



CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services

DATE: June 5, 2023

SUBJECT: Consider Approval – Res. 23-___, A resolution revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption. (Continued from the May 8, 2023, meeting.)

Staff: Sean Smith, Supervising Civil Engineer
Recommendation: Approve

- ATTACHMENTS:
1. Res. 23-___, Revising Master Development Fee Schedule
 2. Master Development Fee Schedule 23-24
 3. Fee Comparisons 23-24
 4. Nexus Sheets for Development Impact Fees

CONFLICT OF INTEREST

Councilmembers should consider recusal if a campaign contribution exceeding \$250 has been received from the project proponent (developer, applicant, agent, and/or participants) since January 1, 2023 (Government Code 84308).

RECOMMENDATION

For the City Council to approve Res. 23-___, 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) in accordance with applicable provisions of the municipal code, which authorizes an annual adjustment to reflect actual construction and acquisition costs based on market conditions. The municipal code also authorizes an annual adjustment based on the Construction Cost Index (CCI) for California Cities, but staff is proposing to use the market-based actual cost method based on Council’s direction at last year’s fee update hearing and the substantial local volatility of construction costs. For reference, the average CCI between the Los Angeles and San Francisco areas for calendar year 2022 is +4.6%.

The most significant increases within the DIF program are within the water categories. Staff introduced these increases to Council on May 8, 2023, for consideration. Council directed staff, “to continue the item to a date uncertain at which time staff will come back with all of the fees with the exception of water which will be deferred until we have that higher level discussion.” Staff is now returning to request consideration and approval of all the other fees with no increase to the water category fees. The overall increase in Development Impact Fees to a development project is dependent upon the land use and the location of the project within the City. The overall increases have been lessened from the initial proposal on May 8, 2023. The increases previously ranged from 12% to 23%, but now range from 2% to 10%.

No increase is proposed for the Water Supply Fee as it was re-established and approved by Council in March 2020 based on the current fixed costs to acquire 7,000 acre-feet of water per year.

Administrative fee rates are based on a percentage of certain DIF and have been evaluated and found to be adequate and do not need to be updated with this DIF update.

BACKGROUND

The comprehensive fee evaluation based on the market conditions requires staff to analyze current construction costs, and to re-evaluate, quantify, and estimate the remaining planned City infrastructure needed for the estimated growth, update the DIF fund balances, and review market trends.

Last year Council limited the increases to the Sewer, Water and Street categories in consideration of the uncertainty in the projected market and inflation. There was a belief that the substantial inflation in construction cost represented a spike and that costs would normalize and possibly come back down over the following year. However, this year’s comprehensive review and fee evaluation shows a continued increase in inflation, labor, and material costs since the last update. There is some opinion in the development and construction industry of some cost reductions going forward. However, those same opinions proved incorrect over the past year. Staff believes, even if inflation slows, costs are not likely to decline appreciably and will certainly not return to pre-inflation (2021) levels over the next year. Limiting the necessary DIF increases based on assumptions of construction costs decreasing over the next year, as was done last year, is likely to result in widening the gap between the funds needed to build the infrastructure associated with the estimated growth and the funds collected to build the necessary infrastructure.

Staff considered several options for the water category fees but is proposing no increase at this time as requested by Council. At Council’s direction, staff will work with stakeholders to further review the water category fees and return later with another proposal for Council’s consideration. Some of the options that staff has considered are:

- a) a +4.6% increase based on CCI from December 2021 to December 2022 and as suggested by the BIA,
- b) a +5.5% increase based on CCI from the last DIF adjustment approved in July 2022 to May 2023,

- c) a +10% increase as suggested by a Councilmember during the May 8th discussion,
or
- d) a +61% increase based on the comprehensive analysis performed by staff and consultants.

The municipal code provides for an annual update of the DIF program either through a comprehensive market-based review and evaluation of the fee rates 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.

Regular annual review, evaluation, and adjustments to DIFs are needed to keep pace with construction cost fluctuations and ensure that infrastructure associated with growth is fully funded. The CCI provides an appropriate alternative measurement of construction cost fluctuations and serves as a good basis for adjusting the fees between major cost reevaluations. In turn, these adjustments ensure timely reimbursements to developers who install infrastructure that is beyond their fair share.

Overall Results

The rate revisions, excluding water, will result in an increase in overall Development Impact Fees to a development project that ranges from 2% to 10% depending on land use and location.

Stakeholder Outreach

A series of emails was provided to a group of over 130 stakeholders describing the proposed increases and all were offered the opportunity to meet in person with staff to discuss the proposed increases to the fees. Four meetings were held, and they occurred weekly, with one the last week of March and the others occurring the first three weeks of April, prior to the initial Council meeting on May 8. The stakeholders included the Building Industry Association (BIA), Fresno Metropolitan Flood Control District (FMFCD), the Clovis Unified School District, and several local residential and non-residential developers. Several separate meetings were also held with smaller stakeholder groups upon request. The stakeholder meetings lead to the refining of several fees, including Sewer, Water and Fire. After the May 8th Council meeting, staff met with the BIA on May 17 and held a separate stakeholder meeting on May 18.

As of the time of this staff report, no correspondence has been received from the stakeholders.

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 fees 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 various provisions of the municipal code for each fee. 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.

AB602 (Government Code, Section 66016.5(a)(5))

AB602 established new requirements beginning in 2022 for agencies implementing Development Impact Fee programs to base residential impact fees on the square footage of the proposed residential units or make specific findings to explain why other metrics are appropriate. To comply with AB602, staff evaluated and compared the current metrics used for imposing DIFs with the proposed square foot metric, and staff has determined the effectiveness and appropriateness of the current metrics for imposing DIFs by the City is established with decades of data and results. Staff worked with the City Attorney's Office to provide Council with the necessary findings to justify continued use of the current City metrics of imposing DIFs (Fees based on acreage or dwelling units) rather than an untested, unproven, and speculative metric based on residential square footage. These findings are included in Appendix A of the Nexus Sheets, Attachment 4 and are included as part of the Resolution for approving the updated fee schedule.

Staff concluded that the current method in which Development Impact Fees are imposed either on a per unit basis or a per acreage basis has proven to be a fair means for housing developments. To charge based on a square footage basis would be unsupported by empirical data and less compliant with the Mitigation Fee Act.

County Developments

The Memorandum of Understanding between the City of Clovis and the County of Fresno (MOU) includes a provision for county developments within the Clovis Sphere of Influence, as follows:

“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 comply 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 increases 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 findings for AB602 to justify continued use of the City’s current method of imposing DIFs can be made as staff’s analysis indicates that the City’s metrics are the most appropriate for the basis of imposing residential impact fees rather than the square footage of proposed residential units.

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.
3. Staff will return to Council with a recommendation for fee revisions to the water category following additional stakeholder meetings.

Prepared by: Sean Smith, Supervising Civil Engineer

Reviewed by: City Manager *SA*

RESOLUTION 23-__**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION**

WHEREAS, the State of California has enacted Section 66000 et seq. of the Government Code (“Mitigation Fee Act”) which allows the City to collect development impact fees; and

WHEREAS, the City has duly adopted various development impact fees in accordance with applicable provisions of the Mitigation Fee Act, and such fees are described in applicable provisions of the Clovis Municipal Code; and

WHEREAS, Chapter 3.10 of the Clovis Municipal Code, adopted in accordance with the Mitigation Fee Act, requires the City’s Development Impact Fees to be annually reviewed and adjusted by one of the following methods: (1) automatically adjusted each fiscal, effective July 1, by the percentage equal (increase or decrease) to the Engineering News-Record Index for the California Cities for the twelve (12) month period ending the prior December, or (2) adjusted to reflect actual construction/acquisition costs; and

WHEREAS, Clovis Municipal Code section 3.10.02 provides that any annual increase to Development Impact Fees by one of the authorized methods is not deemed an increase to the fees subject to the Mitigation Fee Act, and any adjusted fees shall be subject to City Council review and approval by resolution and shall be included in the City’s Master Development Fee Schedule; and

WHEREAS, the State of California recently enacted Section 66016.5(a)(5) of the Government Code, which is one of the changes resulting from AB 602, which requires a new nexus study for development impact fees after July 1, 2022, to calculate the fees imposed on a housing development project proportionately to the square footage of proposed units, but also authorizes the fees to be calculated and imposed without complying with the square footage metric if certain findings are made; and

WHEREAS, City staff has performed the annual review of development impact fees, conducted the required nexus analysis, and prepared the nexus report for the City’s fiscal year 2023-2024 Development Impact Fees, including the necessary findings required by Government Code section 66016.5(a)(5)(B) for using an alternative basis for calculating fees rather than the inappropriate square footage metric of calculating fees, which nexus report and findings are incorporated herein by this reference, and recommends the City Council approve the nexus report and findings, and approve an adjustment to the fee rates based on current actual construction costs as authorized by Clovis Municipal Code section 3.10.02(b); and

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

WHEREAS, the MOU further requires the City make findings demonstrating that the fees comply with applicable provisions of the Mitigation Fee Act and State law; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed adjustment to the City's Development Impact Fees at the regular City Council meeting on May 8, 2023, and considered the staff report, including all attachments to the staff report, the presentation from staff during the meeting, and all oral and written comments and materials provided at the meeting, and continued the items to a date uncertain; and

WHEREAS, the City Council conducted a second duly noticed public hearing on the proposed adjustment to the City's Development Impact Fees at the regular City Council meeting on June 5, 2023, and considered the staff report, including all attachments to the staff report, the presentation from staff during the meeting, and all oral and written comments and materials provided at the meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS HERBY FINDS AND RESOLVES AS FOLLOWS,

1. The referenced and incorporated Nexus Report for Development Impact Fees Fiscal Year 2023-2024, including the Findings in Support of the Continuation of City Policies to Calculate and Impose Residential Development Impact Fees on a Per Unit or Per Acre Basis, is hereby approved.
2. The referenced and incorporated Findings in Support of the Continuation of City Policies to Calculate and Impose Residential Development Impact Fees on a Per Unit or Per Acre Basis includes an adequate discussion and justification as required by Government Code section 66016.5(a)(5)(B), including but not limited to: (i) an explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project, (ii) an explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development, and (ii) that other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

3. City staff’s annual review of and proposed adjustment to the City’s Development Impact Fees is in accordance with Chapter 3.10 of the Clovis Municipal Code and applicable provisions of the Mitigation Fee Act, and the Master Development Fee Schedule for charges therein provided and attached hereto as Exhibit “A”, is hereby approved, and any adjusted fee rates shall be effective beginning sixty (60) days following approval of this Resolution.

4. This Resolution is effective immediately and shall continue in force unless amended or repealed by the City Council.

5. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are described on the Master Development Fee Schedule (Exhibit “A” attached hereto) 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 without limitation the Mitigation Fee Act including Government Code Sections 66000, et seq.

* * * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on June 5, 2023, by the following vote, to wit.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

DATED: June 5, 2023

Mayor

City Clerk

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

Water Major Facilities			
(Units per Acre)			
Residential			
Residential	2.0 or less	\$8,580	per unit
Residential	2.1 to 2.5	\$8,580	per unit
Residential	2.6 to 3.0	\$8,580	per unit
Residential	3.1 to 3.5	\$8,580	per unit
Residential	3.6 to 4.0	\$8,580	per unit
Residential	4.1 to 4.5	\$8,580	per unit
Residential	4.6 to 5.0	\$7,283	per unit
Residential	5.1 to 5.5	\$5,987	per unit
Residential	5.6 to 6.0	\$5,851	per unit
Residential	6.1 to 6.5	\$5,716	per unit
Residential	6.6 to 7.0	\$5,581	per unit
Residential	7.1 to 7.5	\$5,445	per unit
Residential	7.6 to 8.0	\$5,311	per unit
Residential	8.1 to 8.5	\$5,174	per unit
Residential	8.6 to 9.0	\$5,038	per unit
Residential	9.1 to 9.5	\$4,902	per unit
Residential	9.6 to 10.0	\$4,768	per unit
Residential	10.1 to 10.5	\$4,632	per unit
Residential	10.6 to 11.0	\$4,490	per unit
Residential	11.1 to 11.5	\$4,437	per unit
Residential	11.6 to 12.0	\$4,383	per unit
Residential	12.1 to 12.5	\$4,330	per unit
Residential	12.6 to 13.0	\$4,275	per unit
Residential	13.1 to 13.5	\$4,221	per unit
Residential	13.6 to 14.0	\$4,168	per unit
Residential	14.1 to 14.5	\$4,114	per unit
Residential	14.6 to 15.0	\$4,058	per unit
Residential	15.1 to 15.5	\$4,005	6474
Residential	15.6 to 16.0	\$3,951	per unit
Residential	16.1 to 16.5	\$3,899	per unit
Residential	16.6 to 17.0	\$3,843	per unit
Residential	17.1 to 17.5	\$3,789	per unit
Residential	17.6 to 18.0	\$3,735	per unit
Residential	18.1 to 18.5	\$3,682	per unit
Residential	18.6 to 19.0	\$3,628	per unit
Residential	19.1 to 19.5	\$3,574	per unit
Residential	19.6 to 20.0	\$3,518	per unit
Commercial Retail		\$4.29	per bldg sf
Professional Office		\$4.29	per bldg sf
Industrial		\$1.16	per bldg sf
Schools		\$8,980	per gross acre
Public Facilities		\$2.32	per bldg sf
Assisted Living		\$4.06	per bldg sf

Water		
Water oversize		
All Areas except RT Ph 1,2	\$1,682	per gross acre
RT Park Phase 1, 2	\$182	per gross acre
Water front footage		
All Areas except RT Ph 1,2	\$27.40	per linear foot
RT Park Phase 1, 2	\$0	
Non-Potable Water System	\$2,454	per gross acre

Water Service		
Water meter:		
3/4"	\$348	each
1"	\$435	each
1 1/2" (residential only)	\$737	each
2" (residential only)	\$940	each
1 1/2" (landscape)	\$946	each
2" (landscape)	\$1,080	each
3" (landscape)	\$1,520	each
4" (landscape)	\$2,523	each
6" (landscape)	\$4,559	each
1 1/2" (MFR & Non-res)	\$1,277	each
2" (MFR & Non-res)	\$1,449	each
3" (MFR & Non-res)	\$1,991	each
4" (MFR & Non-res)	\$3,120	each
6" (MFR & Non-res)	\$5,438	each
Transceiver Fee	\$170	each
Water service w/meter:		
3/4"	\$6,485	each
1"	\$6,572	each
1 1/2"	\$7,522	each
2"	\$8,166	each

Attachment 2

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

Sewer		
Sewer Major Facilities		
Single Family Residential	\$9,584	per unit
Multi-Family Residential	\$7,763	per unit
Commercial Retail	\$5.75	per bldg sf
Professional Office	\$4.89	per bldg sf
Industrial	\$2.68	per bldg sf
Assisted Living	\$9,584	per EDU
*Other	\$9,584	per EDU
All Projects in Core Area (Page 7)	\$0	
Sewer oversize		
All Areas except RT Ph 1,2	\$1,114	per gross acre
RT Park Phase 1, 2	\$0	
Sewer front footage		
All Areas except RT Ph 1,2	\$32.05	per linear foot
RT Park Phase 1, 2	\$0	
Sewer house branch connection		
4" lateral	\$136.00	per linear foot
6" lateral	\$138.00	per linear foot

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

Parks		
Park Acquisition and Development:		
All Residential	\$5,662	per unit
Retail	\$0.69	per bldg. sf.
Office	\$1.50	per bldg. sf.
Industrial	\$0.49	per bldg. sf.
All projects in core area (Page 7)	\$0	

Refuse		
Community sanitation fee		
Single family lot	\$509	per unit
Multi-family, non-residential	\$412	per unit

Admin., Public Facilities, Misc.		
Undergrounding administration fee	1.50%	of UG fees
Street administration fee	1.50%	of street fees
Administration fee	1.50%	of fees
Fire Department Fee (Growth Areas)		
Outside Core Area	\$2,075	per unit
Core Area	\$0	
Police Department Fee		
Growth Areas	\$1,457	per unit
Core Area	\$0	
Special Area Annexation Fee	\$0	per gross acre
Loma Vista Community Centers		
Master Plan Zone District Program Fee	\$1,591	per net acre
Library Facilities Impact Fee***		
Single family lot	\$760	per unit
Multi-family, assisted living/group homes	\$621	per unit

Utility Undergrounding		
Utility Undergrounding fee		
Underground Area 1	\$8,400	per gross acre
RT Park Phase 1, 2	\$2,797	per gross acre
Underground Area 2	\$0	per gross acre
Underground Area 3	\$8,003	per gross acre
Underground Area 4	\$7,823	per gross acre

Neighborhood Park Deposit		
Neighborhood Park Deposit		
Street Area 4 (Loma Vista Specific Plan)	\$5,643	per unit

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

Street Fees

Area 1						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$7,968	\$2,062	\$860	\$78	\$10,968
SFR - Very Low Density (0.6 - 2)	per unit	\$7,968	\$2,062	\$859	\$78	\$10,967
SFR - Low Density (2.1 - 4)	per unit	\$7,968	\$2,062	\$860	\$78	\$10,968
SFR - Medium Density (4.1 - 7)	per unit	\$7,968	\$2,062	\$859	\$78	\$10,967
MFR - Medium High Density (7.1 - 15)	per unit	\$4,781	\$1,237	\$516	\$47	\$6,581
MFR - High (15.1 - 25)	per unit	\$4,781	\$1,237	\$516	\$47	\$6,581
MFR - Very High (25.1 - 43)	per unit	\$4,781	\$1,237	\$516	\$47	\$6,581
Retail	per 1000 bldg sf	\$12,575	\$3,254	\$1,356	\$122	\$17,307
Office, Public Facilities	per 1000 bldg sf	\$5,734	\$1,484	\$619	\$56	\$7,893
Industrial, Assisted Living	per 1000 bldg sf	\$1,543	\$399	\$166	\$15	\$2,123
Schools	per 1000 bldg sf	\$10,060	\$2,603	\$1,085	\$98	\$13,846
Churches	per 1000 bldg sf	\$5,734	\$1,484	\$619	\$56	\$7,893
Mini Storage	per gross acre	\$20,164	\$5,214	\$2,169	\$196	\$27,743

Area 1 RT Park Phase 1, 2						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
Industrial	per 1000 bldg sf	\$1,256	\$222	\$121	\$0	\$1,599
Office	per 1000 bldg sf	\$4,667	\$825	\$450	\$0	\$5,942

Area 2						
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit	\$412	\$0	\$105	\$0	\$517
SFR - Very Low Density (0.6 - 2)	per unit	\$412	\$0	\$106	\$0	\$518
SFR - Low Density (2.1 - 4)	per unit	\$412	\$0	\$106	\$0	\$518
SFR - Medium Density (4.1 - 7)	per unit	\$412	\$0	\$106	\$0	\$518
MFR - Medium High Density (7.1 - 15)	per unit	\$248	\$0	\$63	\$0	\$311
MFR - High (15.1 - 25)	per unit	\$248	\$0	\$63	\$0	\$311
MFR - Very High (25.1 - 43)	per unit	\$248	\$0	\$63	\$0	\$311
Retail	per 1000 bldg sf	\$649	\$0	\$166	\$0	\$815
Office, Public Facilities	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$372
Industrial, Assisted Living	per 1000 bldg sf	\$79	\$0	\$21	\$0	\$100
Schools	per 1000 bldg sf	\$520	\$0	\$133	\$0	\$653
Churches	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$372
Mini Storage	per gross acre	\$1,040	\$0	\$270	\$0	\$1,310

CITY OF CLOVIS
 MASTER DEVELOPMENT FEE SCHEDULE

Street Fees

Area 3		Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit		\$76	\$0	\$37	\$0	\$113
SFR - Very Low Density (0.6 - 2)	per unit		\$77	\$0	\$38	\$0	\$115
SFR - Low Density (2.1 - 4)	per unit		\$77	\$0	\$38	\$0	\$115
SFR - Medium Density (4.1 - 7)	per unit		\$77	\$0	\$38	\$0	\$115
MFR - Medium High Density (7.1 - 15)	per unit		\$47	\$0	\$23	\$0	\$70
MFR - High (15.1 - 25)	per unit		\$47	\$0	\$23	\$0	\$70
MFR - Very High (25.1 - 43)	per unit		\$47	\$0	\$23	\$0	\$70
Retail	per 1000 bldg sf		\$122	\$0	\$60	\$0	\$182
Office, Public Facilities	per 1000 bldg sf		\$55	\$0	\$27	\$0	\$82
Industrial, Assisted Living	per 1000 bldg sf		\$15	\$0	\$7	\$0	\$22
Schools	per 1000 bldg sf		\$99	\$0	\$48	\$0	\$147
Churches	per 1000 bldg sf		\$55	\$0	\$27	\$0	\$82
Mini Storage	per gross acre		\$200	\$0	\$100	\$0	\$300

Area 4		Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit		\$7,034	\$2,482	\$586	\$686	\$10,788
SFR - Very Low Density (0.6 - 2)	per unit		\$7,033	\$2,482	\$585	\$686	\$10,786
SFR - Low Density (2.1 - 4)	per unit		\$7,033	\$2,483	\$585	\$687	\$10,788
SFR - Medium Density (4.1 - 7)	per unit		\$7,033	\$2,482	\$585	\$687	\$10,787
MFR - Medium High Density (7.1 - 15)	per unit		\$4,220	\$1,489	\$351	\$412	\$6,472
MFR - High (15.1 - 25)	per unit		\$4,220	\$1,489	\$351	\$412	\$6,472
MFR - Very High (25.1 - 43)	per unit		\$4,220	\$1,489	\$351	\$412	\$6,472
Retail	per 1000 bldg sf		\$11,100	\$3,918	\$924	\$1,083	\$17,025
Office, Public Facilities	per 1000 bldg sf		\$5,062	\$1,787	\$421	\$494	\$7,764
Industrial, Assisted Living	per 1000 bldg sf		\$1,362	\$481	\$113	\$133	\$2,089
Schools	per 1000 bldg sf		\$8,880	\$3,134	\$739	\$867	\$13,620
Churches	per 1000 bldg sf		\$5,062	\$1,787	\$421	\$494	\$7,764
Mini Storage	per gross acre		\$17,799	\$6,286	\$1,477	\$1,738	\$27,300

Area 5		Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Total
SFR - Rural (0 - 0.5)	per unit		\$3,322	\$1,710	\$378	\$214	\$5,624
SFR - Very Low Density (0.6 - 2)	per unit		\$3,321	\$1,710	\$378	\$213	\$5,622
SFR - Low Density (2.1 - 4)	per unit		\$3,321	\$1,710	\$378	\$213	\$5,622
SFR - Medium Density (4.1 - 7)	per unit		\$3,321	\$1,710	\$377	\$213	\$5,621
MFR - Medium High Density (7.1 - 15)	per unit		\$1,993	\$1,026	\$227	\$128	\$3,374
MFR - High (15.1 - 25)	per unit		\$1,993	\$1,026	\$227	\$128	\$3,374
MFR - Very High (25.1 - 43)	per unit		\$1,993	\$1,026	\$227	\$128	\$3,374
Retail	per 1000 bldg sf		\$5,242	\$2,699	\$596	\$337	\$8,874
Office, Public Facilities	per 1000 bldg sf		\$2,390	\$1,231	\$272	\$154	\$4,047
Industrial	per 1000 bldg sf		\$643	\$331	\$73	\$41	\$1,088
Schools	per 1000 bldg sf		\$4,194	\$2,159	\$477	\$270	\$7,100
Churches	per 1000 bldg sf		\$2,390	\$1,231	\$272	\$154	\$4,047
Mini Storage	per gross acre		\$8,403	\$4,326	\$954	\$536	\$14,219

CITY OF CLOVIS
 MASTER DEVELOPMENT FEE SCHEDULE

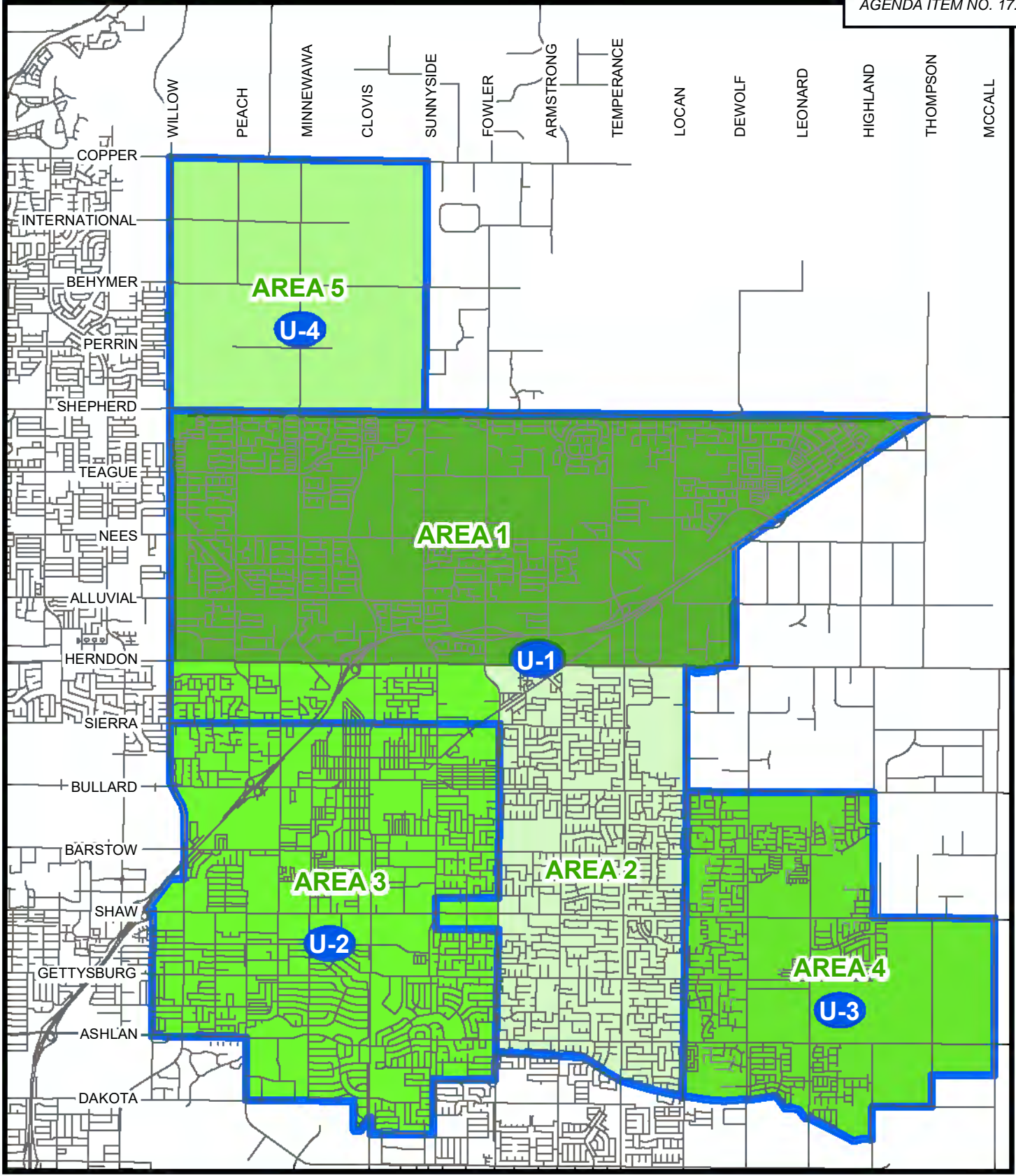
Sewer Oversize/Overdepth Reimbursement Rates	
Sewer oversize mains	
10"	\$9.25 per linear foot
12"	\$23.05 per linear foot
15"	\$53.40 per linear foot
18"	\$90.90 per linear foot
21"	\$125.30 per linear foot
Sewer overdepth mains:	
8' to 12' in depth	
8" main	\$9.75 per linear foot
10" main	\$12.35 per linear foot
12" main	\$12.15 per linear foot
15" main	\$16.55 per linear foot
18" main	\$19.00 per linear foot
21" main	\$22.70 per linear foot
12' to 16' in depth	
8" main	\$21.10 per linear foot
10" main	\$23.60 per linear foot
12" main	\$23.70 per linear foot
15" main	\$31.00 per linear foot
18" main	\$45.15 per linear foot
21" main	\$47.30 per linear foot
Greater than 16' in depth	
8" main	\$27.80 per linear foot
10" main	\$30.70 per linear foot
12" main	\$31.00 per linear foot
15" main	\$46.05 per linear foot
18" main	\$56.20 per linear foot
21" main	\$62.15 per linear foot

Water Oversize Reimbursement Rates	
Water oversize mains:	
12" main	\$18.06 per linear foot
14" main	\$32.60 per linear foot
16" main	\$54.80 per linear foot
18" main	\$71.42 per linear foot
20" main	\$89.22 per linear foot
24" main	\$129.61 per linear foot
Water oversize valves:	
12" valve	\$1,063.00 each
14" valve	\$1,431.75 each
16" valve	\$1,932.00 each
18" valve	\$2,314.95 each
20" valve	\$3,527.05 each
24" valve	\$5,359.00 each

WATER SUPPLY FEE

FY 2023-24

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



STREET & UNDERGROUNDING BOUNDARIES

UNDERGROUNDING AREAS
 STREET AREAS



JAN 18, 2018



NOT TO SCALE

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FULL FEE UPDATE

Single-Family Fee Calculation Scenarios
2023-2024 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	\$7,122,986	\$7,516,106	\$393,119	\$10,123,207	\$10,763,536	\$640,328	\$10,579,780	\$11,105,180	\$525,400	\$18,563,810	\$19,582,387	\$1,018,576	\$20,009,749	\$21,098,183	\$1,088,433
	Per Unit	\$44,519	\$46,976	\$2,457	\$38,935	\$41,398	\$2,463	\$35,266	\$37,017	\$1,751	\$32,007	\$33,763	\$1,756	\$32,274	\$34,029	\$1,756
	% Change			5.5%			6.3%			5.0%			5.5%			5.4%
Area 2	Total	\$5,711,738	\$5,819,026	\$107,287	\$7,829,930	\$8,006,045	\$176,115	\$8,992,589	\$9,195,965	\$203,376	\$15,495,241	\$15,891,238	\$395,997	\$16,729,555	\$17,152,472	\$422,917
	Per Unit	\$35,698	\$36,369	\$671	\$30,115	\$30,792	\$677	\$29,975	\$30,653	\$678	\$26,716	\$27,399	\$683	\$26,983	\$27,665	\$682
	% Change			1.9%			2.2%			2.3%			2.6%			2.5%
Area 3	Total	\$5,293,396	\$5,412,539	\$119,142	\$7,370,683	\$7,558,653	\$187,970	\$8,566,310	\$8,781,541	\$215,231	\$15,000,469	\$15,408,321	\$407,852	\$16,224,998	\$16,659,771	\$434,772
	Per Unit	\$33,084	\$33,828	\$745	\$28,349	\$29,072	\$723	\$28,554	\$29,272	\$717	\$25,863	\$26,566	\$703	\$26,169	\$26,871	\$701
	% Change			2.3%			2.6%			2.5%			2.7%			2.7%
Area 4	Total	\$7,120,859	\$7,470,756	\$349,897	\$10,130,509	\$10,699,916	\$569,406	\$10,579,618	\$11,055,871	\$476,253	\$18,579,563	\$19,502,100	\$922,537	\$20,027,776	\$21,013,471	\$985,695
	Per Unit	\$44,505	\$46,692	\$2,187	\$38,964	\$41,154	\$2,190	\$35,265	\$36,853	\$1,588	\$32,034	\$33,624	\$1,591	\$32,303	\$33,893	\$1,590
	% Change			4.9%			5.6%			4.5%			5.0%			4.9%
Area 5	Total	\$6,380,656	\$6,624,489	\$243,833	\$8,935,495	\$9,329,300	\$393,805	\$9,748,846	\$10,105,222	\$356,377	\$16,985,074	\$17,670,999	\$685,925	\$18,324,185	\$19,056,592	\$732,407
	Per Unit	\$39,879	\$41,403	\$1,524	\$34,367	\$35,882	\$1,515	\$32,496	\$33,684	\$1,188	\$29,285	\$30,467	\$1,183	\$29,555	\$30,736	\$1,181
	% Change			3.8%			4.4%			3.7%			4.0%			4.0%

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 5, as well as for all 40 acre residential developments.

FULL FEE UPDATE

Multi-Family Fee Calculation Scenarios
2023-2024 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	\$9,972,303	\$10,478,824	\$506,521	\$17,389,354	\$18,371,431	\$982,077	\$18,754,296	\$19,803,713	\$1,049,417	\$23,367,399	\$24,722,717	\$1,355,317
	Per Unit	\$33,241	\$34,929	\$1,688	\$29,982	\$31,675	\$1,693	\$30,249	\$31,941	\$1,693	\$29,209	\$30,903	\$1,694
	% Change			5.1%			5.6%			5.6%			5.8%
Area 2	Total	\$8,385,112	\$8,569,609	\$184,497	\$14,320,784	\$14,680,282	\$359,497	\$15,474,101	\$15,858,002	\$383,901	\$19,134,890	\$19,631,477	\$496,587
	Per Unit	\$27,950	\$28,565	\$615	\$24,691	\$25,311	\$620	\$24,958	\$25,577	\$619	\$23,919	\$24,539	\$621
	% Change			2.2%			2.5%			2.5%			2.6%
Area 3	Total	\$7,958,832	\$8,155,184	\$196,352	\$13,826,012	\$14,197,365	\$371,353	\$14,969,545	\$15,365,300	\$395,756	\$18,586,302	\$19,094,745	\$508,442
	Per Unit	\$26,529	\$27,184	\$655	\$23,838	\$24,478	\$640	\$24,144	\$24,783	\$638	\$23,233	\$23,868	\$636
	% Change			2.5%			2.7%			2.6%			2.7%
Area 4	Total	\$9,972,141	\$10,429,515	\$457,374	\$17,405,106	\$18,291,144	\$886,038	\$18,772,322	\$19,719,001	\$946,679	\$23,395,657	\$24,618,090	\$1,222,434
	Per Unit	\$33,240	\$34,765	\$1,525	\$30,009	\$31,536	\$1,528	\$30,278	\$31,805	\$1,527	\$29,245	\$30,773	\$1,528
	% Change			4.6%			5.1%			5.0%			5.2%
Area 5	Total	\$9,141,368	\$9,478,866	\$337,498	\$15,810,618	\$16,460,044	\$649,426	\$17,068,731	\$17,762,121	\$693,390	\$21,201,105	\$22,095,206	\$894,101
	Per Unit	\$30,471	\$31,596	\$1,125	\$27,260	\$28,379	\$1,120	\$27,530	\$28,649	\$1,118	\$26,501	\$27,619	\$1,118
	% Change			3.7%			4.1%			4.1%			4.2%

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 5, as well as for all 40 acre residential developments.

FULL FEE UPDATE

Non-Residential Fee Calculation Scenarios 2023-2024 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	\$279,417	\$307,249	\$27,833	\$126,795	\$134,242	\$7,447	\$207,826	\$222,330	\$14,504
	% Change			10.0%			5.9%			7.0%
Area 2	Total	\$158,124	\$161,416	\$3,292	\$104,472	\$107,409	\$2,937	\$152,525	\$155,824	\$3,299
	% Change			2.1%			2.8%			2.2%
Area 3 (Core)	Total	\$143,705	\$147,293	\$3,588	\$94,615	\$97,849	\$3,234	\$141,138	\$144,734	\$3,596
	% Change			2.5%			3.4%			2.5%
Area 4	Total	\$280,273	\$304,353	\$24,080	\$126,616	\$133,389	\$6,772	\$207,998	\$220,786	\$12,788
	% Change			8.6%			5.3%			6.1%
Area 5	Total	\$217,462	\$232,093	\$14,631	\$114,801	\$119,929	\$5,128	\$179,161	\$187,735	\$8,575
	% Change			6.7%			4.5%			4.8%

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



CITY *of* **CLOVIS**

Nexus Sheets
for
Development Impact Fees
Fiscal Year
2023-2024

Fiscal Year
2023-2024

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Appendix A

Findings in Support of the Continuation of City Policies to Impose Residential Development Impact Fees on a Per Unit or Per Acreage Basis

2023-2024

Existing Rates	
Single Family Residential	\$9,325 per Unit*
Multi-Family Residential	\$7,554 per Unit*
Retail	\$5.60 per bldg sf ^^
Office	\$4.75 per bldg sf ^^
Industrial	\$2.61 per bldg sf ^^
Assisted Living	\$9,325 per EDU
*Other	\$9,325 per EDU
^ Unit is defined as each separate dwelling unit	
^^ Non-residential Fees are based on building square footage.	

Proposed Rates			% change
Single Family Residential	\$9,584 per Unit^		2.8%
Multi-Family Residential	\$7,763 per Unit^		2.8%
Retail	\$5.75 per bldg sf ^^		2.7%
Office/PF/School	\$4.89 per bldg sf ^^		3.0%
Industrial	\$2.68 per bldg sf ^^		2.7%
Assisted Living	\$9,584 per EDU		2.8%
*Other	\$9,584 per EDU		2.8%
^ Unit is defined as each separate dwelling unit			
^^ Non-residential Fees are based on building square footage.			

Purpose of Fee

The Sewer Major Facilities fee pays for the construction and financing of major sewer trunk lines, treatment capacity, and recycled water transmission to serve growth.

Scope of Improvements covered

Debt Service on past capacity upgrades at the Fresno Regional Plant.

Debt service on the construction of the City of Clovis treatment plant including the first 2.7 mgd treatment capacity, Pump Station E, Pump Station B, Ashlan Force mains, recycled water pump station and transmission system.

Construction and financing costs for future plant expansions.

Construction and financing costs for future upgrades and capacity purchases at the Fresno Regional plant.

Construction and financing costs for the future construction of Shepherd Avenue force mains and Dewolf trunk mains.

Construction and financing costs for the future construction of trunk mains to serve growth in Heritage Grove and the Northeast Village.

Nexus

Sewage treatment, conveyance, and disposal systems are necessary to accommodate new development. Major components of the system are needed in advance of development and therefore must be constructed using financing. The rates are directly related to system utilization by each land use category and include development's share of financing and construction.

AB602: Residential usage have been measured on a land usage basis and then correlated to a per home basis. This same measurement is used to predict future capacity and treatment needs. There is a better correlation between City data and the number of homes than residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the number of units or EDU's that will benefit from and pay for the system according to relative system utilization per the sewer master plan.
3. Rate = total cost divided by units.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
All Areas except RT Ph 1, 2	\$1,190 per Gr. Ac.*
RT Park Phase1, 2	\$0 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All Areas except RT Ph 1, 2	\$1,114 per Gr. Ac.^	-6.4%
RT Park Phase1, 2	\$0 per Gr. Ac.^	
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

Purpose of Fee

The Sewer Oversize Fee pays for the difference in construction cost between 8" mains at standard depth (which are paid for with front footage fees) and any larger mains and/or mains constructed at greater than standard depth.

Scope of Improvements covered

All sewer mains that are greater than 8" in diameter and all mains (including 8" diameter) constructed at depths greater than 8' are included. Mains that are considered trunk mains are not included in the sewer oversize fee, but are included in the sewer major facilities fee.

Nexus

In order to provide for the conveyance of sewage from all development, certain sewer mains are required to be larger than 8" in diameter or must be constructed at depths greater than 8'. The additional cost for these larger and/or deeper sewer mains is to be paid for by all development because all development receives benefit

AB602: Acreage is a common denominator between all land uses. Acreage is used for the basis of this fee in order to evenly distribute the share across the City. Therefore an acreage basis is more appropriate than a residential square footage basis.

Methodology

1. Calculate the total cost of system components (those lines larger 8" diameter and/or greater than 8' in depth).
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
All Areas except RT Ph 1, 2	\$22.64 per Linear Ft.*
RT Park Phase1, 2	\$0.00 per Linear Ft.*
* Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed sewer are (to be) installed.	

Proposed Rates		% change
All Areas except RT Ph 1, 2	\$32.05 per Linear Ft.^	41.5%
RT Park Phase1, 2	\$0 per Gr. Ac.^	
^ Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed sewer are (to be) installed.		

Purpose of Fee

Development is responsible for the cost of 1/2 of the along all adjacent streets alleys and easements. The Sewer Front Footage Fee pays for the 1/2 construction cost of 8" mains at standard depth in order to reimburse developers who construct lines along properties that are not part of the developer's property.

Scope of Improvements covered

The fee covers the cost attributable to 8" sewer main construction that are to be constructed in streets, alleys, or easements where other developments will have frontage and/or connect to the main. The component of cost for sewer mains that are in excess of 8" diameter or 8' in depth is not included and is paid for through the oversize sewer fee. Mains that are considered trunk mains are not included in the sewer front footage fee, but are included in the sewer major facilities fee.

Nexus

All development benefits from the sewage collection system. Each property shares in the cost of the basic element of the collection system (8" sewer mains at standard depth) by providing for 1/2 the cost of any adjacent mains.

AB602: The repayment of this fee is on a lineal footage basis. There is no correlation with the size of the home.

Methodology

1. Calculate the cost of 8" sewer main construction at 8' or less in depth on a linear foot basis.
2. Rate = 1/2 the construction cost per linear foot.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
4" Lateral	\$136 per Linear Ft.*
6" Lateral	\$138 per Linear Ft.*
* Linear footage refers to length of pipe installed.	

Proposed Rates		% change
4" Lateral	\$136.00 per Linear Ft.^	0.0%
6" Lateral	\$138.00 per Linear Ft.^	0.0%
^ Linear footage refers to length of pipe installed.		

Purpose of Fee

This fee provides for cost recovery for City forces to supply and construct sewer house branches. While, in most cases, construction of sewer laterals is done by development, this fee provides for cost recovery when lateral construction is done using City forces at the election of the property owner and availability of City resources. Laterals installed by City forces normally occurs on individual residential connections to the sewer system.

Scope of Improvements covered

The fee covers the cost to construct 4" or 6" sewer laterals from the main to the property line and includes all associated costs (excavation, pipeline construction, connection to main, backfill, compaction , resurfacing).

Nexus

The fee represents direct cost recovery for property owner requested services.

AB602: The costs are per each item with no dependence upon size of the home. Therefore the per each basis is more appropriate than residential square footage.

Methodology

1. Calculate the cost of 4" and 6" sewer lateral construction on a linear foot basis.
2. Rate = construction cost per linear foot.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

Existing Rates			
Residential	2.0 or less	\$8,580	per Unit
Residential	2.1 to 2.5	\$8,580	per Unit
Residential	2.6 to 3.0	\$8,580	per Unit
Residential	3.1 to 3.5	\$8,580	per Unit
Residential	3.6 to 4.0	\$8,580	per Unit
Residential	4.1 to 4.5	\$8,580	per Unit
Residential	4.6 to 5.0	\$7,283	per Unit
Residential	5.1 to 5.5	\$5,987	per Unit
Residential	5.6 to 6.0	\$5,851	per Unit
Residential	6.1 to 6.5	\$5,716	per Unit
Residential	6.6 to 7.0	\$5,581	per Unit
Residential	7.1 to 7.5	\$5,445	per Unit
Residential	7.6 to 8.0	\$5,311	per Unit
Residential	8.1 to 8.5	\$5,174	per Unit
Residential	8.6 to 9.0	\$5,038	per Unit
Residential	9.1 to 9.5	\$4,902	per Unit
Residential	9.6 to 10.0	\$4,768	per Unit
Residential	10.1 to 10.5	\$4,632	per Unit
Residential	10.6 to 11.0	\$4,490	per Unit
Residential	11.1 to 11.5	\$4,437	per Unit
Residential	11.6 to 12.0	\$4,383	per Unit
Residential	12.1 to 12.5	\$4,330	per Unit
Residential	12.6 to 13.0	\$4,275	per Unit
Residential	13.1 to 13.5	\$4,221	per Unit
Residential	13.6 to 14.0	\$4,168	per Unit
Residential	14.1 to 14.5	\$4,114	per Unit
Residential	14.6 to 15.0	\$4,058	per Unit
Residential	15.1 to 15.5	\$4,005	per Unit
Residential	15.6 to 16.0	\$3,951	per Unit
Residential	16.1 to 16.5	\$3,899	per Unit
Residential	16.6 to 17.0	\$3,843	per Unit
Residential	17.1 to 17.5	\$3,789	per Unit
Residential	17.6 to 18.0	\$3,735	per Unit
Residential	18.1 to 18.5	\$3,682	per Unit
Residential	18.6 to 19.0	\$3,628	per Unit
Residential	19.1 to 19.5	\$3,574	per Unit
Residential	19.6 to 20.0	\$3,518	per Unit
Commercial Retail		\$4.29	per bldg sf ^^
Professional Office		\$4.29	per bldg sf ^^
Industrial		\$1.16	per bldg sf ^^
Schools/Parks		\$8,980	per Gr. Ac.^
Public Facilities		\$2.32	per bldg sf ^^
Assisted Living		\$4.06	per bldg sf ^^
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets ^^ bldg sf = building square foot			

Proposed Rates				% change
Residential	2.0 or less	\$8,580	per Unit	0.0%
Residential	2.1 to 2.5	\$8,580	per Unit	0.0%
Residential	2.6 to 3.0	\$8,580	per Unit	0.0%
Residential	3.1 to 3.5	\$8,580	per Unit	0.0%
Residential	3.6 to 4.0	\$8,580	per Unit	0.0%
Residential	4.1 to 4.5	\$8,580	per Unit	0.0%
Residential	4.6 to 5.0	\$7,283	per Unit	0.0%
Residential	5.1 to 5.5	\$5,987	per Unit	0.0%
Residential	5.6 to 6.0	\$5,851	per Unit	0.0%
Residential	6.1 to 6.5	\$5,716	per Unit	0.0%
Residential	6.6 to 7.0	\$5,581	per Unit	0.0%
Residential	7.1 to 7.5	\$5,445	per Unit	0.0%
Residential	7.6 to 8.0	\$5,311	per Unit	0.0%
Residential	8.1 to 8.5	\$5,174	per Unit	0.0%
Residential	8.6 to 9.0	\$5,038	per Unit	0.0%
Residential	9.1 to 9.5	\$4,902	per Unit	0.0%
Residential	9.6 to 10.0	\$4,768	per Unit	0.0%
Residential	10.1 to 10.5	\$4,632	per Unit	0.0%
Residential	10.6 to 11.0	\$4,490	per Unit	0.0%
Residential	11.1 to 11.5	\$4,437	per Unit	0.0%
Residential	11.6 to 12.0	\$4,383	per Unit	0.0%
Residential	12.1 to 12.5	\$4,330	per Unit	0.0%
Residential	12.6 to 13.0	\$4,275	per Unit	0.0%
Residential	13.1 to 13.5	\$4,221	per Unit	0.0%
Residential	13.6 to 14.0	\$4,168	per Unit	0.0%
Residential	14.1 to 14.5	\$4,114	per Unit	0.0%
Residential	14.6 to 15.0	\$4,058	per Unit	0.0%
Residential	15.1 to 15.5	\$4,005	per Unit	0.0%
Residential	15.6 to 16.0	\$3,951	per Unit	0.0%
Residential	16.1 to 16.5	\$3,899	per Unit	0.0%
Residential	16.6 to 17.0	\$3,843	per Unit	0.0%
Residential	17.1 to 17.5	\$3,789	per Unit	0.0%
Residential	17.6 to 18.0	\$3,735	per Unit	0.0%
Residential	18.1 to 18.5	\$3,682	per Unit	0.0%
Residential	18.6 to 19.0	\$3,628	per Unit	0.0%
Residential	19.1 to 19.5	\$3,574	per Unit	0.0%
Residential	19.6 to 20.0	\$3,518	per Unit	0.0%
Commercial Retail		\$4.29	per bldg sf ^^	0.0%
Professional Office		\$4.29	per bldg sf ^^	0.0%
Industrial		\$1.16	per bldg sf ^^	0.0%
Schools/Parks		\$8,980	per Gr. Ac.^	0.0%
Public Facilities		\$2.32	per bldg sf ^^	0.0%
Assisted Living		\$4.06	per bldg sf ^^	0.0%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets ^^ bldg sf = building square foot				

Purpose of Fee

The Water Major Facilities fee pays for the construction and financing of transmission water mains and water supply and treatment infrastructure including water wells, recharge facilities, surface water treatment facilities, and storage facilities as needed to serve growth.

Scope of Improvements covered

Debt Service on the existing surface water treatment facility.

Planned construction of future capacity capital improvements including recharge, treatment plan expansion, water wells, and transmission mains per the Water master plan

Nexus

Water production, treatment, and transmission systems are necessary to accommodate new development. Major components of the system are needed in advance of development and therefore must be constructed using financing. The rates are directly related to system utilization by each land use category and include development's share of financing and construction.

AB602: Residential usage have been measured on a land usage basis and then correlated to a per home basis. This same measurement is used to predict future capacity and treatment needs. There is a better correlation between City data and the number of homes than residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the number of units or EDU's that will benefit from and pay for the system according to relative system utilization per the water master plan.
3. Rate = total cost divided by units.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation which indicated a 61% increase. The proposed increase has been deferred to a later date.

2023-2024

Existing Rates	
All areas except RT Phase 1, 2	\$1,682 per Gr. Ac.*
RT Phase 1, 2	\$182 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All areas except RT Phase 1, 2	\$1,682 per Gr. Ac.^	0.0%
RT Phase 1, 2	\$182 per Gr. Ac.^	0.0%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

Purpose of Fee

The Water Oversize Fee pays for the difference in construction cost between 8" mains and larger distribution mains.

Scope of Improvements covered

All water mains that are greater than 8" in diameter are included, except mains that are considered transmission mains which are included in the water major facilities fee.

Nexus

In order to provide for the distribution of water to all development, certain water mains are required to be larger than 8" in diameter. The additional cost for these larger water mains is to be paid for by all development because all development receives benefit.

AB602: Acreage is a common denominator between all land uses. Acreage is used for the basis of this fee in order to evenly distribute the share across the City. Therefore an acreage basis is more appropriate than a residential square footage basis.

Methodology

1. Calculate the total cost of system components (those lines larger 8" diameter).
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation which indicated a 61% increase. The proposed increase has been deferred to a later date.

Existing Rates	
All areas except RT Phase 1, 2	\$27.40 per Linear Ft.*
RT Phase 1, 2	\$0.00 per Linear Ft.*
* Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed water mains are (to be) installed.	

Proposed Rates		% change
All areas except RT Phase 1, 2	\$27.40 per Linear Ft.^	0.0%
RT Phase 1, 2	\$0.00 per Linear Ft.^	0%
^ Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed water mains are (to be) installed.		

Purpose of Fee

Development is responsible for the cost of 1/2 of the 8" water mains along all adjacent streets, alleys, and easements. The Water Front Footage Fee pays for the 1/2 construction cost of 8" mains in order to reimburse developers who construct lines along properties that are not part of the developer's property.

Scope of Improvements covered

The fee covers the cost attributable to water main construction that are to be constructed in streets, alleys, or easements where other developments will have frontage and/or connect to the main. The component of cost for water mains that are in excess of 8" diameter is not included and is paid for through the oversize water fee. Mains that are considered transmission mains are not included in the water front footage fee, but are included in the water major facilities fee.

Nexus

All development benefits from the water distribution system. Each property shares in the cost of the basic element of the distribution system (8" water mains) by providing for 1/2 the cost of any adjacent water mains.

AB602: The repayment of this fee is on a lineal footage basis. There is no correlation with the size of the home.

Methodology

1. Calculate the cost of 8" water main construction on a linear foot basis.
2. Rate = 1/2 the construction cost per linear foot.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation which indicated a 61% increase. The proposed increase has been deferred to a later date.

2023-2024

Existing Rates	
All Land Uses	\$2,454 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All Land Uses	\$2,454 per Gr. Ac.^	0.0%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

Purpose of Fee

The Non-Potable Water Fee pays for the construction of a non-potable water distribution system that supplies non potable water for irrigation of open space and landscaped areas, mainly in public areas.

Scope of Improvements covered

All non-potable (purple pipe) water mains that are intended for distribution and transmission.

Nexus

A non-potable water distribution system provides for delivery of non-potable water to public landscaped areas, parks, and open spaces within the City. The use of non-potable water in these areas is an essential part of achieving a water balance and reducing groundwater usage in the City. These benefits are attributable to all development and the costs are shared "equally" among development according to land area.

AB602: The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.

Methodology

1. Calculate the total cost of system components minus the non-potable water improvements installed and reimbursed.
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation which indicated a 61% increase. The proposed increase has been deferred to a later date.

Existing Rates
Rates vary according to density and land use See attached schedule

Proposed Rates
Rates vary according to density and land use See attached schedule No change in rates is proposed

Purpose of Fee

The Water Supply Fee pays a share of the cost to acquire additional water supply for properties with development patterns that will exceed the current entitlement. For properties within the FID, the entitlement is 2.2 ac/ft/ac. For properties outside the FID, there is no designate entitlement. The current cost to acquire annual supply is \$1,250 per ac/ft. The Water Supply Fee includes a share of the cost to secure a firm water supply from FID. The current cost to development for the firm water supply is \$4,300 per ac/ft.

Scope of Improvements covered

The funds are used to buy water entitlement, acquire new water resources and participate in water banking infrastructure.

Nexus

In order to ensure that the overdraft of the groundwater basin due to pumping is not exacerbated, and to properly secure adequate water entitlement going forward, new development that creates a water demand that exceeds the water entitlement that comes with the land must provide for the additional water supply. For projects lying within the FID, they provide their water entitlement to the City at the time of development and receive a fee credit for the allocation. All other projects lying outside the FID will require acquisition of additional supply. The need for the additional water supply is directly tied to the project or land development that creates the demand. The costs associated with the acquisition of the new water supply are attributable to the new development.

AB602: Residential usage have been measured on land usage basis. This same measurement is used to predict future needs. There is a better correlation between City data and the land use than residential square footage.

Methodology

1. Determine the cost to acquire additional water supply per ac/ft/yr
2. Develop relationship between development type/intensity, and water demand.
3. Rate = annual water demand in excess of the entitlement (ac/ft/yr) X acquisition cost per ac/ft/yr
4. Prorate the FID annual allotment as credit to development within FID

Summary of Factors contributing to Rate Change

- No change in rate proposed.

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.

2023-2024

Existing Rates		Proposed Rates		% change
3/4" meter	\$341 Each	3/4" meter	\$348 Each	2%
1" meter	\$424 Each	1" meter	\$435 Each	3%
1 1/2" meter (residential only)	\$712 Each	1 1/2" meter (residential only)	\$737 Each	4%
2" meter (residential only)	\$906 Each	2" meter (residential only)	\$940 Each	4%
1 1/2" turbo (landscape) meter	\$912 Each	1 1/2" turbo (landscape) meter	\$946 Each	4%
2" turbo (landscape) meter	\$1,039 Each	2" turbo (landscape) meter	\$1,080 Each	4%
3" turbo (landscape) meter	\$1,470 Each	3" turbo (landscape) meter	\$1,520 Each	3%
4" turbo (landscape) meter	\$2,425 Each	4" turbo (landscape) meter	\$2,523 Each	4%
6" turbo (landscape) meter	\$4,382 Each	6" turbo (landscape) meter	\$4,559 Each	4%
1 1/2" (MFR & Non-res) meter	\$1,227	1 1/2" (MFR & Non-res) meter	\$1,277 Each	4%
2" (MFR & Non-res) meter	\$1,391 Each	2" (MFR & Non-res) meter	\$1,449 Each	4%
3" (MFR & Non-res) meter	\$1,919 Each	3" (MFR & Non-res) meter	\$1,991 Each	4%
4" (MFR & Non-res) meter	\$2,993 Each	4" (MFR & Non-res) meter	\$3,120 Each	4%
6" (MFR & Non-res) meter	\$5,220 Each	6" (MFR & Non-res) meter	\$5,438 Each	4%
3/4" service w/meter	\$6,050 Each	3/4" service w/meter	\$6,485 Each	7%
1" service w/meter	\$6,179 Each	1" service w/meter	\$6,572 Each	6%
1 1/2" service w/ meter	\$7,250 Each	1 1/2" service w/ meter	\$7,522 Each	4%
2" service w/meter	\$7,947 Each	2" service w/meter	\$8,166 Each	3%
Transceiver*	\$145 Each	Transceiver*	\$170 Each	17%
* Transceiver does not apply to 3/4" meters and can be shared between two meters.		* Transceiver does not apply to 3/4" meters and can be shared between two meters.		

Purpose of Fee

This fee provides for cost recovery for City forces to supply and install meters or to construct water services with meters.

Scope of Improvements covered

The water meter fee covers the City's labor and equipment costs to supply and install water meters and transceivers. Water service with meter fee covers the City's labor and equipment costs to supply and install a water service from the main to the property line and includes all associated costs (excavation, pipeline construction, connection to main, backfill, compaction, resurfacing, and water meter).

Nexus

The fee represents direct cost for the actual material cost and associated City staff and equipment costs.

AB602: The costs are per each item with very little dependence upon size of the home. Therefore the per each basis is more appropriate than residential square footage.

Methodology

1. Determine the cost of water meters of various sizes and types.
2. Rate = construction cost per each meter or service with meter.
3. Evaluation of the water meter fee indicated minor revisions to costs.
4. Evaluation of the water service with water meter installation cost indicated the same minor revisions to costs.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

Outside Travel Lane Fee

2023-2024

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$6,293	per unit
SFR - Very Low Density (0.6 - 2)	\$6,294	per unit
SFR - Low Density (2.1 - 4)	\$6,294	per unit
SFR - Medium Density (4.1 - 7)	\$6,294	per unit
MFR - Medium High Density (7.1 - 15)	\$3,775	per unit
MFR - High (15.1 - 25)	\$3,775	per unit
MFR - Very High (25.1 - 43)	\$3,775	per 1000 bldg sf
Retail	\$9,934	per 1000 bldg sf
Office, Public Facilities	\$4,530	per 1000 bldg sf
Industrial, Assisted Living	\$1,219	per 1000 bldg sf
Schools	\$7,947	per 1000 bldg sf
Churches	\$4,530	per 1000 bldg sf
Mini Storage	\$15,929	per gross acre

Proposed Rates, Area 1		% change
\$7,968	per unit	
\$7,968	per unit	26.6%
\$7,968	per unit	26.6%
\$7,968	per unit	26.6%
\$4,781	per unit	26.6%
\$4,781	per unit	26.6%
\$4,781	per 1000 bldg sf	26.6%
\$12,575	per 1000 bldg sf	26.6%
\$5,734	per 1000 bldg sf	26.6%
\$1,543	per 1000 bldg sf	26.6%
\$10,060	per 1000 bldg sf	26.6%
\$5,734	per 1000 bldg sf	26.6%
\$20,164	per gross acre	26.6%

Area 1 RT Park Phase 1, 2	Existing Rates, Area 1	
	Industrial	\$943
Office	\$3,506	per 1000 bldg sf

Proposed Rates, Area 1		% change
\$1,256	per 1000 bldg sf	
\$4,667	per 1000 bldg sf	33.1%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$412	per unit
SFR - Very Low Density (0.6 - 2)	\$412	per unit
SFR - Low Density (2.1 - 4)	\$412	per unit
SFR - Medium Density (4.1 - 7)	\$412	per unit
MFR - Medium High Density (7.1 - 15)	\$248	per unit
MFR - High (15.1 - 25)	\$248	per unit
MFR - Very High (25.1 - 43)	\$248	per 1000 bldg sf
Retail	\$649	per 1000 bldg sf
Office, Public Facilities	\$296	per 1000 bldg sf
Industrial, Assisted Living	\$79	per 1000 bldg sf
Schools	\$520	per 1000 bldg sf
Churches	\$296	per 1000 bldg sf
Mini Storage	\$1,040	per gross acre

Proposed Rates, Area 2		% change
\$412	per unit	
\$412	per unit	0.0%
\$412	per unit	0.0%
\$412	per unit	0.0%
\$248	per unit	0.0%
\$248	per unit	0.0%
\$248	per 1000 bldg sf	0.0%
\$649	per 1000 bldg sf	0.0%
\$296	per 1000 bldg sf	0.0%
\$79	per 1000 bldg sf	0.0%
\$520	per 1000 bldg sf	0.0%
\$296	per 1000 bldg sf	0.0%
\$1,040	per gross acre	0.0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$76	per unit
SFR - Very Low Density (0.6 - 2)	\$77	per unit
SFR - Low Density (2.1 - 4)	\$77	per unit
SFR - Medium Density (4.1 - 7)	\$77	per unit
MFR - Medium High Density (7.1 - 15)	\$47	per unit
MFR - High (15.1 - 25)	\$47	per unit
MFR - Very High (25.1 - 43)	\$47	per 1000 bldg sf
Retail	\$122	per 1000 bldg sf
Office, Public Facilities	\$55	per 1000 bldg sf
Industrial, Assisted Living	\$15	per 1000 bldg sf
Schools	\$99	per 1000 bldg sf
Churches	\$55	per 1000 bldg sf
Mini Storage	\$200	per gross acre

Proposed Rates, Area 3		% change
\$76	per unit	
\$77	per unit	0.0%
\$77	per unit	0.0%
\$77	per unit	0.0%
\$47	per unit	0.0%
\$47	per unit	0.0%
\$47	per 1000 bldg sf	0.0%
\$122	per 1000 bldg sf	0.0%
\$55	per 1000 bldg sf	0.0%
\$15	per 1000 bldg sf	0.0%
\$99	per 1000 bldg sf	0.0%
\$55	per 1000 bldg sf	0.0%
\$200	per gross acre	0.0%

Outside Travel Lane Fee

2023-2024

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$5,775	per unit
SFR - Very Low Density (0.6 - 2)	\$5,775	per unit
SFR - Low Density (2.1 - 4)	\$5,775	per unit
SFR - Medium Density (4.1 - 7)	\$5,775	per unit
MFR - Medium High Density (7.1 - 15)	\$3,466	per unit
MFR - High (15.1 - 25)	\$3,466	per unit
MFR - Very High (25.1 - 43)	\$3,466	per 1000 bldg sf
Retail	\$9,115	per 1000 bldg sf
Office, Public Facilities	\$4,157	per 1000 bldg sf
Industrial, Assisted Living	\$1,118	per 1000 bldg sf
Schools	\$7,292	per 1000 bldg sf
Churches	\$4,157	per 1000 bldg sf
Mini Storage	\$14,619	per gross acre

Proposed Rates, Area 4		% change
\$7,034	per unit	
\$7,033	per unit	21.8%
\$7,033	per unit	21.8%
\$7,033	per unit	21.8%
\$4,220	per unit	21.8%
\$4,220	per unit	21.8%
\$4,220	per 1000 bldg sf	21.8%
\$11,100	per 1000 bldg sf	21.8%
\$5,062	per 1000 bldg sf	21.8%
\$1,362	per 1000 bldg sf	21.8%
\$8,880	per 1000 bldg sf	21.8%
\$5,062	per 1000 bldg sf	21.8%
\$17,799	per gross acre	21.8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$2,628	per unit
SFR - Very Low Density (0.6 - 2)	\$2,629	per unit
SFR - Low Density (2.1 - 4)	\$2,629	per unit
SFR - Medium Density (4.1 - 7)	\$2,629	per unit
MFR - Medium High Density (7.1 - 15)	\$1,578	per unit
MFR - High (15.1 - 25)	\$1,578	per unit
MFR - Very High (25.1 - 43)	\$1,578	per 1000 bldg sf
Retail	\$4,150	per 1000 bldg sf
Office, Public Facilities	\$1,892	per 1000 bldg sf
Industrial, Assisted Living	\$509	per 1000 bldg sf
Schools	\$3,320	per 1000 bldg sf
Churches	\$1,892	per 1000 bldg sf
Mini Storage	\$6,654	per gross acre

Proposed Rates, Area 5		% change
\$3,322	per unit	
\$3,321	per unit	26.3%
\$3,321	per unit	26.3%
\$3,321	per unit	26.3%
\$1,993	per unit	26.3%
\$1,993	per unit	26.3%
\$1,993	per 1000 bldg sf	26.3%
\$5,242	per 1000 bldg sf	26.3%
\$2,390	per 1000 bldg sf	26.3%
\$643	per 1000 bldg sf	26.2%
\$4,194	per 1000 bldg sf	26.3%
\$2,390	per 1000 bldg sf	26.3%
\$8,403	per gross acre	26.3%

* Gross Acreage shall mean the total area of land, including one-half the right-of-way on the boundary streets.

^ Unit is defined as each separate dwelling unit.

^^ EDU = Equivalent Dwelling Unit is defined as follows:

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

2023-2024

Purpose of Fee

The Outside Travel Lane fee pays for the construction and financing of those certain planned travel lanes of a Major Street that are located between the frontage improvements and the Center Travel Lanes.

Scope of Improvements covered

Construction and financing costs for the roadway, curb, gutter, sidewalk, and street lights.

Nexus

Roadway systems are necessary to accommodate new development. The rates are directly related to system utilization by each land use category.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

Center Travel Lane Fee

2023-2024

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$2,044	per unit
SFR - Very Low Density (0.6 - 2)	\$2,044	per unit
SFR - Low Density (2.1 - 4)	\$2,044	per unit
SFR - Medium Density (4.1 - 7)	\$2,044	per unit
MFR - Medium High Density (7.1 - 15)	\$1,226	per unit
MFR - High (15.1 - 25)	\$1,226	per unit
MFR - Very High (25.1 - 43)	\$1,226	per 1000 bldg sf
Retail	\$3,226	per 1000 bldg sf
Office, Public Facilities	\$1,471	per 1000 bldg sf
Industrial, Assisted Living	\$396	per 1000 bldg sf
Schools	\$2,581	per 1000 bldg sf
Churches	\$1,471	per 1000 bldg sf
Mini Storage	\$5,175	per gross acre

Proposed Rates, Area 1		% change
\$2,062	per unit	
\$2,062	per unit	0.9%
\$2,062	per unit	0.9%
\$2,062	per unit	0.9%
\$1,237	per unit	0.9%
\$1,237	per unit	0.9%
\$1,237	per 1000 bldg sf	0.9%
\$3,254	per 1000 bldg sf	0.9%
\$1,484	per 1000 bldg sf	0.9%
\$399	per 1000 bldg sf	0.8%
\$2,603	per 1000 bldg sf	0.9%
\$1,484	per 1000 bldg sf	0.9%
\$5,214	per gross acre	0.8%

Area 1 RT Park Phase 1, 2	Existing Rates, Area 1	
	Industrial	\$225
Office	\$835	per 1000 bldg sf

Proposed Rates, Area 1		% change
\$222	per 1000 bldg sf	
\$825	per 1000 bldg sf	-1.2%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$0.00	per unit
SFR - Very Low Density (0.6 - 2)	\$0.00	per unit
SFR - Low Density (2.1 - 4)	\$0.00	per unit
SFR - Medium Density (4.1 - 7)	\$0.00	per unit
MFR - Medium High Density (7.1 - 15)	\$0.00	per unit
MFR - High (15.1 - 25)	\$0.00	per unit
MFR - Very High (25.1 - 43)	\$0.00	per 1000 bldg sf
Retail	\$0.00	per 1000 bldg sf
Office, Public Facilities	\$0.00	per 1000 bldg sf
Industrial, Assisted Living	\$0.00	per 1000 bldg sf
Schools	\$0.00	per 1000 bldg sf
Churches	\$0.00	per 1000 bldg sf
Mini Storage	\$0.00	per gross acre

Proposed Rates, Area 2		% change
\$0.00	per unit	
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per gross acre	0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$0.00	per unit
SFR - Very Low Density (0.6 - 2)	\$0.00	per unit
SFR - Low Density (2.1 - 4)	\$0.00	per unit
SFR - Medium Density (4.1 - 7)	\$0.00	per unit
MFR - Medium High Density (7.1 - 15)	\$0.00	per unit
MFR - High (15.1 - 25)	\$0.00	per unit
MFR - Very High (25.1 - 43)	\$0.00	per 1000 bldg sf
Retail	\$0.00	per 1000 bldg sf
Office, Public Facilities	\$0.00	per 1000 bldg sf
Industrial, Assisted Living	\$0.00	per 1000 bldg sf
Schools	\$0.00	per 1000 bldg sf
Churches	\$0.00	per 1000 bldg sf
Mini Storage	\$0.00	per gross acre

Proposed Rates, Area 3		% change
\$0.00	per unit	
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per unit	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per 1000 bldg sf	0%
\$0.00	per gross acre	0%

Center Travel Lane Fee

2023-2024

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$2,400	per unit
SFR - Very Low Density (0.6 - 2)	\$2,400	per unit
SFR - Low Density (2.1 - 4)	\$2,400	per unit
SFR - Medium Density (4.1 - 7)	\$2,400	per unit
MFR - Medium High Density (7.1 - 15)	\$1,440	per unit
MFR - High (15.1 - 25)	\$1,440	per unit
MFR - Very High (25.1 - 43)	\$1,440	per 1000 bldg sf
Retail	\$3,788	per 1000 bldg sf
Office, Public Facilities	\$1,727	per 1000 bldg sf
Industrial, Assisted Living	\$465	per 1000 bldg sf
Schools	\$3,030	per 1000 bldg sf
Churches	\$1,727	per 1000 bldg sf
Mini Storage	\$6,077	per gross acre

Proposed Rates, Area 4		% change
\$2,482	per unit	3.4%
\$2,482	per unit	3.4%
\$2,483	per unit	3.5%
\$2,482	per unit	3.4%
\$1,489	per unit	3.4%
\$1,489	per unit	3.4%
\$1,489	per 1000 bldg sf	3.4%
\$3,918	per 1000 bldg sf	3.4%
\$1,787	per 1000 bldg sf	3.5%
\$481	per 1000 bldg sf	3.4%
\$3,134	per 1000 bldg sf	3.4%
\$1,787	per 1000 bldg sf	3.5%
\$6,286	per gross acre	3.4%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$1,631	per unit
SFR - Very Low Density (0.6 - 2)	\$1,630	per unit
SFR - Low Density (2.1 - 4)	\$1,630	per unit
SFR - Medium Density (4.1 - 7)	\$1,630	per unit
MFR - Medium High Density (7.1 - 15)	\$978	per unit
MFR - High (15.1 - 25)	\$978	per unit
MFR - Very High (25.1 - 43)	\$978	per 1000 bldg sf
Retail	\$2,571	per 1000 bldg sf
Office, Public Facilities	\$1,172	per 1000 bldg sf
Industrial, Assisted Living	\$316	per 1000 bldg sf
Schools	\$2,057	per 1000 bldg sf
Churches	\$1,172	per 1000 bldg sf
Mini Storage	\$4,129	per gross acre

Proposed Rates, Area 5		% change
\$1,710	per unit	4.9%
\$1,710	per unit	4.9%
\$1,710	per unit	4.9%
\$1,710	per unit	4.9%
\$1,026	per unit	5.0%
\$1,026	per unit	5.0%
\$1,026	per 1000 bldg sf	5.0%
\$2,699	per 1000 bldg sf	5.0%
\$1,231	per 1000 bldg sf	5.0%
\$331	per 1000 bldg sf	4.7%
\$2,159	per 1000 bldg sf	4.9%
\$1,231	per 1000 bldg sf	5.0%
\$4,326	per gross acre	4.8%

* Gross Acreage shall mean the total area of land, including one-half the right-of-way on the boundary streets.

^ Unit is defined as each separate dwelling unit.

^^ EDU = Equivalent Dwelling Unit is defined as follows:

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

Purpose of Fee

The Center Travel Lane fee pays for the construction and financing of those certain planned travel lanes of a Major Street that are located within the median area. The fee also includes the adjacent travel lane on roads with 4 lanes or less, or the 2 adjacent lanes on 6-lane roads.

Scope of Improvements covered

Construction and financing costs for the roadway, median curb, median cap and maintenance strip, landscaping, and irrigation.

Nexus

Roadway systems are necessary to accommodate new development. The rates are directly related to system utilization by each land use category.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

Traffic Signal Fee

2023-2024

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$802	per unit
SFR - Very Low Density (0.6 - 2)	\$801	per unit
SFR - Low Density (2.1 - 4)	\$801	per unit
SFR - Medium Density (4.1 - 7)	\$801	per unit
MFR - Medium High Density (7.1 - 15)	\$481	per unit
MFR - High (15.1 - 25)	\$481	per unit
MFR - Very High (25.1 - 43)	\$481	per 1000 bldg sf
Retail	\$1,264	per 1000 bldg sf
Office, Public Facilities	\$576	per 1000 bldg sf
Industrial, Assisted Living	\$155	per 1000 bldg sf
Schools	\$1,011	per 1000 bldg sf
Churches	\$576	per 1000 bldg sf
Mini Storage	\$2,026	per gross acre

Proposed Rates, Area 1		% change
\$860	per unit	7.2%
\$859	per unit	7.2%
\$860	per unit	7.4%
\$859	per unit	7.2%
\$516	per unit	7.3%
\$516	per unit	7.3%
\$516	per 1000 bldg sf	7.3%
\$1,356	per 1000 bldg sf	7.3%
\$619	per 1000 bldg sf	7.5%
\$166	per 1000 bldg sf	7.1%
\$1,085	per 1000 bldg sf	7.3%
\$619	per 1000 bldg sf	7.5%
\$2,169	per gross acre	7.1%

Area 1 RT Park Phase 1, 2	Existing Rates, Area 1	
	Industrial	\$129
Office	\$481	per 1000 bldg sf

Proposed Rates, Area 1		% change
\$121	per 1000 bldg sf	-6.2%
\$450	per 1000 bldg sf	-6.4%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$105	per unit
SFR - Very Low Density (0.6 - 2)	\$106	per unit
SFR - Low Density (2.1 - 4)	\$106	per unit
SFR - Medium Density (4.1 - 7)	\$106	per unit
MFR - Medium High Density (7.1 - 15)	\$63	per unit
MFR - High (15.1 - 25)	\$63	per unit
MFR - Very High (25.1 - 43)	\$63	per 1000 bldg sf
Retail	\$166	per 1000 bldg sf
Office, Public Facilities	\$76	per 1000 bldg sf
Industrial, Assisted Living	\$21	per 1000 bldg sf
Schools	\$133	per 1000 bldg sf
Churches	\$76	per 1000 bldg sf
Mini Storage	\$270	per gross acre

Proposed Rates, Area 2		% change
\$105	per unit	0.0%
\$106	per unit	0.0%
\$106	per unit	0.0%
\$106	per unit	0.0%
\$63	per unit	0.0%
\$63	per unit	0.0%
\$63	per 1000 bldg sf	0.0%
\$166	per 1000 bldg sf	0.0%
\$76	per 1000 bldg sf	0.0%
\$21	per 1000 bldg sf	0.0%
\$133	per 1000 bldg sf	0.0%
\$76	per 1000 bldg sf	0.0%
\$270	per gross acre	0.0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$37	per unit
SFR - Very Low Density (0.6 - 2)	\$38	per unit
SFR - Low Density (2.1 - 4)	\$38	per unit
SFR - Medium Density (4.1 - 7)	\$38	per unit
MFR - Medium High Density (7.1 - 15)	\$23	per unit
MFR - High (15.1 - 25)	\$23	per unit
MFR - Very High (25.1 - 43)	\$23	per 1000 bldg sf
Retail	\$60	per 1000 bldg sf
Office, Public Facilities	\$27	per 1000 bldg sf
Industrial, Assisted Living	\$7	per 1000 bldg sf
Schools	\$48	per 1000 bldg sf
Churches	\$27	per 1000 bldg sf
Mini Storage	\$100	per gross acre

Proposed Rates, Area 3		% change
\$37	per unit	0.0%
\$38	per unit	0.0%
\$38	per unit	0.0%
\$38	per unit	0.0%
\$23	per unit	0.0%
\$23	per unit	0.0%
\$23	per 1000 bldg sf	0.0%
\$60	per 1000 bldg sf	0.0%
\$27	per 1000 bldg sf	0.0%
\$7	per 1000 bldg sf	0.0%
\$48	per 1000 bldg sf	0.0%
\$27	per 1000 bldg sf	0.0%
\$100	per gross acre	0.0%

Traffic Signal Fee

2023-2024

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$530	per unit
SFR - Very Low Density (0.6 - 2)	\$531	per unit
SFR - Low Density (2.1 - 4)	\$531	per unit
SFR - Medium Density (4.1 - 7)	\$531	per unit
MFR - Medium High Density (7.1 - 15)	\$318	per unit
MFR - High (15.1 - 25)	\$318	per unit
MFR - Very High (25.1 - 43)	\$318	per 1000 bldg sf
Retail	\$837	per 1000 bldg sf
Office, Public Facilities	\$382	per 1000 bldg sf
Industrial, Assisted Living	\$103	per 1000 bldg sf
Schools	\$670	per 1000 bldg sf
Churches	\$382	per 1000 bldg sf
Mini Storage	\$1,346	per gross acre

Proposed Rates, Area 4		% change
\$586	per unit	10.6%
\$585	per unit	10.2%
\$585	per unit	10.2%
\$585	per unit	10.2%
\$351	per unit	10.4%
\$351	per unit	10.4%
\$351	per 1000 bldg sf	10.4%
\$924	per 1000 bldg sf	10.4%
\$421	per 1000 bldg sf	10.2%
\$113	per 1000 bldg sf	9.7%
\$739	per 1000 bldg sf	10.3%
\$421	per 1000 bldg sf	10.2%
\$1,477	per gross acre	9.7%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$357	per unit
SFR - Very Low Density (0.6 - 2)	\$357	per unit
SFR - Low Density (2.1 - 4)	\$357	per unit
SFR - Medium Density (4.1 - 7)	\$357	per unit
MFR - Medium High Density (7.1 - 15)	\$214	per unit
MFR - High (15.1 - 25)	\$214	per unit
MFR - Very High (25.1 - 43)	\$214	per 1000 bldg sf
Retail	\$565	per 1000 bldg sf
Office, Public Facilities	\$258	per 1000 bldg sf
Industrial, Assisted Living	\$69	per 1000 bldg sf
Schools	\$452	per 1000 bldg sf
Churches	\$258	per 1000 bldg sf
Mini Storage	\$902	per gross acre

Proposed Rates, Area 5		% change
\$378	per unit	6.0%
\$378	per unit	6.0%
\$378	per unit	6.0%
\$377	per unit	5.8%
\$227	per unit	6.1%
\$227	per unit	6.1%
\$227	per 1000 bldg sf	6.1%
\$596	per 1000 bldg sf	5.6%
\$272	per 1000 bldg sf	5.6%
\$73	per 1000 bldg sf	5.8%
\$477	per 1000 bldg sf	5.5%
\$272	per 1000 bldg sf	5.6%
\$954	per gross acre	5.8%

* Gross Acreage shall mean the total area of land, including one-half the right-of-way on the boundary streets.

^ Unit is defined as each separate dwelling unit.

^^ EDU = Equivalent Dwelling Unit is defined as follows:

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

Purpose of Fee

The Traffic Signal fee pays for the construction and financing of those certain planned traffic signals at the intersection of Major Streets and the interconnecting fiber optic system.

Scope of Improvements covered

Construction and financing costs for the signal, the power systems, the detection systems and interconnecting fiber optic system.

Nexus

Traffic signal systems are necessary to accommodate new development as they increase vehicular and pedestrian safety. The rates are directly related to system utilization by each land use category.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

Bridge Fee

2023-2024

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$68	per unit
SFR - Very Low Density (0.6 - 2)	\$69	per unit
SFR - Low Density (2.1 - 4)	\$69	per unit
SFR - Medium Density (4.1 - 7)	\$69	per unit
MFR - Medium High Density (7.1 - 15)	\$41	per unit
MFR - High (15.1 - 25)	\$41	per unit
MFR - Very High (25.1 - 43)	\$41	per 1000 bldg sf
Retail	\$108	per 1000 bldg sf
Office, Public Facilities	\$49	per 1000 bldg sf
Industrial, Assisted Living	\$13	per 1000 bldg sf
Schools	\$87	per 1000 bldg sf
Churches	\$49	per 1000 bldg sf
Mini Storage	\$178	per gross acre

Proposed Rates, Area 1		% change
\$78	per unit	14.7%
\$78	per unit	13.0%
\$78	per unit	13.0%
\$78	per unit	13.0%
\$47	per unit	14.6%
\$47	per 1000 bldg sf	14.6%
\$122	per 1000 bldg sf	13.0%
\$56	per 1000 bldg sf	14.3%
\$15	per 1000 bldg sf	15.4%
\$98	per 1000 bldg sf	12.6%
\$56	per 1000 bldg sf	14.3%
\$196	per gross acre	10.1%

Area 1 RT Park Phase 1. 2	Existing Rates, Area 1	
Industrial	\$0	per 1000 bldg sf
Office	\$0	per 1000 bldg sf

Proposed Rates, Area 1		% change
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$0	per unit
SFR - Very Low Density (0.6 - 2)	\$0	per unit
SFR - Low Density (2.1 - 4)	\$0	per unit
SFR - Medium Density (4.1 - 7)	\$0	per unit
MFR - Medium High Density (7.1 - 15)	\$0	per unit
MFR - High (15.1 - 25)	\$0	per unit
MFR - Very High (25.1 - 43)	\$0	per 1000 bldg sf
Retail	\$0	per 1000 bldg sf
Office, Public Facilities	\$0	per 1000 bldg sf
Industrial, Assisted Living	\$0	per 1000 bldg sf
Schools	\$0	per 1000 bldg sf
Churches	\$0	per 1000 bldg sf
Mini Storage	\$0	per gross acre

Proposed Rates, Area 2		% change
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per gross acre	0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$0	per unit
SFR - Very Low Density (0.6 - 2)	\$0	per unit
SFR - Low Density (2.1 - 4)	\$0	per unit
SFR - Medium Density (4.1 - 7)	\$0	per unit
MFR - Medium High Density (7.1 - 15)	\$0	per unit
MFR - High (15.1 - 25)	\$0	per unit
MFR - Very High (25.1 - 43)	\$0	per 1000 bldg sf
Retail	\$0	per 1000 bldg sf
Office, Public Facilities	\$0	per 1000 bldg sf
Industrial, Assisted Living	\$0	per 1000 bldg sf
Schools	\$0	per 1000 bldg sf
Churches	\$0	per 1000 bldg sf
Mini Storage	\$0	per gross acre

Proposed Rates, Area 3		% change
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per gross acre	0%

Bridge Fee

2023-2024

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$595	per unit
SFR - Very Low Density (0.6 - 2)	\$595	per unit
SFR - Low Density (2.1 - 4)	\$595	per unit
SFR - Medium Density (4.1 - 7)	\$595	per unit
MFR - Medium High Density (7.1 - 15)	\$355	per unit
MFR - High (15.1 - 25)	\$355	per unit
MFR - Very High (25.1 - 43)	\$355	per 1000 bldg sf
Retail	\$937	per 1000 bldg sf
Office, Public Facilities	\$428	per 1000 bldg sf
Industrial, Assisted Living	\$116	per 1000 bldg sf
Schools	\$751	per 1000 bldg sf
Churches	\$428	per 1000 bldg sf
Mini Storage	\$1,510	per gross acre

	Proposed Rates, Area 4		% change
	\$686	per unit	15.4%
	\$686	per unit	15.4%
	\$687	per unit	15.5%
	\$687	per unit	15.5%
	\$412	per unit	15.9%
	\$412	per unit	15.9%
	\$412	per 1000 bldg sf	15.9%
	\$1,083	per 1000 bldg sf	15.6%
	\$494	per 1000 bldg sf	15.5%
	\$133	per 1000 bldg sf	14.5%
	\$867	per 1000 bldg sf	15.5%
	\$494	per 1000 bldg sf	15.5%
	\$1,738	per gross acre	15.1%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$204	per unit
SFR - Very Low Density (0.6 - 2)	\$205	per unit
SFR - Low Density (2.1 - 4)	\$205	per unit
SFR - Medium Density (4.1 - 7)	\$205	per unit
MFR - Medium High Density (7.1 - 15)	\$123	per unit
MFR - High (15.1 - 25)	\$123	per unit
MFR - Very High (25.1 - 43)	\$123	per 1000 bldg sf
Retail	\$323	per 1000 bldg sf
Office, Public Facilities	\$147	per 1000 bldg sf
Industrial, Assisted Living	\$40	per 1000 bldg sf
Schools	\$258	per 1000 bldg sf
Churches	\$147	per 1000 bldg sf
Mini Storage	\$523	per gross acre

	Proposed Rates, Area 5		% change
	\$214	per unit	4.9%
	\$213	per unit	3.9%
	\$213	per unit	3.9%
	\$213	per unit	3.9%
	\$213	per unit	3.9%
	\$128	per unit	4.1%
	\$128	per unit	4.1%
	\$128	per 1000 bldg sf	4.1%
	\$337	per 1000 bldg sf	4.3%
	\$154	per 1000 bldg sf	4.8%
	\$41	per 1000 bldg sf	2.5%
	\$270	per 1000 bldg sf	4.7%
	\$154	per 1000 bldg sf	4.8%
	\$536	per gross acre	2.5%

* Gross Acreage shall mean the total area of land, including one-half the right-of-way on the boundary streets.

^ Unit is defined as each separate dwelling unit.

^^ EDU = Equivalent Dwelling Unit is defined as follows:
 Retail - 1 EDU = 2450 square feet of building area
 Office - 1 EDU = 2450 square feet of building area
 Industrial - 1 EDU = 2450 square feet of building area

Purpose of Fee

The Bridge fee pays for the construction and financing of those certain planned bridge facilities at locations where Major Streets cross various waterways.

Scope of Improvements covered

Construction and financing costs for the bridge, culvert and erosion protection systems.

Nexus

Bridge systems are necessary to accommodate new development to allow Major Streets to cross waterways. The rates are directly related to system utilization by each land use category.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

Methodology

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
Area 1	\$8,692 per Gr. Ac.
RT Park Phase1, 2	\$2,894 per Gr. Ac.
Area 2	\$0 per Gr. Ac.
Area 3	\$8,268 per Gr. Ac.
Area 4	\$7,960 per Gr. Ac.

Proposed Rates			% change
Area 1	\$8,400 per Gr. Ac.		-3.4%
RT Park Phase1, 2	\$2,797 per Gr. Ac.		-3.4%
Area 2	\$0 per Gr. Ac.		0%
Area 3	\$8,003 per Gr. Ac.		-3.2%
Area 4	\$7,823 per Gr. Ac.		-1.7%

Purpose of Fee

The Utility Undergrounding Fee pays for the relocation of certain overhead electric utilities from overhead to underground, generally along major streets in urbanizing areas.

Scope of Improvements covered

Specific overhead lines have been designated to be placed underground, generally along major streets in developing areas.

Overhead electric utilities in older, developed areas and areas that are either on the City fringe or are to remain rural in nature are generally excluded.

Nexus

Undergrounding existing overhead utilities is an aesthetic, and in many cases, safety enhancement to the general community. Each developing property within a benefit zone is deemed to receive a benefit that is uniform among property locations and development types. Therefore, the cost is spread among all properties equally on an acreage basis.

AB602: The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.

Methodology

1. Calculate the total cost of all utilities to be placed underground.
2. Calculate the developable acreage within each benefit area that will contribute.
3. Rate = total cost divided by gross acreage.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
All Residential	\$5,354 per Unit
Retail	\$0.68 per Bldg. sf.
Office	\$1.48 per Bldg. sf.
Industrial	\$0.48 per Bldg. sf.
^ Unit is defined as each separate dwelling unit	
^^ Non-residential Fees are based on building square footage.	

Proposed Rates		% change
All Residential	\$5,662 per Unit	
Retail	\$0.69 per Bldg. sf.	1%
Office	\$1.50 per Bldg. sf.	1%
Industrial	\$0.49 per Bldg. sf.	2%
^ Unit is defined as each separate dwelling unit		
^^ Non-residential Fees are based on building square footage.		

Purpose of Fee

The Park Acquisition and Development Fee shall be used to finance (1) only the public facilities described or identified in the Parks and Recreation Element of the Clovis General Plan, as amended, which shall be acquired and developed by the City or (2) the reimbursement to the City for the owner/developer's or person's fair share of those park and recreation facilities already acquired and/or developed.

Scope of Improvements covered

The fee covers the public facilities described or identified in the Parks and Recreation Element of the Clovis General Plan, as amended.

Nexus

The Park Acquisition & Development Fee is to finance the acquisition and development of park and recreation facilities to reduce the impacts of increased user demand from increased population and diminished park and recreation facility capacity caused by new development in the City.

AB602: The need for additional open park space is identified in the Quimby Act as one (1) acre per 1000 residents. The Census data provides an average population per dwelling unit but does not connect population to dwelling size. Therefore, an average fee based on dwelling units is more empirical and accurate than basing the fee on residential square footage.

Methodology

1. Calculate total number of potential hours to be spent at park public facilities by Clovis residents.
2. Calculate total number of potential hours to be spent at park public facilities by employees working in Clovis.
3. Calculate the total cost of the remaining public facilities.
4. Calculate cost distribution based on percentage of total potential hours to be spent at park public facilities.
5. Calculate the projected total of residential units within the Sphere of Influence.
6. Calculate the projected total of commercial building area within the Sphere of Influence.
7. a. Residential Rate = Residential development's portion of the total cost divided by total residential units.
 b. Retail Rate = Retail development's portion of the total cost divided by total retail building area..
 b. Office Rate = Office development's portion of the total cost divided by total office building area..
 b. Industrial Rate = Industrial development's portion of the total cost divided by total industrial building area.

Summary of Factors contributing to Rate Change

The distribution of cost is based on potential hours spent at park public facilities by each use category, as opposed to a general percentage-based distribution. Also, distribution of cost no longer considers grant funding. As with all other development impact fees, park public facilities are funded 100% by development and grant funding is considered a cost-savings. Rate increases are due to a comprehensive cost evaluation.

2023-2024

Existing Rates	
Single Family	\$481 per Unit
Multi-Family, non-Res	\$396 per Unit
* Unit is defined as each separate dwelling unit or EDU EDU = Equivalent Dwelling Unit is defined as follows Office - 1 EDU = 9680 square feet of gross parcel area Industrial - 1 EDU = 9680 square feet of gross parcel area Retail - 1 EDU = 9680 square feet of gross parcel area	

Proposed Rates		% change
Single Family	\$509 per Unit	5.8%
Multi-Family, non-Res	\$412 per Unit	4.0%
* Unit is defined as each separate dwelling unit or EDU EDU = Equivalent Dwelling Unit is defined as follows Office - 1 EDU = 9680 square feet of gross parcel area Industrial - 1 EDU = 9680 square feet of gross parcel area Retail - 1 EDU = 9680 square feet of gross parcel area		

Purpose of Fee

The Community Sanitation Fee is for the purchase of residential carts, commercial bins, disposal and community cleanup trucks and loaders, and street sweeping equipment.

Scope of Improvements covered

The fee covers initial capital outlay for garbage trucks, community cleanup trucks and loaders, residential carts, and commercial bins.

Nexus

The Community Sanitation Fee is to finance initial community sanitation capital outlay to reduce the impacts of increased user demand from increased population and diminished community sanitation service capacity caused by new development in the City.

AB602: Residential service is once a week per dwelling unit with no variation for dwelling size. The current method is unit based which is a more direct connection to the service provided than using residential square footage.

Methodology

1. Determine the cost for each type of vehicle and bin.
2. Determine the number of residential units served by each type of vehicle.
3. Determine the average number of bins used per residential unit.
4. Determine the number of commercial EDUs served by each type of vehicle.
5. Determine the average number of bins used per commercial EDU.
6. a. Residential Rate = total cost of each type of vehicle per residential unit plus the cost of the average number of bins per unit.
 b. Commercial Rate = total cost of each type of vehicle plus the cost of the average number of bins per commercial EDU.

Summary of Factors contributing to Rate Change

- This year's adjustment was based on a comprehensive cost evaluation.

2023-2024

Existing Rates	
All Land Uses	\$2,347 per Unit *
<p>* Unit is defined as each separate dwelling unit. Residential unit is defined as each separate living dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>	

Proposed Rates		% change
All Land Uses	\$2,075 per Unit ^	-12%
<p>^ Unit is defined as each separate dwelling unit. Residential unit is defined as each living separate dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		

Purpose of Fee

The Fire Department Fee pays for fire stations, fire engines, ladder truck and associated equipment for the entire sphere of influence. This fee is not for the maintenance or replacement of fire stations, fire engines, ladder truck, or associated equipment.

Scope of Improvements covered

The Fire Department Fee includes all costs related to the acquisition, construction, and/ or financing of fire stations, fire engines, ladder truck, and all associated equipment required to meet the needs of the new development within the City's sphere of influence. The rate includes purchase of ladder apparatus that was previously funded under the Multi Story Impact Fee.

Nexus

All development induces a need for fire protection. The cost of the emergency response infrastructure includes the facilities listed above. The cost of the entire system is apportioned among all units within the entire sphere of influence to arrive at a rate per unit or EDU. It was determined that ladder trucks are frequently used and are indispensable on many one and two story structure fires in addition to being available for high rise buildings incidents. Therefore, the ladder and associated equipment serves the entire community and has been included in the Fire Department Fee.

AB602: There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on residential square footage.

Methodology

1. Calculate the total current property acquisition, construction cost, furnishings and equipment of an average fire station.
2. Calculate the number of residential and non-residential units within the service area of an average fire station.
3. Rate = the total cost divided by the total units for an average service area.

Summary of Factors contributing to Rate Change

- Revised cost per square foot to construct new fire stations and the current cost of equipment.

2023-2024

Existing Rates	
All Land Uses	\$1,134 per Unit *
<p>* Unit is defined as each separate dwelling unit. Residential unit is defined as each separate living dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>	

Proposed Rates		% change
All Land Uses	\$1,457 per Unit ^	28%
<p>^ Unit is defined as each separate dwelling unit. Residential unit is defined as each living separate dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		

Purpose of Fee

The Police Department Fee pays for police stations, vehicles and associated equipment for the entire sphere of influence. This fee is not for the maintenance or replacement of police stations, vehicles, or associated equipment.

Scope of Improvements covered

The Police Department Fee includes all costs related to the acquisition, construction, and/ or financing of police stations, vehicles, and all associated equipment required to meet the needs of the new development within the City's sphere of influence.

Nexus

All development induces a need for police protection. The cost of the emergency response infrastructure includes the facilities listed above. The cost of the entire system is apportioned among all units within the entire sphere of influence to arrive at a rate per unit or EDU.

AB602: There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on residential square footage.

Methodology

1. Calculate the total current property acquisition, construction cost, furnishings and equipment of an average police station.
2. Calculate the number of residential and non-residential units within the service area of an average police station.
3. Rate = the total cost divided by the total units for an average service area.

Summary of Factors contributing to Rate Change

- Revised equipment acquisition and construction estimates.

Existing Rates	
Single Family Residential	\$760 per Unit *
Multi Family Residential	\$621 per Unit*
* Unit is defined as each separate dwelling unit . Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments. EDU = equivalent Dwelling Unit is defined as follows: Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.	

Proposed Rates		% change
Single Family Residential	\$760 per Unit ^	0%
Multi Family Residential	\$621 per Unit ^	0%
^ Unit is defined as each separate dwelling unit . Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments. EDU = equivalent Dwelling Unit is defined as follows: Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.		

Purpose of Fee

The Library Fee pays for the mitigation of adverse impacts to public library facilities and equipment attributed to new development.

Scope of Improvements covered

The library fee includes all costs related to the acquisition, construction, and/ or financing of public library facilities and or equipment, including land acquisition, building construction, parking, landscaping, signs, monuments, computer stations, books shelving, furniture and other related equipment required to meet the needs of the new development with the City's sphere of influence.

Nexus

Fresno County in 2003 adopted a Heart of the Community study that addressed the planning, needs, and growth impacts to the County library system for the entire Fresno County. This study identified the library facilities that will be required in the future. The Clovis Library fee was approved to capture Clovis's portion of the Fresno County Library fee and use it only in the City of Clovis. The City Library fee does not include all the funding required to construct all the Library facilities in Clovis' Sphere of Influence, since the Clovis library service area extends beyond the sphere boundaries. Additional funding would have to come from other sources including tax measures, grants, and contributions.

AB602: The Fresno County study identified the needs based on new home counts with no correlation between home sizes and system needs. Therefore a per home basis is more appropriate than a square footage basis.

Methodology

1. Calculate the total cost of the remaining library facilities needed to serve the City's Sphere of Influence.
2. Divide the total cost of the remaining library facilities by the total remaining library building area and obtain a cost per building square foot.
3. Divide the Cost per building square foot by the library building area needed per person from the Clovis Library Facilities Improvement Impact Fees Study to obtain Library cost per person.
4. Multiply the Library cost per person by Persons per owner occupied dwelling unit from the US 2010 Census and obtain a Cost per Single Family Residential Dwelling Unit.
5. Multiply the Library cost per person by Persons per renter occupied dwelling unit from the US 2010 Census and obtain a Cost per Multi Family Residential Dwelling Unit.

Summary of Factors contributing to Rate Change

- No change in rate proposed.

Appendix A

Findings in Support of the Continuation of City Policies to Impose Residential Development Impact Fees
on a Per Unit or Per Acreage Basis

Findings in Support of the Continuation of City Policies to Impose Residential Development Impact Fees on a Per Unit or Per Acreage Basis

AB602 was signed by California Governor Gavin Newsom in September 2021. It became part of the State's Government Code and it includes several requirements for agencies which are intended to:

1. Promote new Statewide standards for Development Impact Fee Nexus Studies.
2. Provide improved transparency by the publishing of information on an agency's website.
3. Support smaller and multi-family developments.

A portion of AB602 specific to Development Impact Fees states to following:

Government Code, Section 66016.5(a)(5)

- (A) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.
- (B) A nexus study is not required to comply with subparagraph (A) if the local agency makes a finding that includes all of the following:
 - (i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
 - (ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
 - (iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Stated another way, the City must either calculate the Development Impact Fees imposed on housing developments proportional to the square footage of the proposed units or make specific findings as to why they are based on another metric.

There is no requirement for the City to include a financial element within its General Plan. Therefore, a well-defined Development Impact Fee program and associated nexus studies function as the de-facto financial plan in support of the City's General Plan. They identify the anticipated service demands by type of infrastructure and establish a fair, reasonable method to finance the required capital projects and acquisitions to accommodate the anticipated service demands from development.

The City of Clovis has expressed a desire to continue imposing Development Impact Fees on housing development projects in their current manner, which is not based on the square footage of the proposed units. The unit of assessment is currently a per unit basis and in some instances a per acreage basis. The current fee methodology and unit of assessment provides greater accuracy for planning than a square footage basis.

The requirement of AB602 to impose Development Impact Fees on based on the dwelling unit size assumes that anticipated service demands are lower for smaller dwelling units and higher for larger dwelling units. The City's current methodology is supported by years of data and peer reviews, which contrasts with the unsubstantiated assumption of AB602.

The City's development code describes a maximum Floor Area Ratio (FAR) that limits the building sizes for non-residential development projects, but there is not a size limitation placed upon residential projects. There are height restrictions and setback restrictions from the property lines that vary somewhat between density ranges, but otherwise the square footage of the dwelling unit is largely based upon what the developer has determined is marketable. Given this flexibility, a project will frequently see a wide range of dwelling sizes within each density range.

The Mitigation Fee Act (Government Code, Sections 66000 - 66024) requires certain findings by agencies that establish, increase, or impose fees as a condition of approval of a development project. These requirements are:

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's 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 City's 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.

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.

The City's Development Impact Fee program has years of empirical data to define the average impacts of residential developments to services based on land uses and density; this proof is in compliance with the Mitigation Fee Act. The data produces average impacts on a basis of acreage or dwelling unit, but the data does not provide a correlation to the square footage of the dwelling units. The collection of fees for development-based demands is a one-time fee that represents the service needs of that dwelling unit as long as the structure exists. The assumption that smaller units generate less service demand than larger units does not consider the reality that any dwelling may have different occupants and therefore different demands over its 50-year life, nor does the assumption consider the fact that a duplicate dwelling may be home to a different number of residents in each of its instances. An example of this is that the number of occupants may change as the dwelling changes owners or the needs of the owner and their family changes. Another example would be that identical dwellings may house a single occupant or multiple occupants.

Description of City Development Impact Fee categories

- Sewer and Water - The City has data related to measured sewage flow generation and water usage specific to land uses and density ranges of residential developments. The Master Plans for pipe sizes and treatment capacity are based upon the average service demands of existing land, which in turn is used to predict future demands for residential and non-residential development. The Master Plans identify the need for additional infrastructure based upon the number of residential dwelling units and the financing should be on the same basis, not based on dwelling size.

- Non-Potable Water - The costs of the City system are prorated on an acreage basis, allowing for a lower cost per unit as density increases. The non-potable water is used for irrigation purposes in place of potable water which helps the City reduce its dependence on ground water. The benefit is more directly connected to the size in acres of the residential project than the sizes of the homes. The current method provides a strong nexus in compliance with the Mitigation Fee Act while also meeting the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.
- Major Streets - ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of dwelling size.
- Undergrounding of Overhead Utilities – Similar to non-potable water, the costs are prorated on an acreage basis and allow for a lower cost per unit as density increases. The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.
- Community Sanitation – Residential service is once a week per dwelling unit with no variation for dwelling size. The current method is unit based which is a more direct connection to the service provided.
- Parks – The need for additional open park space is identified in the Quimby Act as one (1) acre per 1000 residents. The Census data provides an average population per dwelling unit but does not connect population to dwelling size. Therefore, an average fee based on dwelling units is more empirical and accurate than basing the fee on dwelling sizes.
- Fire and Police – There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on dwelling sizes.

The City's current Development Impact Fee program neither favors nor penalizes one land use over another. The fees are based upon the fair share impact of each development and their land use. The type of dwelling unit for residential, whether it is single-family or multi-family, is the main factor that changes the demand for services. The City's data does not indicate that the main factor for service demand is dwelling size.

The City is mindful of the State's intentions to encourage residential construction of higher densities and they are assuming higher density development creates a lower demand due to their generally smaller sized dwelling units. However, given a lack of empirical data to support this, the City feels obligated to keep their current basis of imposing Development Impact Fees instead of charging based on dwelling sizes. The increases in property values and rents are an indicator of a thoughtful plan for City growth and a well-developed collection of development impact fees for funding the required services.

In conclusion, the current method in which Development Impact Fees are imposed either on a per unit basis or a per acreage basis has proven to be a fair means for housing developments. To charge based on a square footage basis would be unsupported by empirical data and less compliant with the Mitigation Fee Act.