

ATTACHMENT A

RESOLUTION 20-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE SCHEDULE OF CHARGES FOR THE WATER SUPPLY FEE, REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

WHEREAS, on July 15, 2019, the City Council approved the Cooperative Agreement between Fresno Irrigation District and City of Clovis for Water Utilization and Conveyance, and the Firm Surface Water Supply and Purchase Agreement, for the City to continue receiving Kings River water and include the addition of a new water supply to meet future growth and support implementation of the Sustainable Groundwater Management Act (SGMA); and

WHEREAS, the agreements provide additional water supply throughout the City Sphere of Influence, with the exception that the additional water supply cannot supplant water that would be provided by other water districts; and

WHEREAS, the investment to secure a firm water supply is to be paid for by both the City Water Enterprise Fund and development impact fees, where the Water Enterprise share of the investment is for sustainability (SGMA) related reasons and the development share is to serve future growth; and

WHEREAS, the purpose of the Water Supply Fee is to fund the development share of the investment to secure a firm water supply, as well as investment in banking facilities; and

WHEREAS, the impact fee will be used to pay for the cost of acquiring new water resources and the cost of the City's water banking facilities; and

WHEREAS, the need for the additional water supply is directly tied to land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply; and

WHEREAS, without the Water Supply Fee, the City will not be able to meet its obligations under the agreements to pay for the firm water supply, and would prohibit the City from providing essential water services to new development or redevelopment, which would result in a specific, adverse impact upon the public health or safety; and

WHEREAS, the City performed a fee study which establishes a reasonable relationship between 1) the use of the Water Supply Fee to develop additional water supplies and the land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply, 2) the need for additional water supply due to land development or redevelopment and the land that is developed or redeveloped at a land use or intensity that creates or increases the demand for additional water supply, and 3) the amount of the Water Supply Fee and the cost of acquiring additional water supply; and

WHEREAS, the City worked with stakeholders and agreed that the Water Supply Fee shall be implemented on May 15, 2020; and

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.

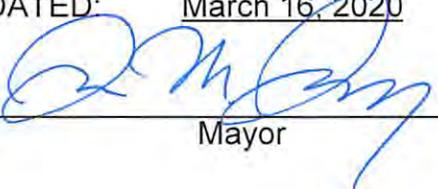
NOW, THEREFORE, IT IS RESOLVED AND ORDERED AS FOLLOWS:

1. The schedule of charges for the Water Supply Fee provided and attached as Attachment A is hereby approved.
2. The provisions of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Water Supply Fee Schedule.
3. The Water Supply Fee shall be effective sixty (60) days from the adoption of the fee pursuant to this Resolution, which will be on May 15, 2020.
4. Notwithstanding the effective date, the Water Supply Fee shall not apply to any project for which a complete application for all entitlements applicable to the project was submitted to the City before May 15, 2020.
5. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Water Supply Fee Schedule (Attachment 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.

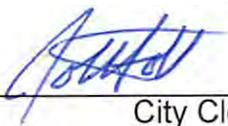
The foregoing Resolution was introduced and adopted by the City Council of the City of Clovis at a regularly scheduled meeting held on March 16, 2020 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen, Mayor Bessinger
NOES: None
ABSENT: None
ABSTAIN: None

DATED: March 16, 2020



Mayor



City Clerk



ATTACHMENT A

WATER SUPPLY FEE SCHEDULE

March 16, 2020

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Rural Residential (1 DU/2 AC)	16,100	11,320
Very Low Density Residential (0.6 – 2.0 DU/AC)	16,100	11,320
Low Density Residential (2.1 – 4.0 DU/AC)	13,880	9,100
Medium Density Residential (4.1 – 7.0 DU/AC)	12,210	7,440
Medium High Density Residential (7.1 – 15.0 DU/AC)	18,320	13,540
High Density Residential (15.1 – 25.0 DU/AC)	26,090	21,310
Very High Density Residential (25.1 – 43.0 DU/AC)	40,520	35,740
Mixed Use Village	27,750	22,980
Mixed Use/Business Campus	27,750	22,980
Office	14,990	10,210
Industrial	5,550	780
Neighborhood Commercial	16,100	11,320
General Commercial	16,100	11,320
Open Space	8,330	3,550
Public Facilities	7,770	3,000
Parks	16,650	11,880
Schools	15,540	10,770

* Excludes lands within the existing Garfield and International Irrigation Districts which will require separate analysis.

ATTACHMENT B

ORDINANCE 20-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING SECTIONS OF CHAPTER 6 OF TITLE 6 OF THE CLOVIS MUNICIPAL CODE RELATING TO THE DEVELOPMENT FEES

The City Council of the City of Clovis does ordain as follows:

Section 1 Section 6.5.203(b)(1) of Chapter 6 of Title 6 of the Clovis Municipal Code is hereby amended to read as follows:

6.5.203 Water main extensions/connections: Charges.

(b) Water major facilities charges.

(1) Purpose. The water major facilities charge pays for the construction and financing of major transmission mains, water treatment facilities, water wells, pump stations, and storage facilities. These facilities are necessary components of City's water system and essential to providing water to City residents and the public. The City has a continuing cost for establishing, maintaining, and operating these facilities.

Section 2 Section 6.5.203(c) of Chapter 6 of Title 6 of the Clovis Municipal Code is hereby amended to read as follows:

6.5.203 Water main extensions/connections: Charges.

(c) Water supply charges. All properties connecting to the City water system, and properties connected to the City water system that are subsequently developed or redeveloped to a land use or intensity that increases the water demand for the property, shall pay a water supply charge as set forth herein.

(1) In approving the water supply charges, the City Council finds as follows:

- i. The City water system provides a necessary public service and a resource essential to life and growth in the City of Clovis. The health and safety of residents of the City of Clovis and members of the public require the City to provide an adequate water supply for residential, municipal, commercial, and industrial uses. Future development and redevelopment within the City and in areas to be annexed into the City requires a sufficient supply of water to meet anticipated demands based on future development and more intensive land uses. (See Government Code Section 66473.7(b)(1).)
- ii. Properties within the City of Clovis sphere of influence have no or insufficient surface water allocation. These properties

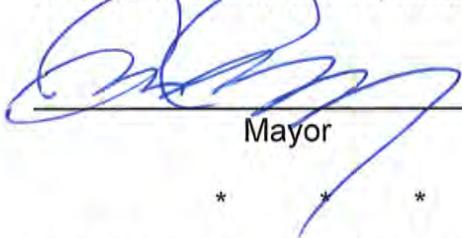
- ii. To establish a financing mechanism for the acquisition of surface water supply which creates a reasonably equitable distribution of the cost based on the demand imposed and the benefits received.
- (3) Water supply charges shall be established by resolution adopted by the City Council, based upon the justification reports, as those reports may be subsequently amended or supplemented, and upon a determination that there is a reasonable relationship between the amount of the fee and the cost to provide supplemental water supply as needed for property connection, development or redevelopment. The water supply charge shall be included in the Master Development Fee Schedule.
- (4) The water supply charge shall be assessed per gross acre for all properties to be connected to the water system and for properties connected to the City water system that are subsequently developed or redeveloped to a land use or intensity that increases the water demand for the property. The water supply charge will be based on the unit cost to acquire an annual surface water supply adequate to meet the excess demand imposed by the development or redevelopment based on the potable water demand assumptions contained in the water master plan.
- (5) The water supply charge shall be applied as follows:
 - i. Single-family residential, multifamily residential and nonresidential developments, public schools, and planned regional, community and area parks shall pay a water supply charge for each gross acre of development based on the type of use as set forth in the Master Development Fee Schedule.
 - ii. FMFCD basins shall be subject to the rates for parks as set forth on the Master Development Fee Schedule. Water supply charges will be charged for irrigated areas only when potable water is the main source.
 - iii. For nonresidential developments with floor-to-area ratios exceeding three-tenths (0.3), the City Engineer may require the payment of a water supply charge based on an approved project water assessment.
 - iv. Charges for developments that utilize a nonpotable water supply for landscape irrigation shall be based on the potable component of the total water demand for the development, as determined by an approved project water assessment.
 - v. Redevelopment projects that will result in an increase in density shall pay the charges based on the demand imposed by the new density. Redevelopment projects with no increase in building area or density shall be exempt.
 - vi. For developments on properties that have existing water service involving a change in use, the charge shall be based on

the increase in water demand. If the land use change results in a decrease or no change in water demand, no fee will be due.
vii. For residential parcels in the City not already connected to the City water system that desire or are forced to connect to the City water system, the City Engineer may require the payment of the water supply charge for only the portion of the parcel that is actually developed or to be developed and uses water from the City water system. In no case shall the charge be for less than the equivalent of a twelve thousand five hundred (12,500) square foot lot.

(6) Payment. The water supply charges shall be due and payable prior to any new connection to the water system and as a condition precedent to and upon approval of a final map, or a building permit issued pursuant to or in conjunction with a conditional use permit, or a site plan, or a parcel map, or any other building permit for which the water supply charges are applicable.

Section 3 This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

APPROVED: March 16, 2020



Mayor



City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on March 16, 2020, and was adopted at a regular meeting of said Council held on April 6, 2020, by the following vote, to wit:

AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen, Mayor Bessinger
NOES: None
ABSENT: None
ABSTAIN: None

DATED: April 6, 2020



City Clerk





CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: March 16, 2020

SUBJECT: Consider items associated with Chapter 6.5 of the Clovis Municipal Code to Establish the Water Supply Fee to Pay for Water Supply for New Development and the Associated Revision to the Master Development Fee Schedule:

- a. Consider Reintroduction Ordinance 20-____, Amending Chapter 6.5 of the Clovis Municipal Code to Establish the Water Supply Fee to Pay for Water Supply for New Development.
- b. Consider Approval - Res. 20-____, Approving the Schedule of Charges for the Water Supply Fee, Revising the Master Development Fee Schedule, and Providing a Description of Fees to be Requested for County Adoption.

Staff: Mike Harrison, City Engineer
Recommendation: Approve

- ATTACHMENTS:
- 1. Ordinance 20-____, w/ Redline changes
 - 2. Resolution 20-____
 - 3. Water Supply Impact Fee Study
 - 4. Water Supply Impact Fee Schedule
 - 5. Form of DCP Annexation Agreement

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve:

- 1. Reintroduction of Ordinance 20-____, Amending Chapter 6.5 of the Clovis Municipal Code to Establish the Water Supply Fee to Pay for Water Supply for New Development; and

- 2. Resolution 20-____, approving the Schedule of Charges for the Water Supply Fee, Revising the Master Development Fee Schedule, and Providing a Description of Fees to be requested for County Adoption.

EXECUTIVE SUMMARY

On July 15, 2019, the City Council approved the Cooperative Agreement between Fresno Irrigation District and City of Clovis for water utilization and conveyance, and the Firm Surface Water Supply and Purchase Agreement. The two agreements represent the language and terms for the City to continue receiving Kings River water and include the addition of a new water supply to meet future City growth and support implementation of the Sustainable Groundwater Management Act (SGMA).

The Firm Surface Water Supply and Purchase Agreement provides for the secure delivery of 7,000 acre feet of water supply for the City of Clovis that will be developed over a 25-year time period. The cost of developing this firm water supply is \$5,000 per acre foot. The total cost is \$35 million. \$5 million will be due in September 2020, \$1.5 million will be paid annually from 2021 – 2030, and \$1.0 million paid annually from 2031 – 2045.

The \$35 million investment to secure a firm water supply is to be paid for by both Development impact fees and Water Enterprise funds. The Development share of this investment is to serve future growth and the Water Enterprise share is for sustainability (SGMA) related reasons. At this point in time, the technical working group developing the Groundwater Sustainability Plan (GSP) under SGMA has found that the City of Clovis is generally currently in balance concerning water supply and overdraft. This is an important point to note because the greater need for the firm water supply will be to serve future development. There have been preliminary meetings and discussions with the development industry, in which they have been made aware of an impending cost for the new water supply to serve growth.

The Water Enterprise fund will be used to pay the initial \$5 million in September 2020. Annual payments thereafter will be funded by Development impact fees. Approval of this ordinance will establish the required funding mechanism to establish the new water supply impact fee which will make the annual payments from 2021 – 2045. If the Development impact fee revenue is unable to make the annual payments, fund borrowing or existing users will be required to lend money to make the annual payment. Loaned monies would be paid back as sufficient development impact fees are collected.

The introduction of the ordinance was approved on March 9, 2020 and staff is reintroducing the ordinance with clarifications added pursuant to Council discussion. Staff is also requesting approval of the resolution to set the water supply fee schedule.

BACKGROUND

Ordinance Clarifications

Following the March 9, 2020 Council meeting, the ordinance was revised to include clarifications requested regarding the treatment of rural residential properties that wish to

connect to City water. These properties would be subject to payment of the water supply fee based only on the portion of the property developed or being developed. The revised ordinance is presented in Attachment 1 in redline format to show the revisions. Due to the revisions, the ordinance is being reintroduced and will require a second reading and approval of the reintroduced ordinance on April 6, 2020.

Discussion

In the fall of 2019, in order to support continued growth in the City, the City and the FID signed the 2019 Firm Water Supply and Purchase Agreement and the Revised, Amended and Restated Cooperative Agreement between FID and City of Clovis for Water Utilization and Conveyance. These agreements were designed to provide adequate water supply throughout the City Sphere of Influence regardless of whether a property lies inside or outside the FID service area. The only caveat is that the water cannot supplant water that would be provided by other water districts (Garfield and International).

The purpose of the impact fee is to fund the water supply for new development pursuant to the agreements. The need for the additional water supply is directly tied to land development or redeveloped at a land use or intensity that creates or increases the demand for additional water supply. The impact fee will be used to acquire new water resources for land developed or redeveloped at intensities and water use demands that exceed any available water allocation. The City has determined that without the impact fee, the City will not be able to meet its obligations under the FID Agreements. If the City is not able to meet its obligations under the FID Agreements, the City will not be able to provide essential water services to new development, and this will result in a specific, adverse impact upon the public health or safety.

In general, the impact fee will be assessed per acre and can be described as the per acre cost to acquire water supply resources sufficient for the water use demand associated with the anticipated land use. As set forth in the fee calculation methodology outlined in the water supply impact fee study, there is a reasonable relationship between the amount of the fee and the cost of acquiring additional water supply resources. Further, the costs associated with the acquisition of the new water supply are attributable to the new development or redevelopment based on the anticipated water use demand for the property and the impact fee will be assessed on the land to be developed on that basis. Therefore, a reasonable relationship exists between the need for additional water supply resources, the use of the fee to acquire additional water supply resources, and the new development or redevelopment at a land use or intensity that creates or increases the demand for additional water supply resources.

The cost to purchase the firm water supply of 7,000 acre feet per acre per year was \$35 million. The first installment of \$5 million will be due in September 2020 and will be paid from the enterprise water fund. The remaining \$30 million is to be funded by new development. In addition, the remaining cost of the Boswell banking facility is added to arrive at a total cost to be apportioned to development. The total cost is converted to a cost per acre foot and apportioned according to the water utilization rates identified in the water master plan.

- The fee calculation and apportionment methodology is discussed in detail in the Water Supply Fee Study and was derived as follows:
 1. The total cost of water supply capital elements was determined (on a per acre foot per year basis).
 2. This unit cost was then apportioned to the various land use types according to the demand factors identified in the water master plan.Example:
The cost of water supply is \$5,550 per acre foot.
If the water demand for a particular land use is 2.0 AFY/acre, the total fee per acre would be $2.0 \times \$5,550 = \$11,100$.

- For lands within the FID, there is still water allocation available at no cost, but the amount of allocation available is limited to 7.12% of the total FID area per the conveyance agreements.
- This remaining FID allocation is spread to all remaining undeveloped land within the FID. Under this methodology, all lands within the FID would receive a credit against the base fee equal to approximately 39% of the historical allocation per acre.
(Note: The historical allocation varies over time. Currently, it is 2.2 acre feet per acre per year. 39% of 2.2 is about 0.86 acre feet per acre per year.)

The proposed fee schedule provides the fee amount per acre for each of the land use categories identified in the general plan.

If approved, the fee will be effective May 15, 2020. The Water Supply Fee will not apply to any project for which a complete application for all entitlements applicable to the project was submitted to the City before May 15, 2020.

FISCAL IMPACT

The proposed water supply fee will provide funding for the acquisition of sufficient water supply to meet the demands based on future development and redevelopment within the City and in areas to be annexed to the City at a land use or intensity that creates or increases the demand for additional water supply.

REASON FOR RECOMMENDATION

The ordinance and resolution will establish the needed mechanism for collecting the funding for acquisition of water supply.

ACTIONS FOLLOWING APPROVAL

1. Staff will notify the development community and implement the new fee on May 15, 2020.
2. Staff will proceed with submitting the Water Supply Fee ordinance and resolution to the Fresno County Board of Supervisors for County adoption.

Prepared by: Gene G. Abella, Civil Engineer

Reviewed by: City Manager *GA*

ORDINANCE 20-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING SECTIONS OF CHAPTER 7 OF TITLE 7 OF THE CLOVIS MUNICIPAL CODE RELATING TO THE DEVELOPMENT FEES

The City Council of the City of Clovis does ordain as follows:

Section 1 Section 6.5.203(b)(1) of Chapter 6 of Title 6 of the Clovis Municipal Code is hereby amended to read as follows:

6.5.203 Water main extensions/ connections: Charges.

(b) Water major facilities charges.

(1) Purpose. The water major facilities charge pays for the construction and financing of major transmission mains, water treatment facilities, water wells, pump stations, and storage facilities. These facilities are necessary components of City's water system and essential to providing water to City residents and the public. City has a continuing cost for establishing, maintaining, and operating these facilities.

Section 2 Section 6.5.203(c) of Chapter 6 of Title 6 of the Clovis Municipal Code is hereby amended to read as follows:

6.5.203 Water main extensions/ connections: Charges.

(c) Water supply charges. All properties connecting to the City water system, and properties connected to the City water system that are subsequently developed or redeveloped to a land use or intensity that increases the water demand for the property, shall pay a water supply charge as set forth herein.

(1) In approving the water supply charges, the City Council finds as follows:

- i. The City water system provides a necessary public service and a resource essential to life and growth in the City of Clovis. The health and safety of residents of the City of Clovis and members of the public require the City to provide an adequate water supply for residential, municipal, commercial, and industrial uses. Future development and redevelopment within the City and in areas to be annexed into the City requires a sufficient supply of water to meet anticipated demands based on future development and more intensive land uses. (See Government Code section 66473.7(b)(1).)
- ii. Properties within the City of Clovis sphere of influence have no or insufficient surface water allocation. These

properties will be developed or redeveloped with projects at densities or intensities that will create a potable water demand that exceeds any available water allocation. Approval of these projects or connection to the City water system will require that a source of surface water supply be secured to meet the demand that will be created by the proposed project or connection in order to avoid adverse impacts to the public health and safety.

- iii. The Revised, Amended and Restated Cooperative Agreement between Fresno Irrigation District and City of Clovis for Water Utilization and Conveyance, dated September 1, 2019, limited the growth in the City's Kings River Supply to 7.12 percent of the Fresno Irrigation District's Kings water supply right, and shall remain fixed at 7.12 percent until the City and the Fresno Irrigation District mutually agree to adjust the City's percentage of the Fresno Irrigation District's King's Water Supply. None of the surface water allocation provided by the Fresno Irrigation District shall be used to supplant or replace the water allocation for property either within the boundaries of the Garfield Water District or within the boundaries of the International Water District.
 - iv. To meet demand for growth, the City will need to develop, secure, and pay for sufficient additional water supply for the City's water system. Without the additional water supply, the City would be unable to serve new development and redevelopment at more intensive land uses, and if required to serve new development or redevelopment, the result would be significant adverse impacts to public health and safety. Therefore, the City must establish a water supply fee to cover the anticipated costs. The costs associated with securing additional water supply will vary based on then-current available water supply and intended property use and water use demands. The water supply fee is essential to provide a necessary public service to the City of Clovis.
 - v. These findings are based on the City's water master plan or other reports on file with the City, and on such other information provided to the City Council at the public hearing concerning the adoption of fees pursuant to this section, including reports from the City Engineer, City Manager, and such consultants as the City Council deemed necessary.
- (2) Pursuant to the above findings, the City hereby establishes a system for the coordinated acquisition of water supply in order to accomplish the following:

- i. To coordinate the effort to acquire surface water supply to meet the identified need; and
 - ii. To establish a financing mechanism for the acquisition of surface water supply which creates a reasonably equitable distribution of the cost based on the demand imposed and the benefits received.
- (3) Water supply charges shall be established by resolution adopted by the City Council, based upon the justification reports, as those reports may be subsequently amended or supplemented, and upon a determination that there is a reasonable relationship between the amount of the fee and the cost to provide supplemental water supply as needed for property connection, development or redevelopment. The water supply charge shall be included in the Master Development Fee Schedule.
- (4) The water supply charge shall be assessed per gross acre for all properties to be connected to the water system and for properties connected to the City water system that are subsequently developed or redeveloped to a land use or intensity that increases the water demand for the property. The water supply charge will be based on the unit cost to acquire an annual surface water supply adequate to meet the excess demand imposed by the development or redevelopment based on the potable water demand assumptions contained in the water master plan.
- (5) The water supply charge shall be applied as follows:
 - i. Single-family residential, multifamily residential and nonresidential developments, public schools, and planned regional, community and area parks shall pay a water supply charge for each gross acre of development based on the type of use as set forth in the Master Development Fee Schedule.
 - ii. FMFCD basins shall be subject to the rates for parks as set forth on the Master Development Fee Schedule. Water supply charges will be charged for irrigated areas only when potable water is the main source.
 - iii. For nonresidential developments with floor area ratios exceeding three-tenths (0.3), the City Engineer may require the payment of a water supply charge based on an approved project water assessment.
 - iv. Charges for developments that utilize a nonpotable water supply for landscape irrigation shall be based on the potable component of the total water demand for the development, as determined by an approved project water assessment.
 - v. Redevelopment projects that will result in an increase in density shall pay the charges based on the demand imposed by the new density. Redevelopment projects with no increase in building area or density shall be exempt.

vi. For developments on properties that have existing water service involving a change in use, the charge shall be based on the increase in water demand. If the land use change results in a decrease or no change in water demand, no fee will be due.

~~vi.~~vii. For residential parcels in the City not already connected to the City water system that desire or are forced to connect to the City water system, the City Engineer may require the payment of the water supply charge for only the portion of the parcel that is actually developed or to be developed and uses water from the City water system. In no case shall the charge be for less than the equivalent of a twelve thousand five hundred (12,500) square foot lot.

(6) Payment. The water supply charges shall be due and payable prior to any new connection to the water system and as a condition precedent to and upon approval of a final map, or a building permit issued pursuant to or in conjunction with a conditional use permit, or a site plan, or a parcel map, or any other building permit for which the water supply charges are applicable.

Section 3 This Ordinance shall go into effect and be in full force from and after ~~sixty~~ thirty (30) days after its final passage and adoption.

APPROVED:

_____	_____
Mayor	City Clerk
* * * * *	* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on _____, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED:

City Clerk

RESOLUTION NO. 20-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE SCHEDULE OF CHARGES FOR THE WATER SUPPLY FEE, REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

WHEREAS, on July 15, 2019, the City Council approved the Cooperative Agreement between Fresno Irrigation District and City of Clovis for Water Utilization and Conveyance, and the Firm Surface Water Supply and Purchase Agreement, for the City to continue receiving Kings River water and include the addition of a new water supply to meet future growth and support implementation of the Sustainable Groundwater Management Act (SGMA); and

WHEREAS, the agreements provide additional water supply throughout the City Sphere of Influence, with the exception that the additional water supply cannot supplant water that would be provided by other water districts; and

WHEREAS, the investment to secure a firm water supply is to be paid for by both the City Water Enterprise Fund and development impact fees, where the Water Enterprise share of the investment is for sustainability (SGMA) related reasons and the development share is to serve future growth; and

WHEREAS, the purpose of the Water Supply Fee is to fund the development share of the investment to secure a firm water supply, as well as investment in banking facilities; and

WHEREAS, the impact fee will be used to pay for the cost of acquiring new water resources and the cost of the City's water banking facilities; and

WHEREAS, the need for the additional water supply is directly tied to land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply; and

WHEREAS, without the Water Supply Fee, the City will not be able to meet its obligations under the agreements to pay for the firm water supply, and would prohibit the City from providing essential water services to new development or redevelopment, which would result in a specific, adverse impact upon the public health or safety; and

WHEREAS, the City performed a fee study which establishes a reasonable relationship between 1) the use of the Water Supply Fee to develop additional water supplies and the land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply, 2) the need for additional water supply due to land development or redevelopment and the land that is developed or redeveloped at a land use or intensity that creates or increases the demand for additional water supply, and 3) the amount of the Water Supply Fee and the cost of acquiring additional water supply; and

WHEREAS, the City worked with stakeholders and agreed that the Water Supply Fee shall be implemented on May 15, 2020; and

ATTACHMENT 2

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 schedule of charges for the Water Supply Fee provided and attached as Exhibit "A" is hereby approved.
- 2. The provisions of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Water Supply Fee Schedule.
- 3. The Water Supply Fee shall be effective sixty (60) days from the adoption of the fee pursuant to this Resolution, which will be on May 15, 2020.
- 4. Notwithstanding the effective date, the Water Supply Fee shall not apply to any project for which a complete application for all entitlements applicable to the project was submitted to the City before May 15, 2020.
- 5. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Water Supply 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 March 16, 2020 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: March 16, 2020

Mayor

City Clerk

WATER SUPPLY FEE



CITY *of* CLOVIS

PLANNING & DEVELOPMENT

ENGINEERING DIVISION

CLOVIS, CALIFORNIA

MARCH 9, 2020

(Revised March 16, 2020)

ATTACHMENT 3

PURPOSE

This study of fees for acquisition of water supply presents the methodology, summarizes the data, and explains the calculation of the fees. The methodology is designed to comply with the requirements of California law.

This study also identifies the purpose of the fee, the use to which the City will put the fee, and demonstrates the relationship between the need for and use of the fee and the type of development on which the fee will be assessed. The nexus analysis is intended to comply with the Mitigation Fee Act (Government Code section 66000 et seq.) and applicable California law.

NEXUS FOR WATER SUPPLY FEE

Water Demand

For purposes of this study, the water demand assumptions used in the 2017 Clovis Water Master Plan will be utilized. These Unit Demand Factor (UDF) assumptions were derived from data obtained from meter records within the City of Clovis and are shown in Table 1.

Water Entitlement and the Firm Water Supply

Historically, the City of Clovis has received Kings River water entitlement from the Fresno Irrigation District (FID) as a City of Clovis condition of development for properties within the District. The current water entitlement from the Kings River is estimated at 2.2 acre-feet per acre in a normal year. As properties are developed, water entitlement is transferred to the City. A major portion of the entitlement is delivered to the Surface Water Treatment Plant for treatment and distribution into the City water mains for domestic use. The water is also delivered through the FID canal system to various storm water basins or the City's recharge facility for groundwater recharge.

To support continued growth in the City, the City and the FID signed the 2019 Firm Water Supply and Purchase Agreement, which provides for the City to receive annually a potential of 7,000 acre-feet per acre per year. In conjunction with this agreement, the City's portion of FID's Kings River water supply has been limited to 7.12% of the total FID district-wide allocation, through the 2019 Revised, Amended and Restated Cooperative Agreement between FID and City of Clovis for Water Utilization and Conveyance.

These agreements were designed to provide unrestricted water supply through the City Sphere of Influence regardless of whether a property lies inside or outside the FID service area. The only caveat is the water cannot supplant water that would be provided by other water districts (Garfield and International). Lands within these districts would be required to provide water through those district allocations.

Nexus

The purpose of the impact fee is to acquire new water resources for new development. In order to properly secure adequate water entitlement for continued growth, new development that creates a water demand must provide for the additional water supply. In order to provide a secure water supply, the City has taken the following actions:

1. Invested in banking facilities. The cost is \$1,250 per acre-foot per year.
2. Entered into agreements with FID to provide a firm water supply. Development will pay for \$30,000,000 for 7,000 acre-feet per acre per year, or \$4,300 per acre-foot per year.

The impact fee will pay for the cost of acquiring new water resources and the cost of the City's Boswell water banking facilities.

The need for the additional water supply is directly tied to the project or land development that creates the demand for additional water supply. The impact fee will be used to acquire new water resources for land developed at intensities and water use demands that exceed any available water allocation. The City has determined that without the impact fee the City will not be able to meet its obligations under the FID Agreements. If the City is not able to meet its obligations under the FID Agreements, the City will not be able to provide essential water services to new development, and this will result in a specific, adverse impact upon the public health or safety. The City will also be unable to comply with California Government Code § 66473(b)(1), which requires that new subdivisions have a sufficient water supply as a condition of approval.

In general, the impact fee will be assessed per acre and can be described as the per acre cost to acquire water supply resources sufficient for the water use demand for the anticipated land use. As set forth in the Fee Calculation Methodology below, there is a reasonable relationship between the amount of the fee and the cost of acquiring additional water supply resources. Further the costs associated with the acquisition of the new water supply needed for new development are attributable to the new development based on the water use demand for the property and the impact fee will be assessed on the land to be developed on that basis. Therefore, a reasonable relationship exists between the need for additional water supply resources, the use of the fee to acquire additional water supply resources, and the new development that creates the demand for additional water supply resources.

FEE CALCULATION METHODOLOGY

Cost to Acquire Water Supply

The first step to calculating the fee was to calculate the water acquisition cost per gross acre. This was done by adding the cost per acre-foot per year for the remaining water banking facilities construction debt and the cost per acre-foot per year for 7,000 acre-feet per year as set by the Firm Water Supply and Purchase Agreement:

Water Banking Facilities Debt		\$1,250 per acre-foot
Firm Water Supply to be paid by Development	+	<u>4,300 per acre-foot</u>
Cost to Acquire Water Supply		5,550 per acre-foot

Calculation of Base Fee

The fee was calculated by multiplying the cost to acquire water supply to determine the water supply cost per gross acre by the UDF for each land use. The results are indicated in Table 1.

Projects within the FID Service Area

For all projects within the FID service area, a credit is applied against the UDF for each land use as explained below. The results are also indicated in Table 1.

Remaining Area with Annual Allotment in FID Service Area

The next step to calculating the fee was to calculate the remaining area within the FID service area that can be served on an annual allotment of 2.2 acre-feet per acre. This was done by finding the difference between the total areas within the FID service area that are allocated to the City before and after the execution of the 2019 Revised, Amended and Restated Cooperative Agreement between FID and City of Clovis for Water Utilization and Conveyance. Note that the agreement now limits the City's portion of FID's Kings River Water Supply to 7.12%:

Area after Agreement	14,436 acres
Area before Agreement	- 12,499 acres
Difference	1,937 acres

All entitlements approved prior to the public notice of the implementation of the fee are considered to be vesting projects and will be required to pay the water supply fee based on the previous convention of having an annual allotment of 2.2 acre-feet per acre. Therefore, they will "use up" a portion of the remaining FID allotment and are excluded from the remaining Area.

Difference before and after Agreement	1,937 acres
Approved Entitlements	- 630 acres
Remaining Area with Allotment	1,307 acres

Proration of FID Annual Allotment as Credit

The annual allotment of 2.2 acre-feet for the remaining area within the FID service area was then "distributed" over the developable area within the FID boundaries. First, the area of approved entitlements was subtracted from the developable area, since the approved entitlement area already has the annual allotment

Developable Area in FID	4,811 acres
Approved Entitlements	- 630 acres
Developable Area in FID minus Entitlements	4,181 acres

Next, the developable area in FID minus entitlements was adjusted in anticipation that the City will not grow to full build-out per the 2014 General Plan.

Developable Area in FID minus Entitlements	4,181 acres
Assumed Absorption	× 80%
Adjusted Developable Area	3,345 acres

Next, a proration factor was calculated by dividing the area that can be served by the FID allotment by the adjusted developable area.

Available Area of FID Allocation	1,307 acres
Developable Area	÷ 3,345 acres
Proration Factor	39.08%

Finally, the prorated allotment applied as credit to all developable area was calculated by multiplying the annual allotment by the proration factor.

Proration Factor	2.2 acre-feet per acre
Approved Entitlements	\times 39.08%
Allotment Credit	<hr/> 0.86 acre-fee per acre*

* This is the FID allocation that can be applied as credit.

The FID Boundary map is attached for reference.

TABLE 1 – WATER SUPPLY ACQUISITION COST BY LAND USE

Land Use	UDF (AFY/acre)	Base Water Supply Cost (\$/gross acre)	UDF minus Credit (AFY/acre)	Water Supply Cost minus Credit (\$/gross acre)
Rural Residential (1 DU/2 AC)	2.9	16,100	2.0	11,320
Very Low Density Residential (0.6 – 2.0 DU/AC)	2.9	16,100	2.0	11,320
Low Density Residential (2.1 – 4.0 DU/AC)	2.5	13,880	1.6	9,100
Medium Density Residential (4.1 – 7.0 DU/AC)	2.2	12,210	1.3	7,440
Medium-High Density Residential (7.1 – 15.0 DU/AC)	3.3	18,320	2.4	13,540
High Density Residential (15.1 – 25.0 DU/AC)	4.7	26,090	3.8	21,310
Very High Residential (25.1 – 43.0 DU/AC)	7.3	40,520	6.4	35,740
Mixed Use Village	5.0	27,750	4.1	22,980
Mixed Use/Business Campus	5.0	27,750	4.1	22,980
Office	2.7	14,990	1.8	10,210
Industrial	1.0	5,550	0.1	780
Neighborhood Commercial	2.9	16,100	2.0	11,320
General Commercial	2.9	16,100	2.0	11,320
Open Space	1.5	8,330	0.6	3,550
Public Facilities	1.4	7,770	0.5	3,000
Parks	3.0	16,650	2.1	11,880
Schools	2.8	15,540	1.9	10,770

End of Report

WATER SUPPLY FEE

March 16, 2020

Land Use	Base Water Supply Cost (\$/gross acre)	Water Supply Cost minus Credit (\$/gross acre)
Rural Residential <i>(1 DU/2 AC)</i>	16,100	11,320
Very Low Density Residential <i>(0.6 – 2.0 DU/AC)</i>	16,100	11,320
Low Density Residential <i>(2.1 – 4.0 DU/AC)</i>	13,880	9,100
Medium Density Residential <i>(4.1 – 7.0 DU/AC)</i>	12,210	7,440
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Mixed Use Village	27,750	22,980
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Neighborhood Commercial	16,100	11,320
General Commercial	16,100	11,320
Open Space	8,330	3,550
Public Facilities	7,770	3,000
Parks	16,650	11,880
Schools	15,540	10,770

DRY CREEK PRESERVE MASTER PLAN

City of Clovis Resolution No. 18-71 (June 4, 2018)
FORM ANNEXATION AGREEMENT

RECORDING REQUESTED BY, AND)
WHEN RECORDED, MAIL TO:)
)
City of Clovis)
1033 Fifth Street)
Clovis, California 93612)
ATTN: City Manager)

(Space above provided for Recorder)
No recording or filing fee required; this document exempt from fee pursuant
to California Government Code sections 6103, 27383, and 27388.1(a)(2)(D).

DRY CREEK PRESERVE ANNEXATION AGREEMENT
APN [REDACTED]

This Agreement is entered into as of [REDACTED], 20 [REDACTED], between the City of Clovis, a California municipal corporation and general law city (“City”) and [REDACTED], [an individual, husband and wife, joint tenants] (“Owner”), including Owner’s successor, with respect to the following recitals, which are a substantive part of this Agreement.

RECITALS

- A. Owner owns certain property in the County of Fresno, State of California, described as APN [REDACTED] and located at [REDACTED] (“Property”).
- B. The Property is within an area commonly referred to as the “Dry Creek Preserve” which is within City’s Sphere of Influence and identified as “Focus Area 7” in the 2014 Clovis General Plan (“General Plan”).
- C. Dry Creek Preserve is generally bounded by Nees Avenue on the South, Shepherd Avenue on the North, Armstrong Avenue on the East, and Sunnyside Avenue on the West.¹ The area is zoned County R-R and designated as primarily rural residential in the General Plan. Substantial rural residential development exists in the area, with a few large vacant parcels remaining.
- D. The General Plan directs that a master plan be prepared for the entirety of the Dry Creek Preserve area (“Master Plan”) prior to any development, and that any development respect the rural residential character of the Dry Creek Preserve.

¹ The precise boundaries are Nees Avenue, the curved alignments of Fresno Irrigation District’s Enterprise Canal, and Dry Creek alignment.

E. Consistent with the General Plan, on June 4, 2018, City approved a Master Plan. The Master Plan includes a land use plan of development compatible with the rural residential nature of the area (“Land Use Plan”), design guidelines to preserve the rural residential character of the area (“Design Guidelines”), and an annexation program and policy (“Annexation Program”).

G. The Annexation Program is designed to address the annexation of the entire Dry Creek Preserve over a period of time as rural residential compatible developments are proposed. Part of the Annexation Program is an annexation agreement (“Annexation Agreement”) for those properties that are not part of a proposed development project but are either required to be annexed concurrently with the development project, or are expected to be annexed as part of the broader Annexation Program (“Non-Development Properties”).

NOW, THEREFORE, for the consideration set forth herein, the parties agree as follows:

**SECTION 1
BENEFITS TO OWNER**

As Owner of a Non-Development Property, the following benefits shall be provided to the Owner upon annexation:

- 1.1. Permitted Uses. The following uses shall be allowed on the Property:
 - (a) Those uses lawfully allowed to exist under the applicable Fresno County Code at the time of annexation; or
 - (b) Those uses permitted under the City’s Municipal Code after annexation.

Legally non-conforming uses under the County Code may only be allowed to continue if Owner can demonstrate that the legally non-conforming use was grandfathered in under a pre-existing County Code and the time to remove the legal non-conformity has not expired.

- 1.2. Farm Animals. Owner may keep farm animals to the extent the keeping of farm animals was lawfully allowed to exist under the applicable County Code for Rural Residential (“RR”) properties in the County at the time of annexation, or as otherwise lawfully allowed under City’s Municipal Code for the designated zoning upon annexation.

- 1.3. Use of Water Wells. Owner may continue to use existing water well(s) and defer connection to the Clovis water system, even if a City water service connection is available to the property. Use and maintenance of the system will remain the responsibility of the property owner and the well must be kept in a condition consistent with Fresno County Environmental Health Department standards as if the Property were still in the unincorporated portion of Fresno County.

If a new well becomes necessary, Owner may drill a new well provided Owner abandons all wells being replaced. The drilling, deepening, and abandonment of any wells shall be in accordance with State and County standards for wells in effect at the time. If Owner connects to

the Clovis water system, Owner may continue to use the existing well(s) on the Property, including maintenance or replacement consistent with this section, for landscaping and agricultural purposes so long as no cross connection is made between the well(s) and residence on the Property.

Upon any intensification of use as set forth in the Change in Use section of this Agreement, or this Agreement otherwise terminating, Owner will be required to connect to Clovis' water system if it is available.

A water service connection will be deemed available to the Property if (a) the Property is within the City limits, and (b) a water service connection has been constructed and is available for use in any public street, alley, easement, or right-of-way adjacent to a lot or within one hundred feet (100') of the Property. Owner shall be responsible for paying all costs associated with connection to the Clovis water system.

1.4. Use of Septic System. Owner may continue to use and maintain their existing septic system on the property, even if a City sewer service connection is available to the property, for a period of three (3) years after annexation. Use and maintenance of the system will remain the responsibility of the Property owner and the septic system must be kept in a condition consistent with Fresno County Environmental Health Department standards as if the Property were still in the unincorporated portion of Fresno County.

If a septic system fails and City sewer service connection is not available, or if City sewer service is available but Owner has obtained a deferral per the criteria set forth below, the onsite septic system may be replaced in accordance with State and County standards for septic systems in effect at the time.

Within three years after annexation and of a sewer service connection being available to the Property, Owner shall either connect to the City sewer system or obtain a deferral under the criteria set forth below. Connection or deferral is only required upon City notification to the Owner of the need to connect to the City system.

Upon any intensification of use as set forth in the Change in Use section of this Agreement, or this Agreement otherwise terminating, Owner will be required to connect to Clovis' sewer system if it is available.

A sewer service connection will be deemed available to the Property if (a) the property is within the City limits, and (b) a sewer service connection has been constructed and is available for use in any public street, alley, easement, or right-of-way adjacent to a lot or within one hundred feet (100') of the Property. Owner shall be responsible for paying all costs associated with connection to the Clovis sewer system.

Deferral Criteria

- (a) The septic system must comply with current State standards.
- (b) The septic system may not have leach fields or tanks within areas that are flood irrigated.

(c) The owner must provide a diagram of the septic system’s location and proof that the septic system is in good working order. The diagram and acceptable proof may be provided by having a licensed septic company inspect the septic system and provide documentation that the system is functioning properly and of a design that meets State standards.

(d) Deferments must be renewed every ten (10) years.

1.5. Solid Waste Service. Owner shall have the choice of changing to City solid waste service immediately, or staying with their existing franchised service provider through the County for up to five (5) years from the date of annexation.

City’s basic residential refuse and recycling service is centered on urban waste production. Rural residential properties can generate waste material in quantities or types that require additional services above City’s standard waste pickup. Therefore, when Owner is ready to change to City service it will be necessary to work directly with City’s solid waste division to determine the best way City can service Owner’s solid waste needs.

1.6. Irrigation Water. In the ordinary course, City requires that as a condition of connection to the City water system, a property owner agree to transfer to City all rights and privileges to the use of surface water supplies through FID. Based upon the unique nature of the Dry Creek Preserve and existing rural usage of the Property, City agrees to allow Owner the option to continue existing use of surface water supplies through FID after annexation and connection to the City water system under the following terms and conditions:

(a) Before connection to the City water system, either prior to or after annexation, Owner, in its sole and absolute discretion, shall elect one of the following options:

OPTION A: Owner shall transfer any and all access, rights and privileges to the use of surface irrigation supplies through FID on the Property, to the extent the same exists, to the City of Clovis, and shall pay to the City of Clovis the then-applicable non-refundable “Water Supply Fee” as if the Property was within the jurisdiction of FID, in addition to any other applicable fees and charges. (Based on the May 4, 2015 Master Development Fee Schedule, the Water Supply Fee within the jurisdiction of FID is \$1,250 per unit, based on a density of 0.5 Units/Acre.)

OPTION B: Owner shall retain any and all access, rights and privileges to the use of surface irrigation supplies through FID on the Property, to the extent the same exists, and shall pay to the City of Clovis the then-applicable non-refundable “Water Supply Fee” as if the Property was outside the jurisdiction of FID, in addition to any other applicable fees and charges. (Based on the May 4, 2015 Master Development Fee Schedule, the Water Supply Fee outside the jurisdiction of FID is \$3,875 per unit, based on a density of 0.5 Units/Acre.)

(b) If Owner elects to retain any and all access, rights and privileges to the use of surface irrigation supplies through FID on the Property, the City of Clovis shall not restrain, restrict, curtail, or divest the exercise of such access, rights and privileges provided such exercise is in accordance with applicable laws, rules, and regulations of the State of California, the County of Fresno, and FID. The City shall have the right to implement requirements imposed on the City under the Sustainable Groundwater Management Act (SGMA) and any regulations adopted by

the North Kings Ground Water Sustainability Agency, including those that arise from the Groundwater Sustainability Plan (GSP).

(c) If subsequent to connection to the City water system, use of the Property intensifies (as that term is defined in Section 1.8 of this Agreement), Owner shall transfer any and all access, rights and privileges to the use of surface irrigation supplies through FID on the Property, to the extent the same exists, to the City of Clovis.

1.7. Addressing. Owner acknowledges that as part of the annexation process, the address of each property within an annexed area will be required to change from a County address to a City address. The address change will be pursuant to City policy. Changing to a City address will allow Clovis Police and Fire to correctly dispatch calls for service to these areas without delay.

1.8. Change in Use. The provisions of this Agreement shall remain in effect and run with the land so long as use of the Property does not intensify. Intensification means:

(a) Subdivision of the land into any density greater than 0.5 Units/Acre (2 acre parcels). If after annexation Owner subdivides the Property into a density greater than 0.5 Units/Acre as allowed by the Master Plan, but retains Owner’s original primary residence on a remainder rural residential parcel, the remainder parcel shall not be considered intensified and this Agreement shall run with the remainder parcel. The newly created parcels shall be subject to applicable provisions of City’s Development Code.

(b) The addition of additional residential units, except that up to one second residential unit shall be allowed on the Property as permitted by City’s accessory dwelling unit ordinance.

(c) The division, or development of commercial, office or industrial uses on the Property, except that rural residential compatible uses shall be allowed as provided for in Section 1.1.

Should use of the Property intensify following annexation, this Agreement shall terminate, and all Clovis ordinances and standards in effect at the time shall govern and be complied with by Owner, or Owner’s successors, heirs, and assigns.

1.9. Subdivision into Rural Residential Parcels. If after annexation Owner subdivides the Property into 0.5 Units/Acre or lower density rural residential parcels, the following shall be applicable:

(a) The subdivision shall be subject to applicable provisions of Fresno County’s Development Code at the time of approval of the subdivision as if the property were still in the unincorporated portion of Fresno County or Owner may elect to be apply City’s Development Code.

(b) No new water wells shall be constructed if a City water connection is available, as defined in Section 1.3, at the time a building permit is pulled for any structure on the newly created parcel. Any new water well shall be in compliance with State and County standards as applicable, and the provisions of section 1.3.

Exception: Even if a City water connection is available, a well may be constructed solely for landscaping purposes. The construction of such well shall be in compliance with State and County standards as applicable. No well shall become operational unless, and until, City has had an opportunity to verify that the well is not used for potable purposes and there are no cross connections with City’s water system.

(c) No new septic systems shall be constructed if a City sewer connection is available, as defined in Section 1.4, at the time a building permit is pulled for any structure on the newly created parcel. Any new septic system shall be in compliance with State and County standards as applicable, and the provisions of section 1.4.

(d) If an owner of the subdivided parcel has acquired any rights and privileges to the use of surface water supplies through FID, the new owner shall comply with the provisions of Section 1.6.

(e) Nothing in this section is intended to confer more rights to Owner than would have existed had the Property remained in the unincorporated portion of Fresno County.

1.10. Term of Agreement. This Agreement shall run with the Property, subject to the provisions of Sections 1.8 (Change in Use).

**SECTION 2
BENEFITS TO CITY**

In consideration of City providing the benefits to Owner in Section 1, City shall receive the following benefits:

2.1. Acceptance of Master Plan. Owner recognizes and accepts the Master Plan as establishing the framework for development in Dry Creek Preserve.

2.2. Acceptance of Annexation Program. Owner recognizes and accepts the Annexation Program as establishing the probable framework for annexation of properties within Dry Creek Preserve.

2.3. Consent to Annexation. Owner consents to annexation of Owner’s Property in accordance with the Annexation Program. In that regard, Owner agrees to do the following: (1) sign any request by the City, the County, LAFCo, or a developer to consent to annexation of the Property; and (2) not oppose or protest annexation of the Property in any formal LAFCo or City proceeding.

2.4. Failure to Consent to Annexation. If Owner fails to consent to annexation as set forth in Section 2.3, or if Owner, any subsequent owner of the Property, or any registered voter residing on the Property objects to or withdraws consent to City’s annexation of the Property, this Agreement shall be null and void even if annexation is ultimately approved and the Property is annexed. Merely expressing concerns with a project, as opposed to registering a protest or objection as part of a formal LAFCO or City proceeding, will not affect the Agreement

2.5. Effectiveness of Agreement; Termination of Agreement. This Agreement will only be effective if the Property is annexed into the City of Clovis. Termination of this Agreement after annexation of the Property shall have no effect on the annexation.

2.6. Loss of Owner Benefits. If this Agreement becomes null and void or terminates, Owner shall not be entitled to the benefits set forth in Section 1 of this Agreement. Applicable provisions of the Municipal Code shall apply.

2.7. Non-Precedent Setting. This Agreement is unique to Dry Creek Preserve and the circumstances surrounding Dry Creek Preserve and in no way shall be considered precedent setting, persuasive, or binding on City in any other circumstance.

**SECTION 3
MISCELLANEOUS**

3.1. Voluntary Agreement; Construction; Authority. The parties represent that they have read this Agreement in full and understand and voluntarily agree to all of its provisions. The parties each further declare that prior to signing this Agreement they apprized themselves of relevant information through sources of their own selection, including but not limited to consulting or having the opportunity to consult with legal counsel of their own choosing. In executing this Agreement, neither party has relied upon any statements of the other party or any third party concerning the meaning or import of this Agreement or any portion thereof. This Agreement was negotiated between the parties at arm's length and was prepared by and among each party and/or their duly appointed attorneys. Accordingly, the parties expressly waive the provisions of Civil Code section 1654 and acknowledge and agree that the Agreement shall not be deemed prepared or drafted by any one party, and shall be construed accordingly. The parties further represent that they have, as of the date of execution of this Agreement, the legal capacity and authority to sign this Agreement.

3.2. Severability. If any section of this Agreement is found by competent authority to be invalid, illegal or unenforceable in any respect for any reason, the validity, legality and enforceability of such section in every other respect and the remainder of this Agreement shall continue in effect so long as the Agreement still expresses the intent of the Parties. However, if the intent of the parties cannot be preserved, this Agreement shall be renegotiated.

3.3. Integration. The Recitals set forth above are hereby incorporated in and made a part of this Agreement by this reference. This Agreement contains the entire and only understanding between the Parties with respect to the subject matter hereof and supersedes any prior or collateral agreements, negotiations and communications in connection with the subject matter covered herein, whether oral or written, and any warranty, representation, promise, or condition in connection therewith not incorporated herein shall not be binding upon either party.

3.4. Recording of Agreement. Owner consents to Clovis recording this Agreement in the Office of the County Recorder of the County of Fresno.

3.5. Conflict with State or Federal law. To the extent this Agreement contains provisions in conflict with State or federal law, including judicial or administrative decisions, the State or federal law shall control.

WHEREFORE, the parties hereto, by their signatures below, enter into this Agreement.

CITY OF CLOVIS

OWNER

Signed: _____
By: Luke Serpa, City Manager

Signed: _____
By: _____

Dated: _____

Dated: _____

ATTEST:

Signed: _____
By: _____

Signed: _____
By: John Holt, City Clerk

Dated: _____

Dated: _____



CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Administration

DATE: April 6, 2020

SUBJECT: Administration – Adopt - Ordinance 20-06, Amending Chapter 6.5 of the Clovis Municipal Code to Establish the Water Supply Fee to Pay for Water Supply for New Development. (Vote: 5-0)

This item was approved for introduction on March 16, 2020 with a unanimous vote.

Please direct questions to the City Manager's office at 559-324-2060.



CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: June 15, 2020

SUBJECT: Consider Approval – Res. 20-___, Revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption.

Staff: Sean Smith, Supervising Civil Engineer

Recommendation: Approve

ATTACHMENTS:

1. Resolution 20-___, Revising Master Development Fee Schedule, including Fee Schedule
2. Master Development Fee Schedule
3. Fee Comparisons
4. Correspondence from Stakeholder
5. Development Impact Fee Area Map
6. 10 Year Chronology of Fee Adjustments

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to approve a resolution revising the Master Development Fee Schedule and providing a Description of Fees to be requested for County Adoption.

EXECUTIVE SUMMARY

Staff proposes an update to the Development Impact Fees (DIF's) pursuant to the municipal code, which provides for an annual adjustment based on the Construction Cost Index (CCI) for California Cities. The average CCI between the Los Angeles and San Francisco areas since the last update is +2.8%. The 2.8% CCI increase allows for the DIF's to keep pace with the market CCI for the twelve (12) month period ending the prior December. The proposed CCI increase will help facilitate timely reimbursements to projects.

The Water Supply Fee was excluded from the CCI increase as it was recently approved by Council in March of 2020.

Administrative fee rates, which are based on a percentage of certain DIF's, are adequate and will not require an increase with this DIF update.

In July of 2019, Council approved a 3-year incremental phase-in plan for the Parks & Acquisition Fee that also included an annual CCI increase. The Parks Fee will enter its second year of this plan plus the CCI increase of 2.8% as approved by Council.

Staff proposes the update to the DIF's as follows:

- All fee rates, except for the Water Supply Fee and Administrative Fee rates, are adjusted by the CCI for an increase of 2.8%.
- The Water Supply Fee is part of the Master Development Fee Schedule as approved by Council in March of 2020 and there are no proposed fee rate adjustments.
- The Parks & Acquisition Fee is adjusted in accordance with the 3-year incremental phase-in plan together with an increase of the CCI (this would be year two of a three year negotiated implementation).

Included in Attachment 4 is a letter from the Building Industry Association (BIA) opposing the proposed 2.8% CCI increase. As an example of how this proposed increase compares with the cost of a home in Clovis, the following math demonstrates: According to Zillow, the median home value in Clovis is \$361,000 as of May 2020; the existing impact fee in the northwest (Heritage Grove) is \$25,939 for a 40 acre development at 7.5 dwelling units per acre. The proposed 2.8% increase of the existing \$25,939 equates to \$726 per unit. The \$726 equates to 2/10^{ths} of 1% of the median value of a home in Clovis (\$361,000). If the value of the comparative home was \$250,000, the \$726 equates to 3/10^{ths} of 1% of the value.

In working with the industry over the years regarding fees, staff has found increasing fees by the CCI on an annual basis easier for the industry to absorb rather than not increasing rates for a number of years and then increasing by 30% in a single year. Attachment 6 shows the chronology of fee adjustments back to 2008. Also included in Attachment 6 is a visual comparison of one example of how rates have been adjusted over the years and compares that with an annual CCI increase. The longer the City does not implement a CCI increase, the larger the adjustment is likely to be in a subsequent year. In discussions with the industry, staff has agreed to continue to monitor the CCI going forward and amend, should the CCI actually go down.

BACKGROUND

Council's past actions directed staff to provide an annual update to the DIF program either through a comprehensive review of the fee program or through an adjustment based on the average CCI between the Los Angeles and San Francisco areas for the twelve (12) month period ending the prior December.

The ability to adjust the rates according to the CCI and pursuant to the municipal code provide the DIF program with an opportunity to keep pace with the market from the previous year and helps to provide reimbursements in a timely manner.

The comprehensive review requires staff to analyze current construction costs, re-evaluate the remaining planned City infrastructure, update the trust fund balances, and to review market trends. Staff has begun this work in order to return to Council later this year, if needed, to discuss what impacts COVID-19 has had on both construction costs and the market.

Overall Results

In reviewing residential and non-residential development, the CCI adjustment, combined with the incremental Parks Fee increase, will result in an increase in overall fees that ranges from 4%-5% and 2.8%-3.3%, respectively.

Stakeholder Outreach

Due to the COVID-19 pandemic and issues with public meetings, City staff provided two rounds of review on the CCI adjustment of the DIF program. Staff invited input from the stakeholders through written responses, phone conferences, or virtual meetings. Proposed DIF schedules were provided to the stakeholders which included the Building Industry Association (BIA), Fresno Metropolitan Flood Control District, the Clovis Unified School District, and several local residential and non-residential developers.

The BIA was consistently involved and voiced their concerns in regards to the current market and economic slowdown as a result of the COVID-19 pandemic. The recommendation from the BIA is to implement the second year of the Parks & Acquisition Fee phase-in program and to defer the CCI increases until a re-evaluation of construction cost and City infrastructure is completed that adequately addresses the effects of COVID-19. Staff has begun the suggested re-evaluation with the intent of discussing this with stakeholders and Council later this year, if needed.

The Fresno Metropolitan Flood Control District will incorporate the adopted fee revisions into their fee program.

Mitigation Fee Act (Government Code, Sections 66000 – 66024)

Section 66001 of the Government Code requires that the City shall do all of the following at the time that it establishes, increases or imposes a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put (identify the public facilities to be constructed).
3. Determine how there is a reasonable relationship (nexus) between the fee and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship (nexus) between the need for the public facility and the type of development project on which the fee is imposed.

Items 1 and 2 are clearly identified in the municipal code. Items 3 and 4 are met through multiple actions taken by the City Council such as:

1. The General Plan.
2. Specific Plans.
3. Master Plans for Sewer, Water, Recycled Water, etc.
4. The method by which fee rates are established which evaluates the cost of improvements identified in the various adopted plans and distributes that cost among the developable properties within the respective service areas in rough proportion to their impact on, or need for, the public facilities.

County Developments

The Memorandum of Understanding between the City of Clovis, the County of Fresno, and the Clovis Community Development Agency (MOU) includes a provision for county developments within the Clovis Sphere of Influence. The agreement states the following:

“CITY development fees shall be charged for any discretionary development applications to be approved by the COUNTY within the CITY’s sphere of influence. To establish or amend CITY development fees, CITY shall conduct a public hearing and notify property owners in accordance with State Law. At the conclusion of that hearing, CITY shall adopt a resolution describing the type, amount, and purpose of CITY fees to be requested for COUNTY adoption.”

“CITY shall transmit the adopted resolution to the COUNTY for its adoption of the fees. CITY shall include a draft ordinance for COUNTY’s adoption with appropriate supporting documentation or findings by the CITY demonstrating that the fees comply with Section 66000 of the Government Code and other applicable State Law requirements. ...”

The resolution under consideration includes a statement of finding that the fees are in compliance with the Government Code and describes the type, amount and purpose of the fees by reference to the Master Development Fee Schedule and the Municipal Code. This resolution and a draft ordinance will be transmitted to the County of Fresno for adoption upon approval by Council.

FISCAL IMPACT

The adjustments to the fee rates will provide funding commensurate with current land acquisition and construction costs for the public facilities needed to serve new development.

REASON FOR RECOMMENDATION

The municipal code requires annual review and adjustment of the fees based on actual land acquisition and construction costs or the percentage increase or decrease in the Engineering News Record Index for the California Cities for the twelve (12) month period ending the prior December.

ACTIONS FOLLOWING APPROVAL

1. Staff will notify the development community and implement the new fee rates 60 days after approval of the resolution.
2. Staff will proceed with getting the fees adopted by the Fresno County Board of Supervisors.

Prepared by: David Gonzalez, Civil Engineer

Reviewed by: City Manager *DH*

RESOLUTION 20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING 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 will not be effective prior to 60 days following adoption 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 at a regular meeting of the City Council of the City of Clovis held on June 15, 2020 by the following vote, to wit.

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: June 15, 2020

Mayor

City Clerk

CITY OF CLOVIS
 MASTER DEVELOPMENT FEE SCHEDULE 2020-2021

Effective: TBD

AGENDA ITEM NO. 17.

	Current Rate	Proposed Rate		Percent Change
Water Major Facilities				
Residential (Units per Acre)				
Residential 2.0 or less	\$7,129	\$7,329	per unit	2.7%
Residential 2.1 to 2.5	\$7,129	\$7,329	per unit	2.7%
Residential 2.6 to 3.0	\$7,129	\$7,329	per unit	2.7%
Residential 3.1 to 3.5	\$7,129	\$7,329	per unit	2.7%
Residential 3.6 to 4.0	\$7,129	\$7,329	per unit	2.7%
Residential 4.1 to 4.5	\$7,129	\$7,329	per unit	2.7%
Residential 4.6 to 5.0	\$6,052	\$6,221	per unit	2.7%
Residential 5.1 to 5.5	\$4,975	\$5,114	per unit	2.7%
Residential 5.6 to 6.0	\$4,862	\$4,998	per unit	2.7%
Residential 6.1 to 6.5	\$4,749	\$4,882	per unit	2.7%
Residential 6.6 to 7.0	\$4,637	\$4,767	per unit	2.7%
Residential 7.1 to 7.5	\$4,524	\$4,651	per unit	2.7%
Residential 7.6 to 8.0	\$4,412	\$4,536	per unit	2.7%
Residential 8.1 to 8.5	\$4,299	\$4,419	per unit	2.7%
Residential 8.6 to 9.0	\$4,187	\$4,304	per unit	2.7%
Residential 9.1 to 9.5	\$4,074	\$4,188	per unit	2.7%
Residential 9.6 to 10.0	\$3,962	\$4,073	per unit	2.7%
Residential 10.1 to 10.5	\$3,849	\$3,957	per unit	2.7%
Residential 10.6 to 11.0	\$3,731	\$3,835	per unit	2.7%
Residential 11.1 to 11.5	\$3,687	\$3,790	per unit	2.7%
Residential 11.6 to 12.0	\$3,642	\$3,744	per unit	2.7%
Residential 12.1 to 12.5	\$3,597	\$3,698	per unit	2.7%
Residential 12.6 to 13.0	\$3,552	\$3,651	per unit	2.7%
Residential 13.1 to 13.5	\$3,507	\$3,605	per unit	2.7%
Residential 13.6 to 14.0	\$3,463	\$3,560	per unit	2.7%
Residential 14.1 to 14.5	\$3,418	\$3,514	per unit	2.7%
Residential 14.6 to 15.0	\$3,373	\$3,467	per unit	2.7%
Residential 15.1 to 15.5	\$3,328	\$3,421	per unit	2.7%
Residential 15.6 to 16.0	\$3,283	\$3,375	per unit	2.7%
Residential 16.1 to 16.5	\$3,239	\$3,330	per unit	2.7%
Residential 16.6 to 17.0	\$3,194	\$3,283	per unit	2.7%
Residential 17.1 to 17.5	\$3,149	\$3,237	per unit	2.7%
Residential 17.6 to 18.0	\$3,104	\$3,191	per unit	2.7%
Residential 18.1 to 18.5	\$3,059	\$3,145	per unit	2.7%
Residential 18.6 to 19.0	\$3,015	\$3,099	per unit	2.7%
Residential 19.1 to 19.5	\$2,970	\$3,053	per unit	2.7%
Residential 19.6 to 20.0	\$2,923	\$3,005	per unit	2.7%
Commercial Retail	\$3.56	\$3.66	per bldg sf	2.7%
Professional Office	\$3.56	\$3.66	per bldg sf	2.7%
Industrial	\$0.96	\$0.99	per bldg sf	3.0%
Schools	\$7,462	\$7,671	per gross acre	2.7%
Public Facilities	\$1.93	\$1.98	per bldg sf	2.5%
Parks	Exempt	Exempt		
Assisted Living	\$3.38	\$3.47	per bldg sf	2.6%

	Current Rate	Proposed Rate		Percent Change
Water				
Water oversize				
All Areas except RT Ph 1,2	\$1,398	\$1,437	per gross acre	2.7%
RT Park Phase 1, 2	\$151	\$155	per gross acre	2.6%
Water front footage				
All Areas except RT Ph 1,2	\$22.77	\$23.41	per linear foot	2.7%
RT Park Phase 1, 2	\$0	\$0		0.0%
Non-Potable Water System	\$2,039	\$2,096	per gross acre	2.7%

	Current Rate	Proposed Rate		Percent Change
Water Service				
Water meter:				
3/4"	\$288	\$296	each	2.7%
1"	\$366	\$376	each	2.7%
1 1/2" (residential only)	\$744	\$765	each	2.7%
2" (residential only)	\$975	\$1,002	each	2.7%
1 1/2" (landscape)	\$1,132	\$1,164	each	2.7%
2" (landscape)	\$1,312	\$1,349	each	2.7%
3" (landscape)	\$1,757	\$1,806	each	2.7%
4" (landscape)	\$3,105	\$3,192	each	2.7%
6" (landscape)	\$5,597	\$5,754	each	2.7%
1 1/2" (MFR & Non-res)	\$1,499	\$1,541	each	2.7%
2" (MFR & Non-res)	\$1,703	\$1,751	each	2.7%
3" (MFR & Non-res)	\$2,277	\$2,341	each	2.7%
4" (MFR & Non-res)	\$3,708	\$3,812	each	2.7%
6" (MFR & Non-res)	\$6,436	\$6,616	each	2.7%
Transceiver Fee	\$169	\$174	each	2.9%
Water service w/meter:				
3/4"	\$5,027	\$5,168	each	2.7%
1"	\$5,134	\$5,278	each	2.7%
1 1/2"	\$6,024	\$6,193	each	2.7%
2"	\$6,603	\$6,788	each	2.7%

ATTACHMENT 2

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

AGENDA ITEM NO. 17.

	Current Rate	Proposed Rate	Percent Change
Sewer			
Sewer Major Facilities			
Single Family Residential	\$7,749	\$7,966 per unit	2.7%
Multi-Family Residential	\$6,277	\$6,453 per unit	2.7%
Commercial Retail	\$4.65	\$4.78 per bldg sf	2.7%
Professional Office	\$3.95	\$4.06 per bldg sf	2.7%
Industrial	\$2.17	\$2.23 per bldg sf	2.7%
Assisted Living	\$7,749	\$7,966 per EDU	2.7%
*Other	\$7,749	\$7,966 per EDU	2.7%
Sewer oversize			
All Areas except RT Ph 1,2	\$989	\$1,017 per gross acre	2.8%
RT Park Phase 1, 2	\$0	\$0	
Sewer front footage			
All Areas except RT Ph 1,2	\$18.81	\$19.34 per linear foot	2.7%
RT Park Phase 1, 2	\$0	\$0	
Sewer house branch connection			
4" lateral	\$141.71	\$145.68 per linear foot	2.7%
6" lateral	\$143.80	\$147.82 per linear foot	2.7%

*Other includes hospitals, churches, hotels, motels, schools

Parks			
Park Acquisition and Development:			
All Residential	\$3,771	\$4,260 per unit	11.5%
Retail	\$0.46	\$0.52 per bldg. sf.	11.5%
Office	\$0.98	\$1.11 per bldg. sf.	11.7%
Industrial	\$0.35	\$0.39 per bldg. sf.	10.3%

Refuse			
Community sanitation fee			
Single family lot	\$410	\$421 per unit	2.6%
Multi-family, non-residential	\$232	\$238 per unit	2.5%

Neighborhood Park Deposit			
Neighborhood Park Deposit			
Street Area 4 (Loma Vista Specific Plan)	\$4,796	\$4,930 per unit	2.7%

	Current Rate	Proposed Rate	Percent Change
Admin., Public Facilities, Misc.			
Undergrounding administration fee	1.50%	1.50% of UG fees	0.0%
Street administration fee	1.50%	1.50% of street fees	0.0%
Administration fee	1.50%	1.50% of fees	0.0%
Fire Department Fee			
Growth Areas	\$1,295	\$1,331 per unit	2.7%
Police Department Fee			
Growth Areas	\$726	\$746 per unit	2.7%
Special Area Annexation Fee	\$0	\$0 per gross acre	0.0%
Locan Nees Annexation Fee	\$755	\$755 per gross acre	0.0%
Loma Vista Community Centers			
Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre	0.0%
Library Facilities Impact Fee***			
Single family lot	\$604	\$621 per unit	2.7%
Multi-family, assisted living/group homes	\$494	\$508 per unit	2.8%

Utility Undergrounding (See Area Map on Page 7)			
Utility Undergrounding fee			
Underground Area 1	\$6,992	\$7,188 per gross acre	2.7%
RT Park Phase 1, 2	\$2,618	\$2,691 per gross acre	2.7%
Underground Area 2	\$0	\$0 per gross acre	0.0%
Underground Area 3	\$7,670	\$7,885 per gross acre	2.7%
Underground Area 4	\$7,330	\$7,535 per gross acre	2.7%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021

Effective: TBD

AGENDA ITEM NO. 17.

Street Fees

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate				
Area 1																			
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$5,229	\$5,375	2.8%	\$1,809	\$1,860	2.8%	\$725	\$745	2.8%	\$64	\$66	3.1%	\$65	\$67	3.1%	\$7,892	\$8,113	2.8%
SFR - Very Low Density (0.6 - 2)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$64	\$66	3.1%	\$7,893	\$8,114	2.8%
SFR - Low Density (2.1 - 4)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$58	\$60	3.4%	\$7,887	\$8,108	2.8%
SFR - Medium Density (4.1 - 7)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$58	\$60	3.4%	\$7,887	\$8,108	2.8%
MFR - Medium High Density (7.1 - 15)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,116	2.8%	\$435	\$447	2.8%	\$39	\$40	2.6%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%
MFR - High (15.1 - 25)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,116	2.8%	\$435	\$447	2.8%	\$39	\$40	2.6%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%
MFR - Very High (25.1 - 43)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,116	2.8%	\$435	\$447	2.8%	\$39	\$40	2.6%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%
Retail	per 1000 bldg sf	\$8,254	\$8,485	2.8%	\$2,856	\$2,936	2.8%	\$1,143	\$1,175	2.8%	\$102	\$105	2.9%	\$92	\$95	3.3%	\$12,447	\$12,796	2.8%
Office, Public Facilities	per 1000 bldg sf	\$3,764	\$3,869	2.8%	\$1,303	\$1,339	2.8%	\$521	\$536	2.9%	\$46	\$47	2.2%	\$42	\$43	2.4%	\$5,676	\$5,834	2.8%
Industrial, Assisted Living	per 1000 bldg sf	\$1,013	\$1,041	2.8%	\$350	\$360	2.9%	\$141	\$145	2.8%	\$13	\$13	0.0%	\$11	\$11	0.0%	\$1,528	\$1,570	2.7%
Schools	per 1000 bldg sf	\$6,603	\$6,788	2.8%	\$2,285	\$2,349	2.8%	\$915	\$941	2.8%	\$81	\$83	2.5%	\$73	\$75	2.7%	\$9,957	\$10,236	2.8%
Churches	per 1000 bldg sf	\$3,764	\$3,869	2.8%	\$1,303	\$1,339	2.8%	\$521	\$536	2.9%	\$46	\$47	2.2%	\$42	\$43	2.4%	\$5,676	\$5,834	2.8%
Mini Storage	per gross acre	\$13,235	\$13,606	2.8%	\$4,575	\$4,703	2.8%	\$1,838	\$1,889	2.8%	\$170	\$175	2.9%	\$150	\$154	2.7%	\$19,968	\$20,527	2.8%

RT Park Phase 1, 2																			
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
Industrial	per 1000 bldg sf	\$824	\$847	2.8%	\$204	\$210	2.9%	\$132	\$136	3.0%	\$0	\$0	0.0%	\$11	\$11	0.0%	\$1,171	\$1,204	2.8%
Office	per 1000 bldg sf	\$3,063	\$3,149	2.8%	\$758	\$779	2.8%	\$493	\$507	2.9%	\$0	\$0	0.0%	\$42	\$43	2.4%	\$4,356	\$4,478	2.8%

Area 2																			
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$394	\$405	2.8%	\$0	\$0	0.0%	\$100	\$103	3.0%	\$0	\$0	0.0%	\$65	\$67	3.1%	\$559	\$575	2.9%
SFR - Very Low Density (0.6 - 2)	per unit	\$394	\$405	2.8%	\$0	\$0	0.0%	\$101	\$104	3.0%	\$0	\$0	0.0%	\$64	\$66	3.1%	\$559	\$575	2.9%
SFR - Low Density (2.1 - 4)	per unit	\$394	\$405	2.8%	\$0	\$0	0.0%	\$101	\$104	3.0%	\$0	\$0	0.0%	\$58	\$60	3.4%	\$553	\$569	2.9%
SFR - Medium Density (4.1 - 7)	per unit	\$394	\$405	2.8%	\$0	\$0	0.0%	\$101	\$104	3.0%	\$0	\$0	0.0%	\$58	\$60	3.4%	\$553	\$569	2.9%
MFR - Medium High Density (7.1 - 15)	per unit	\$237	\$244	3.0%	\$0	\$0	0.0%	\$60	\$62	3.3%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$332	\$342	3.0%
MFR - High (15.1 - 25)	per unit	\$237	\$244	3.0%	\$0	\$0	0.0%	\$60	\$62	3.3%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$332	\$342	3.0%
MFR - Very High (25.1 - 43)	per unit	\$237	\$244	3.0%	\$0	\$0	0.0%	\$60	\$62	3.3%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$332	\$342	3.0%
Retail	per 1000 bldg sf	\$621	\$638	2.7%	\$0	\$0	0.0%	\$159	\$163	2.5%	\$0	\$0	0.0%	\$92	\$95	3.3%	\$872	\$896	2.8%
Office, Public Facilities	per 1000 bldg sf	\$283	\$291	2.8%	\$0	\$0	0.0%	\$73	\$75	2.7%	\$0	\$0	0.0%	\$42	\$43	2.4%	\$398	\$409	2.8%
Industrial, Assisted Living	per 1000 bldg sf	\$76	\$78	2.6%	\$0	\$0	0.0%	\$20	\$21	5.0%	\$0	\$0	0.0%	\$11	\$11	0.0%	\$107	\$110	2.8%
Schools	per 1000 bldg sf	\$497	\$511	2.8%	\$0	\$0	0.0%	\$127	\$131	3.1%	\$0	\$0	0.0%	\$73	\$75	2.7%	\$697	\$717	2.9%
Churches	per 1000 bldg sf	\$283	\$291	2.8%	\$0	\$0	0.0%	\$73	\$75	2.7%	\$0	\$0	0.0%	\$42	\$43	2.4%	\$398	\$409	2.8%
Mini Storage	per gross acre	\$994	\$1,022	2.8%	\$0	\$0	0.0%	\$258	\$265	2.7%	\$0	\$0	0.0%	\$150	\$154	2.7%	\$1,402	\$1,441	2.8%

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

AGENDA ITEM NO. 17.

Street Fees

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate					
Area 3																				
SFR - Rural (0 - 0.5)	per unit	\$73	\$75	2.7%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$0	\$0	0.0%	\$65	\$67	3.1%	\$173	\$178	2.9%	
SFR - Very Low Density (0.6 - 2)	per unit	\$74	\$76	2.7%	\$0	\$0	0.0%	\$36	\$37	2.8%	\$0	\$0	0.0%	\$64	\$66	3.1%	\$174	\$179	2.9%	
SFR - Low Density (2.1 - 4)	per unit	\$74	\$76	2.7%	\$0	\$0	0.0%	\$36	\$37	2.8%	\$0	\$0	0.0%	\$58	\$60	3.4%	\$168	\$173	3.0%	
SFR - Medium Density (4.1 - 7)	per unit	\$74	\$76	2.7%	\$0	\$0	0.0%	\$36	\$37	2.8%	\$0	\$0	0.0%	\$58	\$60	3.4%	\$168	\$173	3.0%	
MFR - Medium High Density (7.1 - 15)	per unit	\$45	\$46	2.2%	\$0	\$0	0.0%	\$22	\$23	4.5%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$102	\$105	2.9%	
MFR - High (15.1 - 25)	per unit	\$45	\$46	2.2%	\$0	\$0	0.0%	\$22	\$23	4.5%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$102	\$105	2.9%	
MFR - Very High (25.1 - 43)	per unit	\$45	\$46	2.2%	\$0	\$0	0.0%	\$22	\$23	4.5%	\$0	\$0	0.0%	\$35	\$36	2.9%	\$102	\$105	2.9%	
Retail	per 1000 bldg sf	\$117	\$120	2.6%	\$0	\$0	0.0%	\$57	\$59	3.5%	\$0	\$0	0.0%	\$92	\$95	3.3%	\$266	\$274	3.0%	
Office, Public Facilities	per 1000 bldg sf	\$53	\$54	1.9%	\$0	\$0	0.0%	\$26	\$27	3.8%	\$0	\$0	0.0%	\$42	\$43	2.4%	\$121	\$124	2.5%	
Industrial, Assisted Living	per 1000 bldg sf	\$15	\$15	0.0%	\$0	\$0	0.0%	\$7	\$7	0.0%	\$0	\$0	0.0%	\$11	\$11	0.0%	\$33	\$33	0.0%	
Schools	per 1000 bldg sf	\$94	\$97	3.2%	\$0	\$0	0.0%	\$46	\$47	2.2%	\$0	\$0	0.0%	\$73	\$75	2.7%	\$213	\$219	2.8%	
Churches	per 1000 bldg sf	\$53	\$54	1.9%	\$0	\$0	0.0%	\$26	\$27	3.8%	\$0	\$0	0.0%	\$42	\$43	2.4%	\$121	\$124	2.5%	
Mini Storage	per gross acre	\$191	\$196	2.6%	\$0	\$0	0.0%	\$95	\$98	3.2%	\$0	\$0	0.0%	\$150	\$154	2.7%	\$436	\$448	2.8%	

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate					
Area 4																				
SFR - Rural (0 - 0.5)	per unit	\$4,799	\$4,933	2.8%	\$2,247	\$2,310	2.8%	\$461	\$474	2.8%	\$494	\$508	2.8%	\$65	\$67	3.1%	\$8,066	\$8,292	2.8%	
SFR - Very Low Density (0.6 - 2)	per unit	\$4,799	\$4,933	2.8%	\$2,246	\$2,309	2.8%	\$460	\$473	2.8%	\$494	\$508	2.8%	\$64	\$66	3.1%	\$8,063	\$8,289	2.8%	
SFR - Low Density (2.1 - 4)	per unit	\$4,799	\$4,933	2.8%	\$2,246	\$2,309	2.8%	\$460	\$473	2.8%	\$494	\$508	2.8%	\$58	\$60	3.4%	\$8,057	\$8,283	2.8%	
SFR - Medium Density (4.1 - 7)	per unit	\$4,799	\$4,933	2.8%	\$2,246	\$2,309	2.8%	\$460	\$473	2.8%	\$494	\$508	2.8%	\$58	\$60	3.4%	\$8,057	\$8,283	2.8%	
MFR - Medium High Density (7.1 - 15)	per unit	\$2,880	\$2,961	2.8%	\$1,347	\$1,385	2.8%	\$276	\$284	2.9%	\$296	\$304	2.7%	\$35	\$36	2.9%	\$4,834	\$4,970	2.8%	
MFR - High (15.1 - 25)	per unit	\$2,880	\$2,961	2.8%	\$1,347	\$1,385	2.8%	\$276	\$284	2.9%	\$296	\$304	2.7%	\$35	\$36	2.9%	\$4,834	\$4,970	2.8%	
MFR - Very High (25.1 - 43)	per unit	\$2,880	\$2,961	2.8%	\$1,347	\$1,385	2.8%	\$276	\$284	2.9%	\$296	\$304	2.7%	\$35	\$36	2.9%	\$4,834	\$4,970	2.8%	
Retail	per 1000 bldg sf	\$7,574	\$7,786	2.8%	\$3,545	\$3,644	2.8%	\$725	\$745	2.8%	\$779	\$801	2.8%	\$92	\$95	3.3%	\$12,715	\$13,071	2.8%	
Office, Public Facilities	per 1000 bldg sf	\$3,454	\$3,551	2.8%	\$1,616	\$1,661	2.8%	\$330	\$339	2.7%	\$355	\$365	2.8%	\$42	\$43	2.4%	\$5,797	\$5,959	2.8%	
Industrial, Assisted Living	per 1000 bldg sf	\$929	\$955	2.8%	\$435	\$447	2.8%	\$89	\$91	2.2%	\$96	\$99	3.1%	\$11	\$11	0.0%	\$1,560	\$1,603	2.8%	
Schools	per 1000 bldg sf	\$6,059	\$6,229	2.8%	\$2,835	\$2,914	2.8%	\$580	\$596	2.8%	\$624	\$641	2.7%	\$73	\$75	2.7%	\$10,171	\$10,455	2.8%	
Churches	per 1000 bldg sf	\$3,454	\$3,551	2.8%	\$1,616	\$1,661	2.8%	\$330	\$339	2.7%	\$355	\$365	2.8%	\$42	\$43	2.4%	\$5,797	\$5,959	2.8%	
Mini Storage	per gross acre	\$12,147	\$12,487	2.8%	\$5,678	\$5,837	2.8%	\$1,158	\$1,190	2.8%	\$1,255	\$1,290	2.8%	\$150	\$154	2.7%	\$20,388	\$20,958	2.8%	

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate					
Area 5																				
SFR - Rural (0 - 0.5)	per unit	\$2,184	\$2,245	2.8%	\$1,355	\$1,393	2.8%	\$149	\$153	2.7%	\$192	\$197	2.6%	\$65	\$67	3.1%	\$3,945	\$4,055	2.8%	
SFR - Very Low Density (0.6 - 2)	per unit	\$2,185	\$2,246	2.8%	\$1,354	\$1,392	2.8%	\$297	\$305	2.7%	\$192	\$197	2.6%	\$64	\$66	3.1%	\$4,092	\$4,206	2.8%	
SFR - Low Density (2.1 - 4)	per unit	\$2,185	\$2,246	2.8%	\$1,354	\$1,392	2.8%	\$297	\$305	2.7%	\$193	\$198	2.6%	\$58	\$60	3.4%	\$4,087	\$4,201	2.8%	
SFR - Medium Density (4.1 - 7)	per unit	\$2,185	\$2,246	2.8%	\$1,354	\$1,392	2.8%	\$297	\$305	2.7%	\$192	\$197	2.6%	\$58	\$60	3.4%	\$4,086	\$4,200	2.8%	
MFR - Medium High Density (7.1 - 15)	per unit	\$1,311	\$1,348	2.8%	\$812	\$835	2.8%	\$178	\$183	2.8%	\$115	\$118	2.6%	\$35	\$36	2.9%	\$2,451	\$2,520	2.8%	
MFR - High (15.1 - 25)	per unit	\$1,311	\$1,348	2.8%	\$812	\$835	2.8%	\$178	\$183	2.8%	\$115	\$118	2.6%	\$35	\$36	2.9%	\$2,451	\$2,520	2.8%	
MFR - Very High (25.1 - 43)	per unit	\$1,311	\$1,348	2.8%	\$812	\$835	2.8%	\$178	\$183	2.8%	\$115	\$118	2.6%	\$35	\$36	2.9%	\$2,451	\$2,520	2.8%	
Retail	per 1000 bldg sf	\$3,448	\$3,545	2.8%	\$2,136	\$2,196	2.8%	\$469	\$482	2.8%	\$304	\$313	3.0%	\$92	\$95	3.3%	\$6,449	\$6,631	2.8%	
Office, Public Facilities	per 1000 bldg sf	\$1,572	\$1,616	2.8%	\$974	\$1,001	2.8%	\$214	\$220	2.8%	\$139	\$143	2.9%	\$42	\$43	2.4%	\$2,941	\$3,023	2.8%	
Industrial	per 1000 bldg sf	\$423	\$435	2.8%	\$263	\$270	2.7%	\$57	\$59	3.5%	\$37	\$38	2.7%	\$11	\$11	0.0%	\$791	\$813	2.8%	
Schools	per 1000 bldg sf	\$2,759	\$2,836	2.8%	\$1,709	\$1,757	2.8%	\$375	\$386	2.9%	\$243	\$250	2.9%	\$73	\$75	2.7%	\$5,159	\$5,304	2.8%	
Churches	per 1000 bldg sf	\$1,572	\$1,616	2.8%	\$974	\$1,001	2.8%	\$214	\$220	2.8%	\$139	\$143	2.9%	\$42	\$43	2.4%	\$2,941	\$3,023	2.8%	
Mini Storage	per gross acre	\$5,529	\$5,684	2.8%	\$3,431	\$3,527	2.8%	\$749	\$770	2.8%	\$484	\$498	2.9%	\$150	\$154	2.7%	\$10,343	\$10,633	2.8%	

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

AGENDA ITEM NO. 17.

	Current Rate	Proposed Rate	
Sewer Oversize/Overdepth Reimbursement Rates			
<i>Sewer oversize mains</i>			
10"	\$3.23	\$3.32	<i>per linear foot</i>
12"	\$9.07	\$9.32	<i>per linear foot</i>
15"	\$20.94	\$21.53	<i>per linear foot</i>
18"	\$37.15	\$38.19	<i>per linear foot</i>
21"	\$50.64	\$52.06	<i>per linear foot</i>
<i>Sewer overdepth mains:</i>			
<u>8' to 12' in depth</u>			
8" main	\$8.23	\$8.46	<i>per linear foot</i>
10" main	\$10.42	\$10.71	<i>per linear foot</i>
12" main	\$10.26	\$10.55	<i>per linear foot</i>
15" main	\$14.01	\$14.41	<i>per linear foot</i>
18" main	\$15.99	\$16.44	<i>per linear foot</i>
21" main	\$19.12	\$19.66	<i>per linear foot</i>
<u>12' to 16' in depth</u>			
8" main	\$15.99	\$16.44	<i>per linear foot</i>
10" main	\$17.87	\$18.37	<i>per linear foot</i>
12" main	\$17.77	\$18.26	<i>per linear foot</i>
15" main	\$23.13	\$23.78	<i>per linear foot</i>
18" main	\$33.97	\$34.92	<i>per linear foot</i>
21" main	\$35.58	\$36.58	<i>per linear foot</i>
<u>Greater than 16' in depth</u>			
8" main	\$21.26	\$21.85	<i>per linear foot</i>
10" main	\$23.50	\$24.16	<i>per linear foot</i>
12" main	\$23.55	\$24.21	<i>per linear foot</i>
15" main	\$34.75	\$35.72	<i>per linear foot</i>
18" main	\$42.57	\$43.76	<i>per linear foot</i>
21" main	\$47.36	\$48.68	<i>per linear foot</i>

	Current Rate	Proposed Rate	
Water Oversize Reimbursement Rates			
<i>Water oversize mains:</i>			
12" main	\$15.00	\$15.42	<i>per linear foot</i>
14" main	\$27.09	\$27.85	<i>per linear foot</i>
16" main	\$45.54	\$46.81	<i>per linear foot</i>
18" main	\$59.34	\$61.00	<i>per linear foot</i>
20" main	\$74.14	\$76.21	<i>per linear foot</i>
24" main	\$107.69	\$110.71	<i>per linear foot</i>
<i>Water oversize valves:</i>			
12" valve	\$910	\$935	<i>each</i>
14" valve	\$1,190	\$1,223	<i>each</i>
16" valve	\$1,605	\$1,650	<i>each</i>
18" valve	\$1,924	\$1,977	<i>each</i>
20" valve	\$2,931	\$3,013	<i>each</i>
24" valve	\$4,454	\$4,578	<i>each</i>

WATER SUPPLY FEE

March 16, 2020

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Rural Residential <i>(1 DU/2 AC)</i>	16,100	11,320
Very Low Density Residential <i>(0.6 – 2.0 DU/AC)</i>	16,100	11,320
Low Density Residential <i>(2.1 – 4.0 DU/AC)</i>	13,880	9,100
Medium Density Residential <i>(4.1 – 7.0 DU/AC)</i>	12,210	7,440
Medium High Density Residential <i>(7.1 – 15.0 DU/AC)</i>	18,320	13,540
High Density Residential <i>(15.1 – 25.0 DU/AC)</i>	26,090	21,310
Very High Density Residential <i>(25.1 – 43.0 DU/AC)</i>	40,520	35,740
Mixed Use Village	27,750	22,980
Mixed Use/Business Campus	27,750	22,980
Office	14,990	10,210
Industrial	5,550	780
Neighborhood Commercial	16,100	11,320
General Commercial	16,100	11,320
Open Space	8,330	3,550
Public Facilities	7,770	3,000
Parks	16,650	11,880
Schools	15,540	10,770

Single-Family Fee Calculation Scenarios
2020-2021 Proposed Fee rates

		4 DU/AC (SFR) - 40 acre development			6.5 DU/AC (SFR) - 40 acre development			7.5 DU/AC (SFR) - 40 acre development			14.5 DU/AC (SFR) - 40 acre development			15.5 DU/AC (SFR) - 40 acre development		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$5,767,247	\$5,979,689	\$212,442	\$8,121,069	\$8,439,513	\$318,444	\$8,462,611	\$8,798,880	\$336,269	\$14,712,557	\$15,330,848	\$618,291	\$15,912,342	\$16,570,383	\$658,041
	Per Unit	\$36,045	\$37,373	\$1,328	\$31,235	\$32,460	\$1,225	\$28,209	\$29,330	\$1,121	\$25,366	\$26,433	\$1,066	\$25,665	\$26,726	\$1,061
	% Change			3.7%			3.9%			4.0%			4.2%			4.1%
Area 2	Total	\$4,576,206	\$4,755,356	\$179,150	\$6,185,627	\$6,449,971	\$264,344	\$7,122,811	\$7,421,931	\$299,120	\$12,122,277	\$12,668,747	\$546,470	\$13,143,422	\$13,724,689	\$581,266
	Per Unit	\$28,601	\$29,721	\$1,120	\$23,791	\$24,808	\$1,017	\$23,743	\$24,740	\$997	\$20,900	\$21,843	\$942	\$21,199	\$22,137	\$938
	% Change			3.9%			4.3%			4.2%			4.5%			4.4%
Area 3	Total	\$4,229,806	\$4,399,212	\$169,406	\$5,800,150	\$6,053,634	\$253,484	\$6,768,901	\$7,057,932	\$289,031	\$11,703,001	\$12,237,392	\$534,391	\$12,714,808	\$13,283,712	\$568,904
	Per Unit	\$26,436	\$27,495	\$1,059	\$22,308	\$23,283	\$975	\$22,563	\$23,526	\$963	\$20,178	\$21,099	\$921	\$20,508	\$21,425	\$918
	% Change			4.0%			4.4%			4.3%			4.6%			4.5%
Area 4	Total	\$5,822,382	\$6,036,407	\$214,025	\$8,193,459	\$8,513,994	\$320,534	\$8,521,197	\$8,859,456	\$338,258	\$14,800,131	\$15,421,549	\$621,418	\$16,004,058	\$16,665,387	\$661,329
	Per Unit	\$36,390	\$37,728	\$1,338	\$31,513	\$32,746	\$1,233	\$28,404	\$29,532	\$1,128	\$25,517	\$26,589	\$1,071	\$25,813	\$26,880	\$1,067
	% Change			3.7%			3.9%			4.0%			4.2%			4.1%
Area 5	Total	\$5,163,850	\$5,359,281	\$195,430	\$7,131,708	\$7,422,280	\$290,572	\$7,781,770	\$8,099,221	\$317,451	\$13,383,455	\$13,965,024	\$581,569	\$14,490,632	\$15,109,392	\$618,760
	Per Unit	\$32,274	\$33,496	\$1,221	\$27,430	\$28,547	\$1,118	\$25,939	\$26,997	\$1,058	\$23,075	\$24,078	\$1,003	\$23,372	\$24,370	\$998
	% Change			3.8%			4.1%			4.1%			4.3%			4.3%

Note: Water Supply Fee (Base Rate) will increase the above development cost for a 40-acre project by \$191,000.00 for Areas 1 through 5.

Multi-Family Fee Calculation Scenarios
2020-2021 Proposed Fee rates

		7.5 DU/AC (MFR) - 40 acre development			14.5 DU/AC (MFR) - 40 acre development			15.5 DU/AC (MFR) - 40 acre development			20 DU/AC (MFR) - 40 acre development					
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference			
Area 1	Total	\$7,926,691	\$8,248,040	\$321,349	\$13,676,445	\$14,265,890	\$589,445	\$14,804,774	\$15,431,980	\$627,205	\$18,372,241	\$19,168,382	\$796,141			
	Per Unit	\$26,422	\$27,493	\$1,071	\$23,580	\$24,596	\$1,016	\$23,879	\$24,890	\$1,012	\$22,965	\$23,960	\$995			
	% Change				4.1%				4.3%				4.2%			
Area 2	Total	\$6,586,891	\$6,871,091	\$284,200	\$11,086,165	\$11,603,789	\$517,624	\$12,035,854	\$12,586,285	\$550,431	\$14,799,441	\$15,496,518	\$697,077			
	Per Unit	\$21,956	\$22,904	\$947	\$19,114	\$20,007	\$892	\$19,413	\$20,300	\$888	\$18,499	\$19,371	\$871			
	% Change				4.3%				4.7%				4.6%			
Area 3	Total	\$6,232,981	\$6,507,092	\$274,110	\$10,666,889	\$11,172,434	\$505,545	\$11,607,240	\$12,145,308	\$538,068	\$14,328,806	\$15,012,242	\$683,435			
	Per Unit	\$20,777	\$21,690	\$914	\$18,391	\$19,263	\$872	\$18,721	\$19,589	\$868	\$17,911	\$18,765	\$854			
	% Change				4.4%				4.7%				4.6%			
Area 4	Total	\$7,985,277	\$8,308,615	\$323,338	\$13,764,019	\$14,356,591	\$592,571	\$14,896,490	\$15,526,984	\$630,494	\$18,482,592	\$19,282,753	\$800,160			
	Per Unit	\$26,618	\$27,695	\$1,078	\$23,731	\$24,753	\$1,022	\$24,027	\$25,044	\$1,017	\$23,103	\$24,103	\$1,000			
	% Change				4.0%				4.3%				4.2%			
Area 5	Total	\$7,245,850	\$7,548,380	\$302,530	\$12,347,343	\$12,900,066	\$552,722	\$13,383,064	\$13,970,989	\$587,925	\$16,533,792	\$17,279,143	\$745,350			
	Per Unit	\$24,153	\$25,161	\$1,008	\$21,289	\$22,241	\$953	\$21,586	\$22,534	\$948	\$20,667	\$21,599	\$932			
	% Change				4.2%				4.5%				4.4%			

Note: Water Supply Fee (Base Rate) will increase the above development cost for a 40-acre project by \$191,000.00 for Areas 1 through 5.

Non-Residential Fee Calculation Scenarios
2020-2021 Proposed Fee rates

		Retail (1 acre site)			Industrial (1 acre site)			Office (1 acre site)		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$232,162	\$238,755	\$6,592	\$101,151	\$104,374	\$3,223	\$169,502	\$174,839	\$5,337
	% Change			2.8%			3.2%			3.1%
Area 2	Total	\$129,808	\$133,527	\$3,719	\$82,303	\$85,009	\$2,706	\$122,830	\$126,867	\$4,037
	% Change			2.9%			3.3%			3.3%
Area 3 (Core)	Total	\$117,353	\$120,731	\$3,378	\$74,224	\$76,692	\$2,467	\$113,284	\$117,051	\$3,767
	% Change			2.9%			3.3%			3.3%
Area 4	Total	\$235,220	\$241,894	\$6,674	\$102,263	\$105,519	\$3,256	\$171,260	\$176,651	\$5,391
	% Change			2.8%			3.2%			3.1%
Area 5	Total	\$179,467	\$184,592	\$5,125	\$91,718	\$94,686	\$2,967	\$145,660	\$150,334	\$4,674
	% Change			2.9%			3.2%			3.2%

Note: Water Supply Fee (Base Rate) will increase the above development cost by \$4,780.00 per Acre for Areas 1 through 5.



Building Industry Association
of Fresno/Madera Counties, Inc.

June 4, 2020

Luke Serpa, City Manager
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Subject: Proposed Increases in Development Impact Fees

Dear Mr. Serpa:

On behalf of the Building Industry Association of Fresno/Madera Counties (BIA), we take this opportunity to thank you for including BIA members in discussions of the annual review of the City of Clovis' development impact fees. As you are aware, your staff is proposing increases in all the fees except the new Water Supply Fee and the Parks Fee by a Construction Cost Index (CCI) that would result in an increase of 2.8% compared with the present amounts of development impact fees.

The BIA is opposed to the proposed upward adjustment in development impact fees at the present time, first and foremost because the COVID-19 crisis has slowed construction considerably and significantly reduced the pace of new home sales. Because the current weak economic conditions may further deteriorate over time, the expectation that potential buyers of new homes would be able to shoulder the burden of higher housing costs brought about through fee increases is problematic.

To emphasize the BIA's concerns regarding a potentially weak market for new-home sales in the months ahead, we direct your attention to Governor Gavin Newsome's May 14, 2020 announcement of the profoundly negative impact of the COVID-19 pandemic on California's financial condition, both in recent months and in the foreseeable future. The Newsom Administration projects 24.5% unemployment, a 21% decline in new housing permits, and a nearly 9% drop in California personal income for the fiscal year starting July 1, 2020. Compared to the budget Governor Newsom released in January, the State is now projecting jaw-dropping reductions in the general fund's three main revenue sources—a 25.5% drop in personal income taxes, a 27.2% drop in sales taxes, and a 22.7% drop in corporate income taxes.

Deteriorating economic conditions are not limited to California. On April 14, 2020, The Wall Street Journal reported that the COVID-19 pandemic has forced municipal governments across the country to furlough public safety personnel, including police officers and fire

Luke Serpa, City Manager
June 4, 2020
Page 2

fighters. Of course, elected officials view laying off public safety personnel as an absolute last resort—as they should.

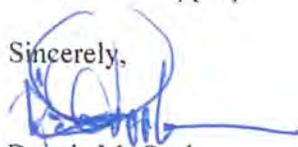
By no stretch of the imagination can the City of Clovis expect to become immune to the deteriorating economic conditions likely to accelerate in the weeks and months ahead. The City is about to face a day of reckoning where declining tax and fee revenues will mandate dramatic cost-cutting measures including reductions in services and personnel layoffs.

If economic conditions deteriorate to the extent that local elected officials feel compelled to furlough police officers and fire fighters, one can only imagine the magnitude of personnel reductions in executive, mid-level management, and administrative positions among various local governmental agencies. City of Clovis community development, building and safety, engineering, inspection, and other support functions and services that members of the homebuilding industry rely upon heavily to conduct business would be decimated. In turn, the construction and sales of new homes would face additional challenges, and the flow of development impact fees into the City would inevitably decline.

To be sure, certain aspects of the COVID-19 crisis are outside the City's control. The CCI associated with the City's development impact fees program is not. The BIA believes the CCI increase of 2.8% does not accurately reflect construction cost changes in the City of Clovis and is a poor substitute for a periodic review and evaluation of development impact fees by City staff. Utilization of a CCI to adjust development impact fees tends to place the City's fee program on autopilot without appropriate evaluation by the City's professional staff. The result is not in the best interests of either homebuilders or the public.

In light of the information presented above, we respectfully request that the City postpone any CCI-related increase in the City's development impact fees, and instead meet with BIA representatives with the goals of arriving at a mutually acceptable methodology and protocol by which to identify fair and reasonable adjustments in the amounts of development impact fees, and the appropriate timing of adjustments in the fees.

Sincerely,



Dennis M. Gaab
Chairman, Board of Directors



Michael Prandini
President & Chief Executive Officer

c: Mike Harrison
Sean Smith

ATTACHMENT 4

Mike Harrison

From: Mike <mikep@biafm.org>
Sent: Wednesday, April 22, 2020 1:41 PM
To: Sean Smith; Smith, Matt; Harris, Jeff; Mike Harrison; Renee Mathis; John Holt; Gaab, Dennis
Subject: Clovis Fee Meeting

As agreed at the Fee meeting today, I am preparing a summary of the discussion and resulting agreement for implementation. Please review and let me know if you have any changes.

Sean Smith provided an overview of the Fee Update process and indicated that the City Council, with BIA concurrence, approved an ordinance amendment that provides for the fees to be adjusted by either CCI or an analysis of actual costs. Any recommended change would be presented to the City Council for approval prior to implementing. Sean noted that the fees were adjusted for actual costs in 2019, with the exception of the Parks fee, which was approved for a phased-in approach with 10% for three years in addition to the CCI adjustment.

Sean reported that for 2020 the fees would be adjusted for the CCI of 2.8%, except for the newly approved Water Supply Fee and the Parks Fee that was increased by an additional 10% in accordance with the phase-in.

During the discussion of the proposed fee increases Matt Smith suggested that the City pause the increase for 6 months. Jeff Harris provided an opposing perspective that, although deflation was anticipated, the fund balances in several of the developer trust funds had a negative fund balance. As a result, builders were waiting for reimbursement. Jeff commented that while the Parks Fee was being increased by over 10% it was necessary to provide reimbursements to builders who had provided land and/or improvements.

Matt Smith indicated that he could accept the fee increases as long as the fee increases were revisited prior to one year and suggested 6 months. Jeff Harris concurred.

Sean Smith stated that he would begin a review of the CCI and actual costs for City and builder projects to assess whether there was a downward trend on costs, including land. Matt Smith requested that this process be memorialized and that the review be conducted over the next 6 months. Sean indicated that the review would start in August and continue through the fall concluding in December or January. Jeff Harris recommended that Sean dialogue with the builders as the process moves forward to keep everyone up-to-date.

Sean reviewed the timeline for the approval of the proposed increases. Sean indicated that the next steps would be to wait until April 30 for all comments to be submitted; schedule one more conference call with the industry in early May; submit the proposed increases to the City Council in the middle of May; and begin the review process in August to continue into the 4th quarter of 2020.

Mike Prandini
Building Industry Assn.
420 Bullard, Suite 105
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Sent from [Mail](#) for Windows 10

David Gonzalez

From: Robert Davidson <Bob@rldavidson.com>
Sent: Monday, April 13, 2020 3:02 PM
To: Dirk Poeschel; Sean Smith; Adam Lee (ALee@yhmil.com); Adrienne Burns; Alan Hoffman (alanh@fresnofloodcontrol.org); Alan Mok (alan@alanmokingeering.com); Alex Torres (ATorres11@communitymedical.org); Alison Baker (alisonb@wchomes.com); Andrew Haussler; 'Andrew Nabors'; Angela Hiyama (Angela_Hiyama@cable.comcast.com); Anna Balatti Brooks (anna.brooks@pge.com); Arakel Arisian (arakel.arisian@gmail.com); Arakel Arisian (arakel@arisiangroup.com); Art Lancaster (Rookspire1@gmail.com); Ash Knowlton (aknowlton@mccaffreygroup.com); 'Bill Smittcamp'; Bill Walls (Bill.Walls@lennar.com); Brad Hertel (bradh@garymcdonaldhomes.com); Brandon Broussard (BBroussard@yhmil.com); Brandon De Young (cbd@deyoungproperties.com); Brent McCaffrey (bmccaffrey@mccaffreygroup.com); Bret Giannetta (bret@giannettaengineering.com) ; Bryan Pok (bryan@clinedesignllc.com); Christian A. Esquivias Ramirez; Christine Lingenfelter (CLingenfelter@gvhomes.com); 'CMPR@pge.com'; Curt Fleming; 'D7CT@pge.com'; Dale Mell (dale@dalemell.com); Daniel Bond (dan@gatewayeng.com); Darius Assemi (DAssemi@gvhomes.com); David Gonzalez; David Hartley (dave@bedrockeng.com); David Peters (DavidPeters@peters-engineering.com); Dean Pryor (dean@bonadelle.com); debbiec@fresnofloodcontrol.org; Dennis M. Gaab; Denver Stairs (denverstairs@cusd.com); Doug Henson (doug@donpickett.com); dzoldak@larsandersen.com; Ed Dunkel <edunkel@precisioneng.net>; Gary Dixon <gary@dixonsurveying.com>; Gary Giannetta (gary@giannettaengineering.com); Gary McDonald (GaryM@GaryMcDonaldHomes.com); Gene Abella; George Beal (bealdevelopments@aol.com); Glenn Eastes; Goldie L. Lewis (glewis@mccaffreyhomes.com); Guy Stockbridge (guys@eliteteamoffices.com); Hal Lore (hal@lore-engineering.com); 'Heather Bashian'; Jamie Huelskamp; Jason Clarke (jasonc@fresnofloodcontrol.org); Jason Hatwig (JHatwig@ceieng.com); 'JB1F@pge.com'; Jeff Cazaly (jeff@jcazalyconsulting.com); Jeff Harris (jharris@wilsondevelopment.com); 'Jeremy_Portillos@comcast.com'; Jim Huelskamp (jhuelskamp@landvaluemgt.com); Jim Sanders (jsanders@paynterrealty.com); Joe Alexander; Joey Daggett (joey@gatewayeng.com); John Binaski; John Bonadelle (john@bonadelle.com); John Brelsford (john@ddginc.net); John Ennis (jennis@ennisconsulting.com); John Hall (JHall2@communitymedical.org); John Holt; John Kashian (jkashian@lance-kashian.com); John Rowland (jrowland@peters-engineering.com); John Rutowicz (jrutowicz@landvaluemgt.com); Josh Peterson (joshp@wathen-castanos.com); Joshua Latham (jlatham@derrels.com); Karl Kienow (KKienow@bcf-engr.com); Keith Jolly; Ken Motschiedler (ken@barkendevcon.com); Kevin Peterson (KevinPeterson@clovisusd.k12.ca.us); Larry Boggs (lboggs@ashwoodco.com); Laurence Kimura (LKimura@fresnoirrigation.com); Lorenzo Rios (lorenzo@cvmdistrict.org); Madelyn Cuellar (mcellar@gvhomes.com); Manny Penn (manny@svcommunities.com); Mark Greenwood (markrwg@pacbell.net); Mark Sisson (mark@dixonsurveying.com); Matt Smith (MattS@woodsidehomes.com); 'Matt Walker'; Matthew Greenwood (rwgassoc@pacbell.net); Menas Arisian; Michael Thomason (michael@thomasondevelopment.com); Mike (mikep@biafm.org); Mike DeAlba (mike@mikedealba.com); Mike Hamzy (mike@harbisonint.com); Mike Harrison; 'Mitzi_Givens-Russell@comcast.com'; nallinder@yahoo.com; 'Nathan Gleaves (ngleaves@precisioneng.net)'; Nicholas Torstensen; Niki MacPherson (ndm3@pge.com); Paul Armendariz; Peter Sanchez (peters@fresnofloodcontrol.org); Renee Mathis; Rick Ginder; Rob Sanders (rob@gmaengineering.com); Robert Vermeltfoort (rv@vaifresno.com); Robin Frost (rfrost@derrels.com); Ron Marlette

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Subject: RE: City of Clovis Development Impact Fees: Update for FY 2020-2021

Sean,

Given circumstances that we are sure you are aware of, I don't believe you have a prudent professional option other than to implement Mr. Prandini's recommendation.

That said, we look forward to the announcement of such decision.

Regards,

Robert Davidson, N.C.A.R.B.



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E-mail: bob@rldavidson.com

From: Dirk Poeschel

Sent: Monday, April 13, 2020 2:19 PM

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Subject: RE: City of Clovis Development Impact Fees: Update for FY 2020-2021

Sean,

Mike Prandini makes an excellent point.

Dirk

From: Sean Smith <SeanS@ci.clovis.ca.us>

Sent: Monday, April 13, 2020 11:55 AM

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Subject: RE: City of Clovis Development Impact Fees: Update for FY 2020-2021

Apologies, but the date should have read **Thursday, April 30**. The date below is updated.

-Sean

From: Sean Smith

Sent: Monday, April 13, 2020 11:09 AM

To: [\[Long mailing list\]](#)

Subject: City of Clovis Development Impact Fees: Update for FY 2020-2021

To All:

I hope this time finds you well. Things are unusual as we try to keep our businesses operating normally through all of the COVID-19 issues. To that end, we want you to know that the City of Clovis is doing the same. We are here to support your projects and to keep things flowing as normal as possible, so please let us know how we can assist.

Part of the normal process for a project include the Development Impact Fees and the reimbursements. The attachment to this email details the latest update that the Engineering division is proposing in order to keep pace with the market CCI and to provide timely reimbursements. It is not our intent to hold public meetings at this time; instead we ask for your comments by [Thursday, April 30, 2020](#). We are not opposed to meeting, but thought it best given the circumstances and the rather routine nature of the market rate update. We will gather your comments and proceed from there.

Key notable points:

1. The Water Supply Fee is reflective of the items being presented to Council and will take effect May 15, 2020.
2. Parks & Recreation fee is adjusted according to the 2019-2020 Council actions. The rate increase reflects the second year of the 3-year phase in, plus a CCI adjustment.
3. All other fee rates besides the Water Supply Fee and the Parks & Recreation fee are adjusted by the CCI, which is +2.8% and represents the average of the San Francisco – Los Angeles areas.
4. Residential increases range from 4%-5% depending on density and location. The increase per unit ranges from \$1000 to \$1300.
5. Non-residential increase range from 2.8%-3.3% depending on use and location.

Please feel free to contact me or other Engineering staff with any questions.

Thank you for your patience as we deal with the issues caused by COVID-19. Check our website for updates on what changes we have made.

Check <https://cityofclovis.com/planning-and-development/engineering/resources-4/> for project status references.

The front counter is closed until further notice. Staff remains available by email or phone.



Sean K. Smith PE QSD | Supervising Civil Engineer

City of Clovis | Engineering Division

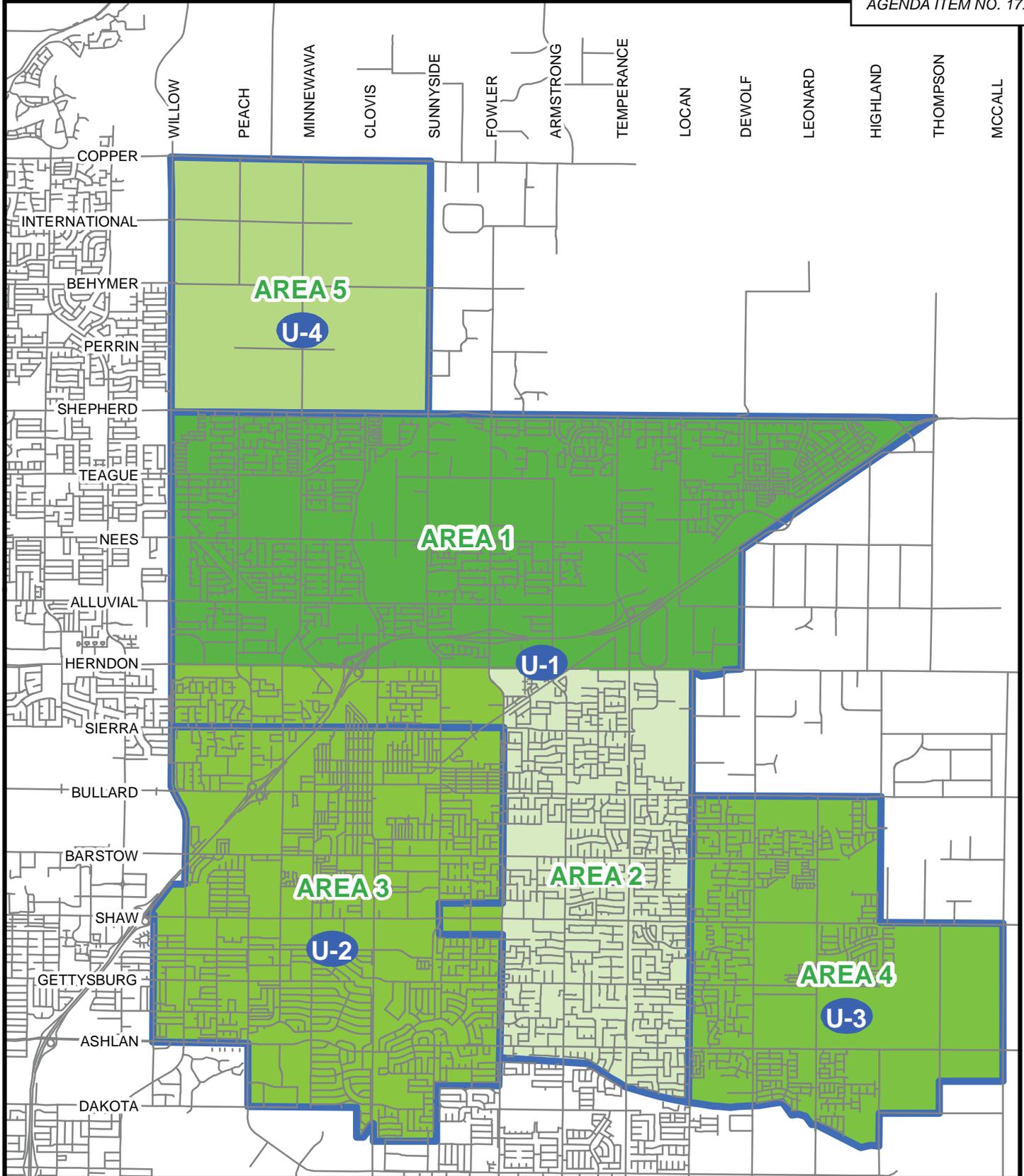
Development Review

1033 Fifth Street, Clovis, CA 93612

p. 559.324.2363 | f. 559-324-2843 | m. 559-765-7505

seans@cityofclovis.com

cc: project file



STREET & UNDERGROUNDING BOUNDARIES

UNDERGROUNDING AREAS

STREET AREAS

JAN 18, 2018

NOT TO SCALE

1386

Chronology of Development Impact Fees:

1. Recession hits in 2008.
2. In 2010, sewer rates were increased for residents because development had declined to a level that did not support the bond payments.
3. Over the past 10 years, existing users have paid approximately \$19M to assist with the annual debt service payments.
4. In 2011, the City reduced DIF's by 35% at the request of the BIA to assist the industry through the recession. The fees were previously adjusted in 2008.
5. In 2013, the City reinstated the fees to the 2008 level by reinstating the 35%.
6. In 2013, City reduced DIF's in City core.
7. In August 2014, the General Plan Update was completed.
8. In 2015, the DIF's were increased by a construction cost index (CCI).
9. In 2015 – 2017, Sewer, Water, and Recycled Water master plans were completed.
10. In 2016 – 2017, DIF's were analyzed.
11. November 2017 - entire package presented to industry.
12. February 2018, staff presented a workshop on DIF's to Council.
13. July 2018, staff returned to Council with EIR, Master Plans, and proposed DIF's.
14. 2018, DIF's increased from 3% to 12% depending on density and area
15. 2019, DIF's increased by CCI, plus Police and Parks Fee update.
16. 2020 – CCI increase plus the year 2 increase in parks fees.

Development Impact Fees
10-Year Comparison with CCI



ATTACHMENT F

RESOLUTION 20-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING 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 will not be effective prior to 60 days following adoption 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 at a regular meeting of the City Council of the City of Clovis held on June 15, 2020 by the following vote, to wit.

AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen, Mayor Bessinger
NOES: None
ABSENT: None
ABSTAIN: None

DATED: June 15, 2020



Mayor



City Clerk



**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

Water Major Facilities				Water			
	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change
Residential (Units per Acre)							
Residential 2.0 or less	\$7,129	\$7,329 per unit	2.7%	Water oversized			
Residential 2.1 to 2.5	\$7,129	\$7,329 per unit	2.7%	All Areas except RT Ph 1, 2	\$1,398	\$1,437 per gross acre	2.7%
Residential 2.6 to 3.0	\$7,129	\$7,329 per unit	2.7%	RT Park Phase 1, 2	\$151	\$155 per gross acre	2.6%
Residential 3.1 to 3.5	\$7,129	\$7,329 per unit	2.7%	Water front footage			
Residential 3.6 to 4.0	\$7,129	\$7,329 per unit	2.7%	All Areas except RT Ph 1, 2	\$22.77	\$23.41 per linear foot	2.7%
Residential 4.1 to 4.5	\$7,129	\$7,329 per unit	2.7%	RT Park Phase 1, 2	\$0	\$0	0.0%
Residential 4.6 to 5.0	\$6,052	\$6,221 per unit	2.7%	Non-Potable Water System	\$2,039	\$2,096 per gross acre	2.7%
Residential 5.1 to 5.5	\$4,975	\$5,114 per unit	2.7%				
Residential 5.6 to 6.0	\$4,862	\$4,998 per unit	2.7%				
Residential 6.1 to 6.5	\$4,749	\$4,882 per unit	2.7%				
Residential 6.6 to 7.0	\$4,637	\$4,767 per unit	2.7%				
Residential 7.1 to 7.5	\$4,524	\$4,651 per unit	2.7%				
Residential 7.6 to 8.0	\$4,412	\$4,536 per unit	2.7%				
Residential 8.1 to 8.5	\$4,299	\$4,419 per unit	2.7%				
Residential 8.6 to 9.0	\$4,187	\$4,304 per unit	2.7%				
Residential 9.1 to 9.5	\$4,074	\$4,188 per unit	2.7%				
Residential 9.6 to 10.0	\$3,962	\$4,073 per unit	2.7%				
Residential 10.1 to 10.5	\$3,849	\$3,957 per unit	2.7%				
Residential 10.6 to 11.0	\$3,731	\$3,835 per unit	2.7%				
Residential 11.1 to 11.5	\$3,687	\$3,790 per unit	2.7%				
Residential 11.6 to 12.0	\$3,642	\$3,744 per unit	2.7%				
Residential 12.1 to 12.5	\$3,597	\$3,698 per unit	2.7%				
Residential 12.6 to 13.0	\$3,552	\$3,651 per unit	2.7%				
Residential 13.1 to 13.5	\$3,507	\$3,605 per unit	2.7%				
Residential 13.6 to 14.0	\$3,463	\$3,560 per unit	2.7%				
Residential 14.1 to 14.5	\$3,418	\$3,514 per unit	2.7%				
Residential 14.6 to 15.0	\$3,373	\$3,467 per unit	2.7%				
Residential 15.1 to 15.5	\$3,328	\$3,421 per unit	2.7%				
Residential 15.6 to 16.0	\$3,283	\$3,375 per unit	2.7%				
Residential 16.1 to 16.5	\$3,239	\$3,330 per unit	2.7%				
Residential 16.6 to 17.0	\$3,194	\$3,283 per unit	2.7%				
Residential 17.1 to 17.5	\$3,149	\$3,237 per unit	2.7%				
Residential 17.6 to 18.0	\$3,104	\$3,191 per unit	2.7%				
Residential 18.1 to 18.5	\$3,059	\$3,145 per unit	2.7%				
Residential 18.6 to 19.0	\$3,015	\$3,099 per unit	2.7%				
Residential 19.1 to 19.5	\$2,970	\$3,053 per unit	2.7%				
Residential 19.6 to 20.0	\$2,923	\$3,005 per unit	2.7%				
Commercial Retail	\$3.56	\$3.66 per bldg sf	2.7%				
Professional Office	\$3.56	\$3.66 per bldg sf	2.7%				
Industrial	\$0.96	\$0.99 per bldg sf	3.0%				
Schools	\$7,462	\$7,671 per gross acre	2.7%				
Public Facilities	\$1.93	\$1.98 per bldg sf	2.5%				
Parks	Exempt	Exempt					
Assisted Living	\$3.38	\$3.47 per bldg sf	2.6%				

EXHIBIT A

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change
Sewer				Admin., Public Facilities, Misc.			
Sewer Major Facilities				Undergrounding administration fee	1.50%	1.50% of UG fees	0.0%
Single Family Residential	\$7,749	\$7,966 per unit	2.7%	Street administration fee	1.50%	1.50% of street fees	0.0%
Multi-Family Residential	\$6,277	\$6,453 per unit	2.7%	Administration fee	1.50%	1.50% of fees	0.0%
Commercial Retail	\$4.65	\$4.78 per bldg sf	2.7%	Fire Department Fee			
Professional Office	\$3.95	\$4.06 per bldg sf	2.7%	Growth Areas	\$1,295	\$1,331 per unit	2.7%
Industrial	\$2.17	\$2.23 per bldg sf	2.7%	Police Department Fee			
Assisted Living	\$7,749	\$7,966 per EDU	2.7%	Growth Areas	\$726	\$746 per unit	2.7%
*Other	\$7,749	\$7,966 per EDU	2.7%	Special Area Annexation Fee	\$0	\$0 per gross acre	0.0%
Sewer oversize				Locan Nees Annexation Fee	\$755	\$755 per gross acre	0.0%
All Areas except RT Ph 1,2	\$989	\$1,017 per gross acre	2.8%	Loma Vista Community Centers			
RT Park Phase 1, 2	\$0	\$0		Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre	0.0%
Sewer front footage				Library Facilities Impact Fee***			
All Areas except RT Ph 1,2	\$18.81	\$19.34 per linear foot	2.7%	Single family lot	\$604	\$621 per unit	2.7%
RT Park Phase 1, 2	\$0	\$0		Multi-family, assisted living/group homes	\$494	\$508 per unit	2.8%
Sewer house branch connection							
4" lateral	\$141.71	\$145.68 per linear foot	2.7%				
6" lateral	\$143.80	\$147.82 per linear foot	2.7%				
*Other includes hospitals, churches, hotels, motels, schools							
Parks				Utility Undergrounding (See Area Map on Page 7)			
Park Acquisition and Development:				Utility Undergrounding fee			
All Residential	\$3,771	\$4,260 per unit	11.5%	Underground Area 1	\$6,992	\$7,188 per gross acre	2.7%
Retail	\$0.46	\$0.52 per bldg. sf.	11.5%	RT Park Phase 1, 2	\$2,618	\$2,691 per gross acre	2.7%
Office	\$0.98	\$1.11 per bldg. sf.	11.7%	Underground Area 2	\$0	\$0 per gross acre	0.0%
Industrial	\$0.35	\$0.39 per bldg. sf.	10.3%	Underground Area 3	\$7,670	\$7,885 per gross acre	2.7%
				Underground Area 4	\$7,330	\$7,535 per gross acre	2.7%
Refuse							
Community sanitation fee							
Single family lot	\$410	\$421 per unit	2.6%				
Multi-family, non-residential	\$232	\$238 per unit	2.5%				
Neighborhood Park Deposit							
Neighborhood Park Deposit							
Street Area 4 (Loma Vista Specific Plan)	\$4,796	\$4,930 per unit	2.7%				

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021

Effective: **TBD**

Street Fees

	Basis of Charge	Current	Proposed	Percent	Current	Proposed	Percent	Current	Proposed	Percent	Current	Proposed	Percent	Current	Proposed	Percent	Current	Proposed	Percent	
		Rate	Rate	Change	Rate	Rate	Change	Rate	Rate	Change	Rate	Rate	Change	Rate	Rate	Change	Rate	Rate	Change	
Area 1																				
SFR - Rural (0 - 0.5)	per unit	\$5,229	\$5,375	2.8%	\$1,809	\$1,860	2.8%	\$725	\$745	2.8%	\$64	\$66	3.1%	\$65	\$67	3.1%	\$7,892	\$8,113	2.8%	
SFR - Very Low Density (0.6 - 2)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$64	\$66	3.1%	\$7,893	\$8,114	2.8%	
SFR - Low Density (2.1 - 4)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$58	\$60	3.4%	\$7,887	\$8,108	2.8%	
SFR - Medium Density (4.1 - 7)	per unit	\$5,230	\$5,376	2.8%	\$1,810	\$1,861	2.8%	\$724	\$744	2.8%	\$65	\$67	3.1%	\$58	\$60	3.4%	\$7,887	\$8,108	2.8%	
MFR - Medium High Density (7.1 - 15)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,118	2.8%	\$436	\$447	2.8%	\$39	\$40	2.8%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%	
MFR - High (15.1 - 25)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,118	2.8%	\$436	\$447	2.8%	\$39	\$40	2.8%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%	
MFR - Very High (25.1 - 43)	per unit	\$3,137	\$3,225	2.8%	\$1,086	\$1,118	2.8%	\$436	\$447	2.8%	\$39	\$40	2.8%	\$35	\$36	2.9%	\$4,732	\$4,864	2.8%	
Retail	per 1000 bldg sf	\$8,254	\$8,485	2.8%	\$2,856	\$2,936	2.8%	\$1,143	\$1,175	2.8%	\$102	\$105	2.9%	\$92	\$95	3.3%	\$12,447	\$12,799	2.8%	
Office, Public Facilities	per 1000 bldg sf	\$3,764	\$3,869	2.8%	\$1,303	\$1,339	2.8%	\$521	\$536	2.9%	\$46	\$47	2.2%	\$42	\$43	2.4%	\$5,676	\$5,834	2.8%	
Industrial, Assisted Living	per 1000 bldg sf	\$1,013	\$1,041	2.8%	\$350	\$360	2.9%	\$141	\$145	2.8%	\$13	\$13	0.0%	\$11	\$11	0.0%	\$1,528	\$1,570	2.7%	
Schools	per 1000 bldg sf	\$6,603	\$6,788	2.8%	\$2,285	\$2,349	2.8%	\$915	\$941	2.8%	\$81	\$83	2.5%	\$73	\$75	2.7%	\$9,957	\$10,236	2.8%	
Churches	per 1000 bldg sf	\$3,764	\$3,869	2.8%	\$1,303	\$1,339	2.8%	\$521	\$536	2.9%	\$46	\$47	2.2%	\$42	\$43	2.4%	\$5,676	\$5,834	2.8%	
Mini Storage	per gross acre	\$13,235	\$13,608	2.8%	\$4,575	\$4,703	2.8%	\$1,638	\$1,689	2.8%	\$170	\$175	2.9%	\$150	\$154	2.7%	\$19,968	\$20,527	2.8%	

RT Park Phase 1, 2		Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total			
Industrial	per 1000 bldg sf	\$824	\$847	\$204	\$210	\$132	\$136	\$11	\$11	\$1,171	\$1,204
Office	per 1000 bldg sf	\$3,063	\$3,149	\$758	\$779	\$493	\$507	\$42	\$43	\$4,356	\$4,478

Area 2		Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total			
SFR - Rural (0 - 0.5)	per unit	\$394	\$405	\$0	\$0	\$100	\$103	\$65	\$67	\$559	\$575
SFR - Very Low Density (0.6 - 2)	per unit	\$394	\$405	\$0	\$0	\$101	\$104	\$64	\$66	\$559	\$575
SFR - Low Density (2.1 - 4)	per unit	\$394	\$405	\$0	\$0	\$101	\$104	\$58	\$60	\$553	\$569
SFR - Medium Density (4.1 - 7)	per unit	\$394	\$405	\$0	\$0	\$101	\$104	\$58	\$60	\$553	\$569
MFR - Medium High Density (7.1 - 15)	per unit	\$237	\$244	\$0	\$0	\$60	\$62	\$35	\$36	\$332	\$342
MFR - High (15.1 - 25)	per unit	\$237	\$244	\$0	\$0	\$60	\$62	\$35	\$36	\$332	\$342
MFR - Very High (25.1 - 43)	per unit	\$237	\$244	\$0	\$0	\$60	\$62	\$35	\$36	\$332	\$342
Retail	per 1000 bldg sf	\$621	\$638	\$0	\$0	\$159	\$163	\$92	\$95	\$872	\$896
Office, Public Facilities	per 1000 bldg sf	\$283	\$291	\$0	\$0	\$73	\$75	\$42	\$43	\$398	\$409
Industrial, Assisted Living	per 1000 bldg sf	\$76	\$78	\$0	\$0	\$20	\$21	\$11	\$11	\$107	\$110
Schools	per 1000 bldg sf	\$497	\$511	\$0	\$0	\$127	\$131	\$73	\$75	\$697	\$717
Churches	per 1000 bldg sf	\$283	\$291	\$0	\$0	\$73	\$75	\$42	\$43	\$398	\$409
Mini Storage	per gross acre	\$994	\$1,022	\$0	\$0	\$258	\$265	\$150	\$154	\$1,402	\$1,441

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021**

Effective: TBD

	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates			
<i>Sewer oversize mains</i>			
10"	\$3.23	\$3.32 per linear foot	2.7%
12"	\$9.07	\$9.32 per linear foot	2.7%
15"	\$20.94	\$21.53 per linear foot	2.7%
18"	\$37.15	\$38.19 per linear foot	2.7%
21"	\$50.64	\$52.06 per linear foot	2.7%
<i>Sewer overdepth mains:</i>			
<u>8' to 12' in depth</u>			
8" main	\$8.23	\$8.46 per linear foot	2.7%
10" main	\$10.42	\$10.71 per linear foot	2.7%
12" main	\$10.26	\$10.55 per linear foot	2.7%
15" main	\$14.01	\$14.41 per linear foot	2.7%
18" main	\$15.99	\$16.44 per linear foot	2.7%
21" main	\$19.12	\$19.66 per linear foot	2.7%
<u>12' to 16' in depth</u>			
8" main	\$15.99	\$16.44 per linear foot	2.7%
10" main	\$17.87	\$18.37 per linear foot	2.7%
12" main	\$17.77	\$18.26 per linear foot	2.7%
15" main	\$23.13	\$23.78 per linear foot	2.7%
18" main	\$33.97	\$34.92 per linear foot	2.7%
21" main	\$35.58	\$36.58 per linear foot	2.7%
<u>Greater than 16' in depth</u>			
8" main	\$21.26	\$21.85 per linear foot	2.7%
10" main	\$23.50	\$24.16 per linear foot	2.7%
12" main	\$23.55	\$24.21 per linear foot	2.7%
15" main	\$34.75	\$35.72 per linear foot	2.7%
18" main	\$42.57	\$43.76 per linear foot	2.7%
21" main	\$47.36	\$48.68 per linear foot	2.7%

	Current Rate	Proposed Rate	Percent Change
Water Oversize Reimbursement Rates			
<i>Water oversize mains:</i>			
12" main	\$15.00	\$15.42 per linear foot	2.7%
14" main	\$27.09	\$27.85 per linear foot	2.7%
16" main	\$45.54	\$46.81 per linear foot	2.7%
18" main	\$59.34	\$61.00 per linear foot	2.7%
20" main	\$74.14	\$76.21 per linear foot	2.7%
24" main	\$107.69	\$110.71 per linear foot	2.7%
<i>Water oversize valves:</i>			
12" valve	\$910	\$935 each	2.7%
14" valve	\$1,190	\$1,223 each	2.7%
16" valve	\$1,605	\$1,650 each	2.7%
18" valve	\$1,924	\$1,977 each	2.7%
20" valve	\$2,931	\$3,013 each	2.7%
24" valve	\$4,454	\$4,578 each	2.7%

WATER SUPPLY FEE

March 16, 2020

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Rural Residential <i>(1 DU/2 AC)</i>	16,100	11,320
Very Low Density Residential <i>(0.6 – 2.0 DU/AC)</i>	16,100	11,320
Low Density Residential <i>(2.1 – 4.0 DU/AC)</i>	13,880	9,100
Medium Density Residential <i>(4.1 – 7.0 DU/AC)</i>	12,210	7,440
Medium High Density Residential <i>(7.1 – 15.0 DU/AC)</i>	18,320	13,540
High Density Residential <i>(15.1 – 25.0 DU/AC)</i>	26,090	21,310
Very High Density Residential <i>(25.1 – 43.0 DU/AC)</i>	40,520	35,740
Mixed Use Village	27,750	22,980
Mixed Use/Business Campus	27,750	22,980
Office	14,990	10,210
Industrial	5,550	780
Neighborhood Commercial	16,100	11,320
General Commercial	16,100	11,320
Open Space	8,330	3,550
Public Facilities	7,770	3,000
Parks	16,650	11,880
Schools	15,540	10,770