,143	4.2%	\$74	\$102	37.8%	\$88	\$92	4.2%	\$11,921	\$12,447	4.4%
Office, Public Facilities	per 1000 bldg sf	\$3,612	\$3,764	4.2%	\$1,250	\$1,303	4.2%	\$500	\$521	4.2%	\$34	\$46	35.3%	\$40	\$42	4.2%	\$5,436	\$5,676	4.4%
Industrial, Assisted Living	per 1000 bldg sf	\$972	\$1,013	4.2%	\$336	\$350	4.2%	\$135	\$141	4.4%	\$9	\$13	44.4%	\$11	\$11	4.2%	\$1,463	\$1,528	4.4%
Schools	per 1000 bldg sf	\$6,337	\$6,603	4.2%	\$2,193	\$2,285	4.2%	\$878	\$915	4.2%	\$59	\$81	37.3%	\$70	\$73	4.2%	\$9,537	\$9,957	4.4%
Churches	per 1000 bldg sf	\$3,612	\$3,764	4.2%	\$1,250	\$1,303	4.2%	\$500	\$521	4.2%	\$34	\$46	35.3%	\$40	\$42	4.2%	\$5,436	\$5,676	4.4%
Mini Storage	per gross acre	\$12,702	\$13,235	4.2%	\$4,391	\$4,575	4.2%	\$1,764	\$1,838	4.2%	\$118	\$170	44.1%	\$144	\$150	4.2%	\$19,119	\$19,968	4.4%

	Basis of Charge	Outside Travel Lane		Center Travel Lane		Traffic Signals		Bridges		Quadrant Intersections		Total	
Industrial	per 1000 bldg sf	\$791	\$824	4.2%	\$196	\$204	4.1%	\$127	\$132	3.9%	\$0	\$0	
Office	per 1000 bldg sf	\$2,940	\$3,063	4.2%	\$727	\$758	4.2%	\$473	\$493	4.2%	\$0	\$0	

	Basis of Charge	Outside Travel Lane		Center Travel Lane		Traffic Signals		Bridges		Quadrant Intersections		Total	
SFR - Rural (0 - 0.5)	per unit	\$378	\$394	4.2%	\$0	\$0		\$96	\$100	4.2%	\$0	\$0	
SFR - Very Low Density (0.6 - 2)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0	
SFR - Low Density (2.1 - 4)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0	
SFR - Medium Density (4.1 - 7)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0	
MFR - Medium High Density (7.1 - 15)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0	
MFR - High (15.1 - 25)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0	
MFR - Very High (25.1 - 43)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0	
Retail	per 1000 bldg sf	\$596	\$621	4.2%	\$0	\$0		\$153	\$159	4.1%	\$0	\$0	
Office, Public Facilities	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0		\$70	\$73	4.3%	\$0	\$0	
Industrial, Assisted Living	per 1000 bldg sf	\$73	\$76	4.1%	\$0	\$0		\$19	\$20	5.3%	\$0	\$0	
Schools	per 1000 bldg sf	\$477	\$497	4.2%	\$0	\$0		\$122	\$127	4.0%	\$0	\$0	
Churches	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0		\$70	\$73	4.3%	\$0	\$0	
Mini Storage	per gross acre	\$954	\$994	4.2%	\$0	\$0		\$248	\$258	4.0%	\$0	\$0	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

	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 3																			
SFR - Rural (0 - 0.5)	per unit	\$70	\$73	4.3%	\$0	\$0		\$34	\$35	2.9%	\$0	\$0		\$62	\$65	4.2%	\$166	\$173	4.2%
SFR - Very Low Density (0.6 - 2)	per unit	\$71	\$74	4.2%	\$0	\$0		\$35	\$36	2.9%	\$0	\$0		\$61	\$64	4.2%	\$167	\$174	4.2%
SFR - Low Density (2.1 - 4)	per unit	\$71	\$74	4.2%	\$0	\$0		\$35	\$36	2.9%	\$0	\$0		\$56	\$58	4.2%	\$162	\$168	3.7%
SFR - Medium Density (4.1 - 7)	per unit	\$71	\$74	4.2%	\$0	\$0		\$35	\$36	2.9%	\$0	\$0		\$56	\$58	4.2%	\$162	\$168	3.7%
MFR - Medium High Density (7.1 - 15)	per unit	\$43	\$45	4.7%	\$0	\$0		\$21	\$22	4.8%	\$0	\$0		\$34	\$35	4.2%	\$98	\$102	4.1%
MFR - High (15.1 - 25)	per unit	\$43	\$45	4.7%	\$0	\$0		\$21	\$22	4.8%	\$0	\$0		\$34	\$35	4.2%	\$98	\$102	4.1%
MFR - Very High (25.1 - 43)	per unit	\$43	\$45	4.7%	\$0	\$0		\$21	\$22	4.8%	\$0	\$0		\$34	\$35	4.2%	\$98	\$102	4.1%
Retail	per 1000 bldg sf	\$112	\$117	4.5%	\$0	\$0		\$55	\$57	4.1%	\$0	\$0		\$88	\$92	4.2%	\$255	\$266	4.4%
Office, Public Facilities	per 1000 bldg sf	\$51	\$53	3.9%	\$0	\$0		\$25	\$26	4.0%	\$0	\$0		\$40	\$42	4.2%	\$116	\$121	4.3%
Industrial, Assisted Living	per 1000 bldg sf	\$14	\$15	7.1%	\$0	\$0		\$7	\$7	0.0%	\$0	\$0		\$11	\$11	4.2%	\$32	\$33	3.1%
Schools	per 1000 bldg sf	\$90	\$94	4.4%	\$0	\$0		\$44	\$46	4.9%	\$0	\$0		\$70	\$73	4.2%	\$204	\$213	4.5%
Churches	per 1000 bldg sf	\$51	\$53	3.9%	\$0	\$0		\$25	\$26	4.0%	\$0	\$0		\$40	\$42	4.2%	\$116	\$121	4.3%
Mini Storage	per gross acre	\$183	\$191	4.4%	\$0	\$0		\$91	\$95	4.4%	\$0	\$0		\$144	\$150	4.2%	\$418	\$436	4.3%

	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 4																			
SFR - Rural (0 - 0.5)	per unit	\$4,606	\$4,799	4.2%	\$2,156	\$2,247	4.2%	\$442	\$461	4.3%	\$316	\$494	56.3%	\$62	\$65	4.2%	\$7,582	\$8,066	6.4%
SFR - Very Low Density (0.6 - 2)	per unit	\$4,606	\$4,799	4.2%	\$2,155	\$2,246	4.2%	\$441	\$460	4.3%	\$317	\$494	55.8%	\$61	\$64	4.2%	\$7,580	\$8,063	6.4%
SFR - Low Density (2.1 - 4)	per unit	\$4,606	\$4,799	4.2%	\$2,155	\$2,246	4.2%	\$441	\$460	4.3%	\$317	\$494	55.8%	\$56	\$58	4.2%	\$7,575	\$8,057	6.4%
SFR - Medium Density (4.1 - 7)	per unit	\$4,606	\$4,799	4.2%	\$2,155	\$2,246	4.2%	\$441	\$460	4.3%	\$317	\$494	55.8%	\$56	\$58	4.2%	\$7,575	\$8,057	6.4%
MFR - Medium High Density (7.1 - 15)	per unit	\$2,764	\$2,880	4.2%	\$1,293	\$1,347	4.2%	\$265	\$276	4.2%	\$190	\$296	55.8%	\$34	\$35	4.2%	\$4,546	\$4,834	6.3%
MFR - High (15.1 - 25)	per unit	\$2,764	\$2,880	4.2%	\$1,293	\$1,347	4.2%	\$265	\$276	4.2%	\$190	\$296	55.8%	\$34	\$35	4.2%	\$4,546	\$4,834	6.3%
MFR - Very High (25.1 - 43)	per unit	\$2,764	\$2,880	4.2%	\$1,293	\$1,347	4.2%	\$265	\$276	4.2%	\$190	\$296	55.8%	\$34	\$35	4.2%	\$4,546	\$4,834	6.3%
Retail	per 1000 bldg sf	\$7,269	\$7,574	4.2%	\$3,402	\$3,545	4.2%	\$696	\$725	4.2%	\$500	\$779	55.8%	\$88	\$92	4.2%	\$11,955	\$12,715	6.4%
Office, Public Facilities	per 1000 bldg sf	\$3,315	\$3,454	4.2%	\$1,551	\$1,616	4.2%	\$317	\$330	4.1%	\$228	\$355	55.7%	\$40	\$42	4.2%	\$5,451	\$5,797	6.3%
Industrial, Assisted Living	per 1000 bldg sf	\$892	\$929	4.1%	\$417	\$435	4.3%	\$85	\$89	4.7%	\$61	\$96	57.4%	\$11	\$11	4.2%	\$1,466	\$1,560	6.4%
Schools	per 1000 bldg sf	\$5,815	\$6,059	4.2%	\$2,721	\$2,835	4.2%	\$557	\$580	4.1%	\$400	\$624	56.0%	\$70	\$73	4.2%	\$9,563	\$10,171	6.4%
Churches	per 1000 bldg sf	\$3,315	\$3,454	4.2%	\$1,551	\$1,616	4.2%	\$317	\$330	4.1%	\$228	\$355	55.7%	\$40	\$42	4.2%	\$5,451	\$5,797	6.3%
Mini Storage	per gross acre	\$11,657	\$12,147	4.2%	\$5,449	\$5,678	4.2%	\$1,111	\$1,158	4.2%	\$797	\$1,255	57.5%	\$144	\$150	4.2%	\$19,158	\$20,388	6.4%

	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 5																			
SFR - Rural (0 - 0.5)	per unit	\$2,096	\$2,184	4.2%	\$1,300	\$1,355	4.2%	\$143	\$149	4.2%	\$112	\$192	71.4%	\$62	\$65	4.2%	\$3,713	\$3,945	6.2%
SFR - Very Low Density (0.6 - 2)	per unit	\$2,097	\$2,185	4.2%	\$1,299	\$1,354	4.2%	\$285	\$297	4.2%	\$111	\$192	73.0%	\$61	\$64	4.2%	\$3,853	\$4,092	6.2%
SFR - Low Density (2.1 - 4)	per unit	\$2,097	\$2,185	4.2%	\$1,299	\$1,354	4.2%	\$285	\$297	4.2%	\$111	\$193	73.9%	\$56	\$58	4.2%	\$3,848	\$4,087	6.2%
SFR - Medium Density (4.1 - 7)	per unit	\$2,097	\$2,185	4.2%	\$1,299	\$1,354	4.2%	\$285	\$297	4.2%	\$111	\$192	73.0%	\$56	\$58	4.2%	\$3,848	\$4,086	6.2%
MFR - Medium High Density (7.1 - 15)	per unit	\$1,258	\$1,311	4.2%	\$779	\$812	4.2%	\$171	\$178	4.1%	\$67	\$115	71.6%	\$34	\$35	4.2%	\$2,309	\$2,451	6.1%
MFR - High (15.1 - 25)	per unit	\$1,258	\$1,311	4.2%	\$779	\$812	4.2%	\$171	\$178	4.1%	\$67	\$115	71.6%	\$34	\$35	4.2%	\$2,309	\$2,451	6.1%
MFR - Very High (25.1 - 43)	per unit	\$1,258	\$1,311	4.2%	\$779	\$812	4.2%	\$171	\$178	4.1%	\$67	\$115	71.6%	\$34	\$35	4.2%	\$2,309	\$2,451	6.1%
Retail	per 1000 bldg sf	\$3,309	\$3,448	4.2%	\$2,050	\$2,136	4.2%	\$450	\$469	4.2%	\$176	\$304	72.7%	\$88	\$92	4.2%	\$6,073	\$6,449	6.2%
Office, Public Facilities	per 1000 bldg sf	\$1,509	\$1,572	4.2%	\$935	\$974	4.2%	\$205	\$214	4.4%	\$80	\$139	73.8%	\$40	\$42	4.2%	\$2,769	\$2,941	6.2%
Industrial	per 1000 bldg sf	\$406	\$423	4.2%	\$252	\$263	4.4%	\$55	\$57	3.6%	\$22	\$37	68.2%	\$11	\$11	4.2%	\$746	\$791	6.0%
Schools	per 1000 bldg sf	\$2,648	\$2,759	4.2%	\$1,640	\$1,709	4.2%	\$360	\$375	4.2%	\$140	\$243	73.6%	\$70	\$73	4.2%	\$4,858	\$5,159	6.2%
Churches	per 1000 bldg sf	\$1,509	\$1,572	4.2%	\$935	\$974	4.2%	\$205	\$214	4.4%	\$80	\$139	73.8%	\$40	\$42	4.2%	\$2,769	\$2,941	6.2%
Mini Storage	per gross acre	\$5,306	\$5,529	4.2%	\$3,293	\$3,431	4.2%	\$719	\$749	4.2%	\$287	\$484	68.6%	\$144	\$150	4.2%	\$9,749	\$10,343	6.1%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates					
Sewer oversize mains					
10"	\$3.10	\$3.23 per linear foot	4.2%	Water Oversize Reimbursement Rates	
12"	\$8.70	\$9.07 per linear foot	4.2%	12" main	\$14.40 \$15.00 per linear foot
15"	\$20.10	\$20.94 per linear foot	4.2%	14" main	\$26.00 \$27.09 per linear foot
18"	\$35.65	\$37.15 per linear foot	4.2%	16" main	\$43.70 \$45.54 per linear foot
21"	\$48.60	\$50.64 per linear foot	4.2%	18" main	\$56.95 \$59.34 per linear foot
Sewer overdepth mains:					
<u>8' to 12' in depth</u>					
8" main	\$7.90	\$8.23 per linear foot	4.2%	20" main	\$71.15 \$74.14 per linear foot
10" main	\$10.00	\$10.42 per linear foot	4.2%	24" main	\$103.35 \$107.69 per linear foot
12" main	\$9.85	\$10.26 per linear foot	4.2%	Water oversize valves:	
15" main	\$13.45	\$14.01 per linear foot	4.2%	12" valve	\$873 \$910 each
18" main	\$15.35	\$15.99 per linear foot	4.2%	14" valve	\$1,142 \$1,190 each
21" main	\$18.35	\$19.12 per linear foot	4.2%	16" valve	\$1,540 \$1,605 each
<u>12' to 16' in depth</u>					
8" main	\$15.35	\$15.99 per linear foot	4.2%	18" valve	\$1,846 \$1,924 each
10" main	\$17.15	\$17.87 per linear foot	4.2%	20" valve	\$2,813 \$2,931 each
12" main	\$17.05	\$17.77 per linear foot	4.2%	24" valve	\$4,274 \$4,454 each
15" main	\$22.20	\$23.13 per linear foot	4.2%		
18" main	\$32.60	\$33.97 per linear foot	4.2%		
21" main	\$34.15	\$35.58 per linear foot	4.2%		
<u>Greater than 16' in depth</u>					
8" main	\$20.40	\$21.26 per linear foot	4.2%		
10" main	\$22.55	\$23.50 per linear foot	4.2%		
12" main	\$22.60	\$23.55 per linear foot	4.2%		
15" main	\$33.35	\$34.75 per linear foot	4.2%		
18" main	\$40.85	\$42.57 per linear foot	4.2%		
21" main	\$45.45	\$47.36 per linear foot	4.2%		

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

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 Outside 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
5.5	\$0	15.4	\$175
5.6	\$0	15.6	\$176
5.8	\$0	15.8	\$178
6.0	\$0	16.0	\$179
6.2	\$0	16.2	\$180
6.4	\$0	16.4	\$181
6.6	\$0	16.6	\$182
6.8	\$0	16.8	\$184
7.0	\$0	17.0	\$185
7.2	\$7	17.2	\$186
7.4	\$15	17.4	\$187
7.6	\$22	17.6	\$189
7.8	\$30	17.8	\$190
8.0	\$37	18.0	\$191
8.2	\$44	18.2	\$192
8.4	\$52	18.4	\$194
8.6	\$59	18.6	\$195
8.8	\$66	18.8	\$196
9.0	\$74	19.0	\$197
9.2	\$81		
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	\$375
0.4	\$3,875	10.2	\$375
0.6	\$3,875	10.4	\$375
0.8	\$3,875	10.6	\$375
1.0	\$3,875	10.8	\$375
1.2	\$3,333	11.0	\$375
1.4	\$2,792	11.2	\$375
1.6	\$2,250	11.4	\$375
1.8	\$1,709	11.6	\$375
2.0	\$1,167	11.8	\$375
2.2	\$1,135	12.0	\$375
2.4	\$1,104	12.2	\$375
2.6	\$1,072	12.4	\$375
2.8	\$1,040	12.6	\$375
3.0	\$1,009	12.8	\$375
3.2	\$977	13.0	\$375
3.4	\$945	13.2	\$375
3.6	\$914	13.4	\$375
3.8	\$882	13.6	\$375
4.0	\$850	13.8	\$375
4.2	\$819	14.0	\$375
4.4	\$787	14.2	\$375
4.6	\$755	14.4	\$375
4.8	\$723	14.6	\$375
5.0	\$692	14.8	\$375
5.2	\$660	15.0	\$375
5.4	\$628	15.2	\$375
5.5	\$613	15.4	\$375
5.6	\$597	15.6	\$375
5.8	\$565	15.8	\$375
6.0	\$533	16.0	\$375
6.2	\$502	16.2	\$375
6.4	\$470	16.4	\$375
6.6	\$438	16.6	\$375
6.8	\$407	16.8	\$375
7.0	\$375	17.0	\$375
7.2	\$375	17.2	\$375
7.4	\$375	17.4	\$375
7.6	\$375	17.6	\$375
7.8	\$375	17.8	\$375
8.0	\$375	18.0	\$375
8.2	\$375	18.2	\$375
8.4	\$375	18.4	\$375
8.6	\$375	18.6	\$375
8.8	\$375	18.8	\$375
9.0	\$375	19.0	\$375
9.2	\$375		
9.4	\$375		
9.6	\$375		
9.8	\$375		