

ATTACHMENT A

RESOLUTION NO. 2018-91

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

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

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

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

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

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

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

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

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

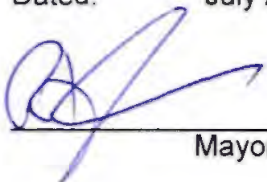
AYES: Councilmembers Ashbeck, Bessinger, Flores, Mouanoutoua, Mayor Whalen

NOES: None

ABSENT: None

ABSTAIN: None

Dated: July 2, 2018



Mayor



City Clerk



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

Water Major Facilities				Percent Change	Water				Percent Change
Current Rate	Proposed Rate				Current Rate	Proposed Rate			
Residential	(Units per Acre)				Water oversized				
Residential	2.0 or less	\$12,968	\$6,842 per unit	-47%	All Areas except RT Ph 1, 2	\$1,067	\$1,342 per gross acre		26%
Residential	2.1 to 2.5	\$9,000	\$6,842 per unit	-24%	RT Park Phase 1, 2	\$115	\$145 per gross acre		26%
Residential	2.6 to 3.0	\$6,550	\$6,842 per unit	4%	Water front footage				
Residential	3.1 to 3.5	\$5,300	\$6,842 per unit	29%	All Areas except RT Ph 1, 2	\$24.70	\$21.85 per linear foot		-12%
Residential	3.6 to 4.0	\$4,600	\$6,842 per unit	49%	RT Park Phase 1, 2	\$0	\$0.00		
Residential	4.1 to 4.5	\$4,150	\$6,842 per unit	65%	Non-Potable Water System	\$507	\$1,957 per gross acre		286%
Residential	4.6 to 5.0	\$3,800	\$5,808 per unit	53%					
Residential	5.1 to 5.5	\$3,553	\$4,774 per unit	34%					
Residential	5.6 to 6.0	\$3,300	\$4,666 per unit	41%					
Residential	6.1 to 6.5	\$3,100	\$4,558 per unit	47%					
Residential	6.6 to 7.0	\$2,950	\$4,450 per unit	51%					
Residential	7.1 to 7.5	\$2,850	\$4,342 per unit	52%					
Residential	7.6 to 8.0	\$2,750	\$4,234 per unit	54%					
Residential	8.1 to 8.5	\$2,650	\$4,126 per unit	56%					
Residential	8.6 to 9.0	\$2,600	\$4,018 per unit	55%					
Residential	9.1 to 9.5	\$2,500	\$3,910 per unit	56%					
Residential	9.6 to 10.0	\$2,450	\$3,802 per unit	55%					
Residential	10.1 to 10.5	\$2,400	\$3,694 per unit	54%					
Residential	10.6 to 11.0	\$2,326	\$3,581 per unit	54%					
Residential	11.1 to 11.5	\$2,303	\$3,538 per unit	54%					
Residential	11.6 to 12.0	\$2,280	\$3,495 per unit	53%					
Residential	12.1 to 12.5	\$2,257	\$3,452 per unit	53%					
Residential	12.6 to 13.0	\$2,234	\$3,409 per unit	53%					
Residential	13.1 to 13.5	\$2,211	\$3,366 per unit	52%					
Residential	13.6 to 14.0	\$2,188	\$3,323 per unit	52%					
Residential	14.1 to 14.5	\$2,165	\$3,280 per unit	52%					
Residential	14.6 to 15.0	\$2,142	\$3,237 per unit	51%					
Residential	15.1 to 15.5	\$2,119	\$3,194 per unit	51%					
Residential	15.6 to 16.0	\$2,096	\$3,151 per unit	50%					
Residential	16.1 to 16.5	\$2,073	\$3,108 per unit	50%					
Residential	16.6 to 17.0	\$2,050	\$3,065 per unit	50%					
Residential	17.1 to 17.5	\$2,027	\$3,022 per unit	49%					
Residential	17.6 to 18.0	\$2,004	\$2,979 per unit	49%					
Residential	18.1 to 18.5	\$1,981	\$2,936 per unit	48%					
Residential	18.6 to 19.0	\$1,958	\$2,893 per unit	48%					
Residential	19.1 to 19.5	\$1,935	\$2,850 per unit	47%					
Residential	19.6 to 20.0	\$1,919	\$2,805 per unit	46%					
Commercial Retail		\$1.54	\$3.42 per bldg sf	122%					
Professional Office		\$1.38	\$3.42 per bldg sf	148%					
Industrial		\$0.56	\$0.92 per bldg sf	64%					
Schools		\$5.463	\$7.161 per gross acre	31%					
Public Facilities		\$1.25	\$1.86 per bldg sf	49%					
Parks		Exempt	Exempt						
Assisted Living		\$2.77	\$3.25 per bldg sf	17%					

Water Service				Percent Change
Current Rate	Proposed Rate			
Water meter:				
3/4"	\$280	\$282 each		1%
1"	\$333	\$343 each		3%
1 1/2"	\$691	\$702 each		2%
2"	\$907	\$918 each		1%
3" turbo (landscape)	\$1,595	\$1,613 each		1%
4" turbo (landscape)	\$2,807	\$2,826 each		1%
6" turbo (landscape)	\$4,802	\$4,821 each		0%
3" compound (domestic)	\$2,062	\$2,081 each		1%
4" compound (domestic)	\$3,350	\$3,368 each		1%
6" compound (domestic)	\$5,558	\$5,576 each		0%
Transceiver Fee	\$168	\$168 each		0%
Water service w/meter:				
3/4"	\$4,982	\$4,950 each		-1%
1"	\$5,061	\$5,040 each		0%
1 1/2"	\$5,881	\$5,895 each		0%
2"	\$6,514	\$6,593 each		1%

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

Sewer				Admin., Public Facilities, Misc.			
	Current Rate	Proposed Rate	Percent Change		Current Rate	Proposed Rate	Percent Change
Sewer Major Facilities				Undergrounding administration fee			
Single Family Residential	\$9,227	\$7,500 per unit	-19%		0.00%	0.00% of UG fees	
Multi-Family Residential	\$8,397	\$6,075 per unit	-28%	Street administration fee			
Commercial Retail	\$5.33	\$4.50 per bldg sf	-16%		0.00%	0.00% of street fees	
Professional Office	\$4.51	\$3.83 per bldg sf	-15%	Administration fee			
Industrial	\$2.63	\$2.10 per bldg sf	-20%		1.00%	1.00% of fees	
Assisted Living	\$9,227	\$7,500 per EDU	-19%	Fire Department Fee			
*Other	\$9,227	\$7,500 per EDU	-19%	Growth Areas	\$706	\$1,014 per unit	44%
Sewer oversize				Police Department Fee			
All Areas except RT Ph 1,2	\$748	\$949 per gross acre		Growth Areas	\$100	\$100 per unit	0%
RT Park Phase 1, 2	\$0	\$0	27%	Special Area Annexation Fee			
Sewer front footage					\$0	\$0 per gross acre	
All Areas except RT Ph 1,2	\$19.70	\$18.05 per linear foot		Locan Nees Annexation Fee			
RT Park Phase 1, 2	\$0	\$0	-8%		\$755	\$755 per gross acre	
Sewer house branch connection				Loma Vista Community Centers			
4" lateral	\$136.00	\$136.00 per linear foot	0%	Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre	
6" lateral	\$138.00	\$138.00 per linear foot	0%	Library Facilities Impact Fee***			
*Other includes hospitals, churches, hotels, motels, schools				Single family lot	\$604	\$604 per unit	
				Multi-family, assisted living/group homes	\$494	\$494 per unit	
Parks				Utility Undergrounding (See Area Map on Page 6)			
Park Acquisition and Development:				Utility Undergrounding fee			
All Residential	\$2,700	\$3,431 per unit	27%	Underground Area 1	\$8,832	\$6,710 per gross acre	-24%
Retail	\$0.34	\$0.42 per bldg. sf.	24%	RT Park Phase 1, 2	\$2,941	\$2,512 per gross acre	-15%
Office	\$0.70	\$0.89 per bldg. sf.	27%	Underground Area 2	\$0	\$0 per gross acre	
Industrial	\$0.25	\$0.32 per bldg. sf.	28%	Underground Area 3	\$6,143	\$7,361 per gross acre	20%
Refuse				Underground Area 4	\$6,716	\$7,035 per gross acre	5%
Community sanitation fee							
Single family lot	\$393	\$393 per unit	0%				
Multi-family, non-residential	\$223	\$223 per unit	0%				
Neighborhood Park Deposit							
Neighborhood Park Deposit							
Street Area 4 (Loma Vista Specific Plan)	\$4,603	\$4,603 per unit	0%				

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

Street Fees (See Area Map on Page 7)

		Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Area 1																			
	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$3,356	\$5,018	50%	\$1,428	\$1,736	22%	\$652	\$696	7%	\$116	\$46	-60%	\$70	\$62	-11%	\$5,622	\$7,558	34%
SFR - Very Low Density (0.6 - 2)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$70	\$61		\$5,620	\$7,559	
SFR - Low Density (2.1 - 4)	per unit	\$3,355	\$5,019		\$1,428	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,615	\$7,554	
SFR - Medium Density (4.1 - 7)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,614	\$7,554	
MFR - Medium High Density (7.1 - 15)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
MFR - High (15.1 - 25)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
MFR - Very High (25.1 - 43)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$69	\$28		\$38	\$34		\$3,368	\$4,532	
Retail	per 1000 bldg sf	\$5,295	\$7,921		\$2,253	\$2,741		\$1,030	\$1,097		\$182	\$74		\$101	\$88		\$8,861	\$11,921	
Office, Public Facilities	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,436	
Industrial, Assisted Living	per 1000 bldg sf	\$650	\$972		\$276	\$336		\$126	\$135		\$22	\$9		\$12	\$11		\$1,086	\$1,463	
Schools	per 1000 bldg sf	\$4,236	\$6,337		\$1,802	\$2,193		\$824	\$878		\$146	\$59		\$80	\$70		\$7,088	\$9,537	
Churches	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,436	
Mini Storage	per gross acre	\$8,494	\$12,702		\$3,607	\$4,391		\$1,647	\$1,764		\$287	\$118		\$157	\$144		\$14,192	\$19,119	

RT Park Phase 1, 2

	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
Industrial	per 1000 bldg sf	\$201	\$791	294%	\$0	\$196		\$0	\$127		\$0	\$0		\$12	\$11	-8%	\$213	\$1,125	428%
Office	per 1000 bldg sf	\$1,966	\$2,940	50%	\$571	\$727	27%	\$342	\$473	38%	\$0	\$0		\$46	\$40	-13%	\$2,925	\$4,180	43%

Area 2

	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$390	\$378	-3%	\$0	\$0		\$110	\$96	-13%	\$0	\$0		\$70	\$62	-11%	\$570	\$536	-6%
SFR - Very Low Density (0.6 - 2)	per unit	\$390	\$378		\$0	\$0		\$110	\$97		\$0	\$0		\$70	\$61		\$570	\$536	
SFR - Low Density (2.1 - 4)	per unit	\$390	\$378		\$0	\$0		\$111	\$97		\$0	\$0		\$64	\$56		\$565	\$531	
SFR - Medium Density (4.1 - 7)	per unit	\$390	\$378		\$0	\$0		\$110	\$97		\$0	\$0		\$64	\$56		\$564	\$531	
MFR - Medium High Density (7.1 - 15)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - High (15.1 - 25)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - Very High (25.1 - 43)	per unit	\$234	\$227		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
Retail	per 1000 bldg sf	\$616	\$596		\$0	\$0		\$174	\$153		\$0	\$0		\$101	\$88		\$891	\$837	
Office, Public Facilities	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Industrial, Assisted Living	per 1000 bldg sf	\$76	\$73		\$0	\$0		\$21	\$19		\$0	\$0		\$12	\$11		\$109	\$103	
Schools	per 1000 bldg sf	\$493	\$477		\$0	\$0		\$139	\$122		\$0	\$0		\$80	\$70		\$712	\$669	
Churches	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Mini Storage	per gross acre	\$993	\$954		\$0	\$0		\$279	\$248		\$0	\$0		\$157	\$144		\$1,429	\$1,346	

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

Street Fees (See Area Map on Page 7)

		Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change
Area 3	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$102	\$70	-31%	\$0	\$0		\$54	\$34	-37%	\$0	\$0		\$70	\$62	-11%	\$226	\$166	-27%
SFR - Very Low Density (0.6 - 2)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$70	\$61		\$225	\$167	
SFR - Low Density (2.1 - 4)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$64	\$56		\$219	\$162	
SFR - Medium Density (4.1 - 7)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$64	\$56		\$219	\$162	
MFR - Medium High Density (7.1 - 15)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
MFR - High (15.1 - 25)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
MFR - Very High (25.1 - 43)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
Retail	per 1000 bldg sf	\$160	\$112		\$0	\$0		\$86	\$55		\$0	\$0		\$101	\$88		\$347	\$255	
Office, Public Facilities	per 1000 bldg sf	\$73	\$51		\$0	\$0		\$39	\$25		\$0	\$0		\$46	\$40		\$158	\$116	
Industrial, Assisted Living	per 1000 bldg sf	\$20	\$14		\$0	\$0		\$10	\$7		\$0	\$0		\$12	\$11		\$42	\$32	
Schools	per 1000 bldg sf	\$128	\$90		\$0	\$0		\$68	\$44		\$0	\$0		\$80	\$70		\$276	\$204	
Churches	per 1000 bldg sf	\$73	\$51		\$0	\$0		\$39	\$25		\$0	\$0		\$46	\$40		\$158	\$116	
Mini Storage	per gross acre	\$261	\$183		\$0	\$0		\$137	\$91		\$0	\$0		\$157	\$144		\$555	\$418	

Area 4																			
	Basis of Charge																		
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$3,906	\$4,606	18%	\$1,924	\$2,156	12%	\$454	\$442	-3%	\$338	\$316	-7%	\$70	\$62	-11%	\$6,692	\$7,582	13%
SFR - Very Low Density (0.6 - 2)	per unit	\$3,907	\$4,606		\$1,924	\$2,155		\$454	\$441		\$338	\$317		\$70	\$61		\$6,693	\$7,580	
SFR - Low Density (2.1 - 4)	per unit	\$3,907	\$4,606		\$1,925	\$2,155		\$455	\$441		\$338	\$317		\$64	\$56		\$6,689	\$7,575	
SFR - Medium Density (4.1 - 7)	per unit	\$3,907	\$4,606		\$1,924	\$2,155		\$454	\$441		\$338	\$317		\$64	\$56		\$6,687	\$7,575	
MFR - Medium High Density (7.1 - 15)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
MFR - High (15.1 - 25)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
MFR - Very High (25.1 - 43)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
Retail	per 1000 bldg sf	\$6,166	\$7,269		\$3,037	\$3,402		\$717	\$696		\$533	\$500		\$101	\$88		\$10,554	\$11,955	
Office, Public Facilities	per 1000 bldg sf	\$2,812	\$3,315		\$1,385	\$1,551		\$327	\$317		\$243	\$228		\$46	\$40		\$4,813	\$5,451	
Industrial, Assisted Living	per 1000 bldg sf	\$756	\$892		\$373	\$417		\$88	\$85		\$65	\$61		\$12	\$11		\$1,294	\$1,466	
Schools	per 1000 bldg sf	\$4,933	\$5,815		\$2,430	\$2,721		\$574	\$557		\$426	\$400		\$80	\$70		\$8,443	\$9,563	
Churches	per 1000 bldg sf	\$2,812	\$3,315		\$1,385	\$1,551		\$327	\$317		\$243	\$228		\$46	\$40		\$4,813	\$5,451	
Mini Storage	per gross acre	\$9,879	\$11,657		\$4,874	\$5,449		\$1,150	\$1,111		\$849	\$797		\$157	\$144		\$16,909	\$19,158	

Area 5																			
	Basis of Charge																		
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$2,610	\$2,096	-20%	\$1,516	\$1,300	-14%	\$408	\$143	-65%	\$132	\$112	-15%	\$70	\$62	-11%	\$4,736	\$3,713	-22%
SFR - Very Low Density (0.6 - 2)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$407	\$285		\$133	\$111		\$70	\$61		\$4,736	\$3,853	
SFR - Low Density (2.1 - 4)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$408	\$285		\$133	\$111		\$64	\$56		\$4,731	\$3,848	
SFR - Medium Density (4.1 - 7)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$407	\$285		\$133	\$111		\$64	\$56		\$4,730	\$3,848	
MFR - Medium High Density (7.1 - 15)	per unit	\$1,566	\$1,258		\$909	\$779		\$244	\$171		\$80	\$67		\$38	\$34		\$2,837	\$2,309	
MFR - High (15.1 - 25)	per unit	\$1,566	\$1,258		\$909	\$779		\$245	\$171		\$80	\$67		\$38	\$34		\$2,838	\$2,309	
MFR - Very High (25.1 - 43)	per unit	\$1,566	\$1,258		\$909	\$779		\$244	\$171		\$80	\$67		\$38	\$34		\$2,837	\$2,309	
Retail	per 1000 bldg sf	\$4,119	\$3,309		\$2,392	\$2,050		\$643	\$450		\$209	\$176		\$101	\$88		\$7,464	\$6,073	
Office, Public Facilities	per 1000 bldg sf	\$1,878	\$1,509		\$1,091	\$935		\$293	\$205		\$96	\$80		\$46	\$40		\$3,404	\$2,769	
Industrial	per 1000 bldg sf	\$505	\$406		\$293	\$252		\$79	\$55		\$26	\$22		\$12	\$11		\$915	\$746	
Schools	per 1000 bldg sf	\$3,295	\$2,648		\$1,914	\$1,640		\$514	\$360		\$168	\$140		\$80	\$70		\$5,971	\$4,858	
Churches	per 1000 bldg sf	\$1,878	\$1,509		\$1,091	\$935		\$293	\$205		\$96	\$80		\$46	\$40		\$3,404	\$2,769	
Mini Storage	per gross acre	\$6,599	\$5,306		\$3,829	\$3,293		\$1,032	\$719		\$340	\$287		\$157	\$144		\$11,957	\$9,749	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates			
Sewer oversize mains			
10"	\$2.25	\$3.10 per linear foot	38%
12"	\$6.55	\$8.70 per linear foot	33%
15"	\$15.25	\$20.10 per linear foot	32%
18"	\$26.15	\$35.65 per linear foot	36%
21"	\$40.75	\$48.60 per linear foot	19%
Sewer overdepth mains:			
<u>8' to 12' in depth</u>			
8" main	\$6.50	\$7.90 per linear foot	22%
10" main	\$8.20	\$10.00 per linear foot	22%
12" main	\$8.10	\$9.85 per linear foot	22%
15" main	\$11.10	\$13.45 per linear foot	21%
18" main	\$12.60	\$15.35 per linear foot	22%
21" main	\$14.90	\$18.35 per linear foot	23%
<u>12' to 16' in depth</u>			
8" main	\$13.90	\$15.35 per linear foot	10%
10" main	\$15.45	\$17.15 per linear foot	11%
12" main	\$15.55	\$17.05 per linear foot	10%
15" main	\$20.35	\$22.20 per linear foot	9%
18" main	\$29.35	\$32.60 per linear foot	11%
21" main	\$30.75	\$34.15 per linear foot	11%
<u>Greater than 16' in depth</u>			
8" main	\$18.20	\$20.40 per linear foot	12%
10" main	\$20.05	\$22.55 per linear foot	12%
12" main	\$20.30	\$22.60 per linear foot	11%
15" main	\$29.95	\$33.35 per linear foot	11%
18" main	\$36.50	\$40.85 per linear foot	12%
21" main	\$40.35	\$45.45 per linear foot	13%

	Current Rate	Proposed Rate	Percent Change
Water Oversize Reimbursement Rates			
Water oversize mains:			
12" main	\$15.25	\$14.40 per linear foot	-6%
14" main	\$18.25	\$26.00 per linear foot	42%
16" main	\$32.45	\$43.70 per linear foot	35%
18" main	\$42.90	\$56.95 per linear foot	33%
20" main	\$54.50	\$71.15 per linear foot	31%
24" main	\$80.45	\$103.35 per linear foot	28%
Water oversize valves:			
12" valve	\$980	\$873 each	-11%
14" valve	\$1,899	\$1,142 each	-40%
16" valve	\$2,328	\$1,540 each	-34%
18" valve	\$3,152	\$1,846 each	-41%
20" valve	\$3,743	\$2,813 each	-25%
24" valve	\$6,994	\$4,274 each	-39%

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

Water Supply Fee within the Jurisdiction of FID

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

Residential Projects			
<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$1,250	10.0	\$111
0.4	\$1,250	10.2	\$118
0.6	\$1,250	10.4	\$126
0.8	\$1,250	10.6	\$133
1.0	\$1,250	10.8	\$140
1.2	\$1,000	11.0	\$148
1.4	\$750	11.2	\$149
1.6	\$500	11.4	\$150
1.8	\$250	11.6	\$151
2.0	\$0	11.8	\$153
2.2	\$0	12.0	\$154
2.4	\$0	12.2	\$155
2.6	\$0	12.4	\$156
2.8	\$0	12.6	\$158
3.0	\$0	12.8	\$159
3.2	\$0	13.0	\$160
3.4	\$0	13.2	\$161
3.6	\$0	13.4	\$163
3.8	\$0	13.6	\$164
4.0	\$0	13.8	\$165
4.2	\$0	14.0	\$166
4.4	\$0	14.2	\$168
4.6	\$0	14.4	\$169
4.8	\$0	14.6	\$170
5.0	\$0	14.8	\$171
5.2	\$0	15.0	\$173
5.4	\$0	15.2	\$174
5.5	\$0	15.4	\$175
5.6	\$0	15.6	\$176
5.8	\$0	15.8	\$178
6.0	\$0	16.0	\$179
6.2	\$0	16.2	\$180
6.4	\$0	16.4	\$181
6.6	\$0	16.6	\$182
6.8	\$0	16.8	\$184
7.0	\$0	17.0	\$185
7.2	\$7	17.2	\$186
7.4	\$15	17.4	\$187
7.6	\$22	17.6	\$189
7.8	\$30	17.8	\$190
8.0	\$37	18.0	\$191
8.2	\$44	18.2	\$192
8.4	\$52	18.4	\$194
8.6	\$59	18.6	\$195
8.8	\$66	18.8	\$196
9.0	\$74	19.0	\$197
9.2	\$81		
9.4	\$89		
9.6	\$96		
9.8	\$103		

Water Supply Fee within the Jurisdiction of FID

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

Residential Projects			
<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$3,875	10.0	\$365
0.4	\$3,875	10.2	\$364
0.6	\$3,875	10.4	\$364
0.8	\$3,875	10.6	\$363
1.0	\$3,875	10.8	\$363
1.2	\$3,333	11.0	\$362
1.4	\$2,792	11.2	\$361
1.6	\$2,250	11.4	\$361
1.8	\$1,709	11.6	\$360
2.0	\$1,167	11.8	\$359
2.2	\$1,135	12.0	\$359
2.4	\$1,104	12.2	\$358
2.6	\$1,072	12.4	\$357
2.8	\$1,040	12.6	\$357
3.0	\$1,009	12.8	\$356
3.2	\$977	13.0	\$355
3.4	\$945	13.2	\$355
3.6	\$914	13.4	\$354
3.8	\$882	13.6	\$353
4.0	\$850	13.8	\$353
4.2	\$819	14.0	\$352
4.4	\$787	14.2	\$351
4.6	\$755	14.4	\$351
4.8	\$723	14.6	\$350
5.0	\$692	14.8	\$349
5.2	\$660	15.0	\$349
5.4	\$628	15.2	\$348
5.5	\$613	15.4	\$347
5.6	\$597	15.6	\$347
5.8	\$565	15.8	\$346
6.0	\$533	16.0	\$345
6.2	\$502	16.2	\$345
6.4	\$470	16.4	\$344
6.6	\$438	16.6	\$343
6.8	\$407	16.8	\$343
7.0	\$375	17.0	\$342
7.2	\$375	17.2	\$341
7.4	\$375	17.4	\$341
7.6	\$375	17.6	\$340
7.8	\$375	17.8	\$339
8.0	\$375	18.0	\$339
8.2	\$375	18.2	\$338
8.4	\$375	18.4	\$338
8.6	\$375	18.6	\$337
8.8	\$375	18.8	\$336
9.0	\$375	19.0	\$336
9.2	\$375		
9.4	\$375		
9.6	\$375		
9.8	\$375		

ORDINANCE 18-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING VARIOUS SECTIONS OF THE CLOVIS MUNICIPAL CODE RELATING TO THE DEVELOPMENT FEES

The City Council of the City of Clovis ordains as follows:

Section 1 Chapter 3.10 shall be added as follows:

Chapter 3.10 DEVELOPMENT IMPACT FEES

Sections:

- 3.10.01 Purpose.
- 3.10.02 Inflationary Adjustments.
- 3.10.03 Protest Procedures.

3.10.01 Purpose.

The purpose of this chapter is to establish a uniform set of procedures applicable to AB 1600 development impact fees that are adopted pursuant to the authority set forth in Government Code section 66000 et seq. and the Municipal Code. These procedures are intended to apply to all AB 1600 development impact fees adopted by the City regardless of whether there is an existing similar provision in the applicable chapter or section of the Municipal Code establishing the fee. If there is a conflict between this chapter and an existing similar provision in the applicable chapter or section of the Municipal Code establishing the fee, the provisions of this chapter shall control.

3.10.02 Inflationary Adjustments.

All development impact fees as defined in this chapter shall be adjusted on an annual basis by one of the following methods:

- (a) Automatically adjusted each fiscal year, effective the first of July, by a percentage equal to the Engineering News Record Index for the California Cities for the twelve (12) month period ending the prior December (or similar publication).
- (b) Adjusted to reflect actual construction/acquisition costs.

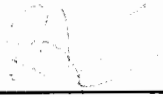
Such increase by one of these methods is not deemed an increase in the amount of the fee subject to the provisions of Section 66000 et seq. of the California Government Code, but shall be subject to City Council review and approval by resolution.

3.10.03 Protest Procedures.

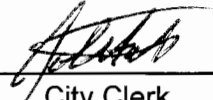
An owner/developer may protest the imposition of fees, dedications, reservations, or other exactions on a development project imposed pursuant to the authority set forth in Government Code section 66000 et seq. and the Municipal Code, in accordance with Government Code Sections 66020 and 66021, by following the procedures for protesting fees adopted by resolution of the City Council.

Section 2 This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

APPROVED: July 2, 2018



Mayor



City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on July 2, 2018, and was adopted at a regular meeting of said Council held on July 9, 2018, by the following vote, to wit:

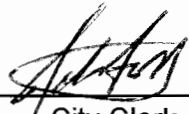
AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Mayor Whalen

NOES: None

ABSENT: Councilmember Bessinger

ABSTAIN: None

DATED: July 9, 2018



City Clerk





AGENDA ITEM NO: 1-B

City Manager: *[Signature]*

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: July 2, 2018

SUBJECT: Consider Introduction—Ord. 18-____, Amending Various Sections of the Municipal Code Relating to Development Fees; and Consider Approval - Res. 18-____, Revising the Master Development Fee Schedule and Providing a Description of Fees to be requested for County Adoption.

ATTACHMENTS:

1. Attachment 1 – Ord. 18-____, Amending Various Sections of the Clovis Municipal Code
2. Attachment 2 – Res. 18-____, Revising Master Development Fee Schedule, including Fee Schedule
3. Attachment 3 – Diagram of Undergrounding and Street Benefit Areas
4. Attachment 4 – Wastewater Impact Fee Study by Willdan Financial Services
5. Attachment 5 – Addendum to "Wastewater Impact Fee Study"
6. Attachment 6 – 2018 Water Major Facilities Impact Fee Update Report
7. Attachment 7 – 2018 Recycled Water Major Facilities Impact Fee Update Report
8. Attachment 8 – Nexus Sheets for Development Impact Fees
9. Attachment 9 – EDC Clovis Impact Fee letter

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to:

1. Consider Introduction - Ord. 18-___, Amending Various Sections of the Municipal Code Relating to Development Fees, and;
2. Consider Approval - Res. 18-___, Revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption.

EXECUTIVE SUMMARY

Staff proposes a new ordinance section to allow all of the rates in the Development Impact Fee program to be adjusted either by a percentage equal to the Engineering News Record Index for the California Cities (CCI) for the twelve (12) month period preceding December or by an evaluation of the actual construction and acquisition costs. This will provide consistency among all of the various ordinance sections related to the Development Impact Fee program.

The City's current General Plan update began in 2009 and was adopted by Council in August 2014. An update of the Master Plans for the sewer, water, and recycled water systems in support of the adopted General Plan began shortly thereafter and was completed in 2017. Willdan Financial Services was hired by staff as a consultant for the financial analysis of the Sewer Major Facilities fee. Staff worked closely with Willdan while concurrently working on the analysis of the Water Major Facilities fee and the Recycled Water fee.

The remainder of the Development Impact Fee program was also being evaluated and updated at the same time as the Master Plans. The proposed rate revisions and the new Highway Impact Fee represent work that began in late 2016. The latest update of the fee rates was effective May 2015.

Pursuant to the studies, staff is recommending approval of ordinance changes necessary to implement the CCI adjustment, the Highway Impact Fee and the new fee rates.

BACKGROUND

The current General Plan was completed in 2014, with the prior one being completed in 1993. The Master Plans that supported the 1992 General Plan were developed between 1993 and 1996, with the subsequent decisions to build both the Sewer Treatment and the Water Treatment Facilities occurring between 1996 and 2002. These facilities were sized to accommodate the current General Plan and are both located in the southeast portion of the City. Moving forward with these treatment facilities laid the groundwork for the current Master Plan updates. Staff was periodically questioned about the possibility of deviating from these past decisions and moving towards a multi-site approach for treatment facilities, but affirmed that the past decisions were still valid and appropriate.

Staff has been working with consultants and interested groups for the better part of a year to discuss the proposed rate revisions. The Sewer Major Facilities Fee, Water Major Facilities Fee, and the Non-Potable Water System Fee are related to the update of the Master Plans and were often the main focus of the meetings. The Parks fee and the Fire Department Fee were often discussed due in part to the proposed revised rates. The Highway Impact Fee is a new fee as a result of requests by CalTrans for the City to establish a fee program or collect mitigation costs.

SEWER

- **Sewer Major Facilities Fee** – The updated Master Plan contains a flow rate generation study that identifies reduced flow rates for each land use and an increased capacity for the overall system. The existing treatment system was put in motion years ago, including planned expansions to accommodate growth in the General Plan area. Staff recognized the difficulties of meeting the existing bond debt and collecting funds for future projects, which led to the hiring of Willdan to explore financing options. The Willdan study did not reveal new financing options that staff considered to be viable. Staff considered the costs needed to convey sewage to the treatment plant for the early development within the Heritage Grove area and explored options, which included implementing a surcharge or the usage of existing pipelines on an interim basis. Ultimately, the fee was based on the existing methodology that assigned a fee based on each land use. Because of the reduced flow rates, the overall rate is significantly decreased by about 20%.

WATER

- **Water Major Facilities Fee** – The updated Master Plan represents a transition from the use of wells and groundwater to a larger dependency on surface water obtained from the nearby canal system. This is a significant departure from the original system that was dependent upon wells and it was started years ago based on the foresight of the City's leaders. The cost of these systems and the associated piping network is significantly higher and it was an item of discussion at many meetings. Staff evaluated the components to determine if some portions should be funded by users or if they should be placed in another fee program. None of the components were determined to be applicable to users but some were determined to be appropriately funded through the Water Oversize fee program, reducing the Water Major Facilities Fee rate. The consultant originally proposed unit costs that contained contingencies that staff initially felt were too high. Staff discussed this with the consultant and ultimately later modified the contingencies to a lower rate. Staff is comfortable with the revised lower contingency rates and feel that the proposed rate revision, which averages a 50% increase, is appropriate.

RECYCLED WATER

- **Non-Potable Water System Fee** – The updated Master Plan contained unit costs similar to the Water Master Plan. The pipes used for recycled water are colored purple, but are otherwise identical in nature to water pipes, and therefore staff determined it was appropriate to match the unit costs and contingencies to those of the Water Major Facilities Fee. Recycled water is a benefit to the entire community as it can be used for groundwater recharge or landscape irrigation in place of drinking water, thereby reducing

the water demand of the City. The new Master Plan network reaches more properties than the prior Master Plan and indicates a significant increase in the fee rate. The fee is an acreage fee distributed City-wide due to the benefits of its uses. Staff is comfortable with the revised lower contingency rates and feel that the proposed rate revision, which indicates an increase of 290%, is appropriate.

PARKS

- **Park Acquisition and Development Fee** – This is a growth fee to fund the development of park sites that are generally located north of Herndon and east of Locan. There are a few exceptions, such as improvements to Sierra Bicentennial and the park site located near Temperance and Sierra. The increase in the fee rate is due to increased construction costs, but a large portion of the 30% increase is due to the increases in the costs related to land acquisition.

FIRE

- **Fire Department Fee** – The costs to acquire, construct, and equip a typical Fire Station were re-evaluated this year with the help of staff from the Fire Department. Costs of the various components were estimated and distributed to the number of units each component would serve. Staff feels the 44% increase in the fee rate is appropriate.

Highway Impact Fee

- **Highway Impact Fee** – CalTrans continually urges the City to require payment for expansions of their facilities due to increased trips from growth near the local highway system. The purpose of this fee is to provide partial funding of the improvements and allow the City to access State monies that could potentially be applied to these projects. Notices from CalTrans typically indicate a fee based on the cost of the improvements of local facilities and distributed based on the number of new trips from new projects near the local highway system. Staff felt it was more appropriate to distribute the costs of the facilities City-wide and proportionate to the percentage of the City-based trips when compared to the planned capacity of the facility. CalTrans considers this appropriate mitigation in lieu of funds collected on a project trip basis.

OVERALL RESULTS

Based on the above evaluations and adjustments in the fee categories listed, staff has developed a new fee schedule and has run a number of theoretical project scenarios to see the combined effect of the adjustments. The overall percentage change in the fees for residential, both single-family and multi-family, is largest at the lower density projects and smallest at the higher density projects. The percentage change for residential ranges from a 1% decrease to a 12% increase. The overall change in CCI since the last fee update in May 2015 is about 7.5%. If the first 6 months hold true, the CCI for 2018 will be 3% and result in an overall CCI of 10.8% since the last fee revision.

The impact to the non-residential market is largely dependent upon the location of the site, which determines which Street Area and Underground Area that the site is in. The

percentage change for retail varies from 8% to 30%, industrial varies from -1% to 6%, and office varies from 19% to 33%. Staff is working to evaluate alternatives for the retail and office sectors and will return to Council with those recommendations at a later date.

Stakeholder Outreach

Staff held public meetings nearly every month since August 2017 at which the Building Industry Association, the Fresno Metropolitan Flood Control District, the Clovis Unified School District, and several local commercial developers were provided copies of the proposed fee revisions for their review and comment. Invitees included the Chamber of Commerce and a total of nearly 100 people representing a large portion of the local development community. Staff had discussions and/or meetings with the BIA, Clovis Unified School District, the Fresno Metropolitan Flood Control District, and a few retail developers summarized as follows:

The BIA has been consistently involved in the discussion. The only point of contention is the amount of contingencies in the Water Major Facilities Fee and the Recycled Water Fee.

The Clovis Unified School District decided that they would have no comments to the fee update as proposed.

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

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

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

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put (identify the public facilities to be constructed).
3. Determine how there is a reasonable relationship (nexus) between the 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 the Municipal Code. Items 3 and 4 are met through multiple actions taken by the City Council such as:

1. The General Plan
2. Specific Plans

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

County Developments

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

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

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

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

FISCAL IMPACT

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

REASON FOR RECOMMENDATION

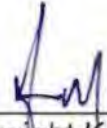
The Municipal Code requires periodic review and adjustment of the fees based on actual land acquisition and construction costs or the percentage increase or decrease in the Engineering News Record Index for the California Cities for the twelve (12) month period preceding December.

ACTIONS FOLLOWING APPROVAL

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

Prepared by: Sean Smith, Associate Civil Engineer

Submitted by: Renée Mathis
Michael Harrison
City Engineer *for MHT*

Recommended by: 
Dwight Kroll
Director of Planning and
Development Services

ORDINANCE 2018-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING VARIOUS SECTIONS OF THE CLOVIS MUNICIPAL CODE RELATING TO THE DEVELOPMENT FEES

The City Council of the City of Clovis ordains as follows:

Section 1 **Subsection 3.6.05 shall amended by inserting Subsection (w) and re-lettering accordingly:**

(w) Highway Impact fee;

Section 2 **Chapter 3.10 shall be added as follows:**

Chapter 3.10 DEVELOPMENT IMPACT FEES

Sections:

- 3.10.01 Purpose.
- 3.10.02 Inflationary Adjustments.
- 3.10.03 Protest Procedures.

3.10.01 Purpose.

The purpose of this chapter is to establish a uniform set of procedures applicable to AB 1600 development impact fees that are adopted pursuant to the authority set forth in Government Code section 66000 et seq. and the Municipal Code. These procedures are intended to apply to all AB 1600 development impact fees adopted by the City regardless of whether there is an existing similar provision in the applicable chapter or section of the Municipal Code establishing the fee. If there is a conflict between this chapter and an existing similar provision in the applicable chapter or section of the Municipal Code establishing the fee, the provisions of this chapter shall control.

3.10.02 Inflationary Adjustments.

All development impact fees as defined in this chapter shall be adjusted on an annual basis by one of the following methods:

- (a) Automatically adjusted each fiscal year, effective the first of July, by a percentage equal to the Engineering News Record Index for the California Cities for the twelve (12) month period ending the prior December (or similar publication).
- (b) Adjusted to reflect actual construction/acquisition costs.

Such increase by one of these methods is not deemed an increase in the amount of the fee subject to the provisions of Section 66000 et seq. of the California Government Code, but shall be subject to City Council review and approval by resolution.

3.10.03 Protest Procedures.

An owner/developer may protest the imposition of fees, dedications, reservations, or other exactions on a development project imposed pursuant to the authority set forth in Government Code section 66000 et seq. and the Municipal Code, in accordance with Government Code Sections 66020 and 66021, by following the procedures for protesting fees adopted by resolution of the City Council.

Section 3 **Subsection 7.7.01(b) shall be amended to read as follows:**

(b) To establish a financing mechanism for major streets and highway improvements which creates as reasonably equitable a system of distribution of costs based upon burdens imposed, benefits received and/or timing of land development as can be achieved under the existing circumstances;

Section 4 **Subsection 7.7.02 shall be amended by inserting Subsection (m) and re-lettering accordingly:**

(m) "Highway improvements" shall mean off-ramps, on-ramps, interchanges, widening of underpassing City streets, and other highway structures to be constructed, owned and maintained by the State of California Department of Transportation, due to the impacts of future growth by development.

Section 5 **Subsection 7.7.07(b) shall be amended to add Subsection (8) as follows:**

(8) Highway impact fee. This fee shall be for funding the actual construction cost of highway improvements as described in Section 7.7.02, Definitions. This fee shall be calculated on the basis of the estimated total city-wide construction costs of the improvements divided by the city-wide total of factored acreage.

Section 6 **This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.**

APPROVED: _____, 2018

Mayor

City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on July 2, 2018, and was adopted at a regular meeting of said Council held on July 9, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: _____ 2018

City Clerk

RESOLUTION NO. 2018-

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSENT:

Dated: July 2, 2018

Mayor

City Clerk

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

		Current Rate	Proposed Rate	Percent Change			Current Rate	Proposed Rate	Percent Change
Water Major Facilities					Water				
Residential ^a	(Units per Acre)				Water oversize				
Residential	2.0 or less	\$12,968	\$6,842 per unit	-47%	All Areas except RT Ph 1,2	\$1,067	\$1,342 per gross acre	26%	
Residential	2.1 to 2.5	\$9,000	\$6,842 per unit	-24%	RT Park Phase 1, 2	\$115	\$145 per gross acre	26%	
Residential	2.6 to 3.0	\$6,550	\$6,842 per unit	4%	Water front footage				
Residential	3.1 to 3.5	\$5,300	\$6,842 per unit	29%	All Areas except RT Ph 1,2	\$24.70	\$21.85 per linear foot	-12%	
Residential	3.6 to 4.0	\$4,600	\$6,842 per unit	49%	RT Park Phase 1, 2	\$0	\$0.00		
Residential	4.1 to 4.5	\$4,150	\$6,842 per unit	65%	Non-Potable Water System	\$507	\$1,957 per gross acre	286%	
Residential	4.6 to 5.0	\$3,800	\$5,808 per unit	53%					
Residential	5.1 to 5.5	\$3,553	\$4,774 per unit	34%					
Residential	5.6 to 6.0	\$3,300	\$4,666 per unit	41%					
Residential	6.1 to 6.5	\$3,100	\$4,558 per unit	47%					
Residential	6.6 to 7.0	\$2,950	\$4,450 per unit	51%	Water Service				
Residential	7.1 to 7.5	\$2,850	\$4,342 per unit	52%	Water meter				
Residential	7.6 to 8.0	\$2,750	\$4,234 per unit	54%	3/4"	\$280	\$282 each	1%	
Residential	8.1 to 8.5	\$2,650	\$4,126 per unit	56%	1"	\$333	\$343 each	3%	
Residential	8.6 to 9.0	\$2,600	\$4,018 per unit	55%	1 1/2"	\$691	\$702 each	2%	
Residential	9.1 to 9.5	\$2,500	\$3,910 per unit	56%	2"	\$907	\$918 each	1%	
Residential	9.6 to 10.0	\$2,450	\$3,802 per unit	55%	3" turbo (landscape)	\$1,595	\$1,613 each	1%	
Residential	10.1 to 10.5	\$2,400	\$3,694 per unit	54%	4" turbo (landscape)	\$2,807	\$2,826 each	1%	
Residential	10.6 to 11.0	\$2,326	\$3,581 per unit	54%	6" turbo (landscape)	\$4,802	\$4,821 each	0%	
Residential	11.1 to 11.5	\$2,303	\$3,538 per unit	54%	3" compound (domestic)	\$2,062	\$2,081 each	1%	
Residential	11.6 to 12.0	\$2,280	\$3,495 per unit	53%	4" compound (domestic)	\$3,350	\$3,368 each	1%	
Residential	12.1 to 12.5	\$2,257	\$3,452 per unit	53%	6" compound (domestic)	\$5,558	\$5,576 each	0%	
Residential	12.6 to 13.0	\$2,234	\$3,409 per unit	53%	Transceiver Fee	\$168	\$168 each	0%	
Residential	13.1 to 13.5	\$2,211	\$3,366 per unit	52%	Water service w/meter				
Residential	13.6 to 14.0	\$2,188	\$3,323 per unit	52%	3/4"	\$4,982	\$4,950 each	-1%	
Residential	14.1 to 14.5	\$2,165	\$3,280 per unit	52%	1"	\$5,061	\$5,040 each	0%	
Residential	14.6 to 15.0	\$2,142	\$3,237 per unit	51%	1 1/2"	\$5,881	\$5,895 each	0%	
Residential	15.1 to 15.5	\$2,119	\$3,194 per unit	51%	2"	\$6,514	\$6,593 each	1%	
Residential	15.6 to 16.0	\$2,096	\$3,151 per unit	50%					
Residential	16.1 to 16.5	\$2,073	\$3,108 per unit	50%					
Residential	16.6 to 17.0	\$2,050	\$3,065 per unit	50%					
Residential	17.1 to 17.5	\$2,027	\$3,022 per unit	49%					
Residential	17.6 to 18.0	\$2,004	\$2,979 per unit	49%					
Residential	18.1 to 18.5	\$1,981	\$2,936 per unit	48%					
Residential	18.6 to 19.0	\$1,958	\$2,893 per unit	48%					
Residential	19.1 to 19.5	\$1,935	\$2,850 per unit	47%					
Residential	19.6 to 20.0	\$1,919	\$2,805 per unit	46%					
Commercial Retail		\$1.54	\$3.42 per bldg sf	122%					
Professional Office		\$1.38	\$3.42 per bldg sf	148%					
Industrial		\$0.56	\$0.92 per bldg sf	64%					
Schools		\$5,463	\$7,161 per gross acre	31%					
Public Facilities		\$1.25	\$1.86 per bldg sf	49%					
Parks		Exempt	Exempt						
Assisted Living		\$2.77	\$3.25 per bldg sf	17%					

EXHIBIT "A"

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

Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change		
Sewer			Admin., Public Facilities, Misc.				
Sewer Major Facilities			Undergrounding administration fee	0.00%	0.00% of UG fees		
Single Family Residential	\$9,227	\$7,500 per unit	-19%	Street administration fee	0.00%	0.00% of street fees	
Multi-Family Residential	\$8,397	\$6,075 per unit	-28%	Administration fee	1.00%	1.00% of fees	
Commercial Retail	\$5.33	\$4.50 per bldg sf	-16%	Fire Department Fee			
Professional Office	\$4.51	\$3.83 per bldg sf	-15%	Growth Areas	\$706	\$1,014 per unit	44%
Industrial	\$2.63	\$2.10 per bldg sf	-20%	Police Department Fee			
Assisted Living	\$9,227	\$7,500 per EDU	-19%	Growth Areas	\$100	\$100 per unit	0%
*Other	\$9,227	\$7,500 per EDU	-19%	Special Area Annexation Fee	\$0	\$0 per gross acre	
Sewer oversize			Locan Nees Annexation Fee	\$755	\$755 per gross acre		
All Areas except RT Ph 1,2	\$748	\$949 per gross acre		Loma Vista Community Center			
RT Park Phase 1, 2	\$0	\$0	27%	Master Plan Zone District Program Fee	\$1,591	\$1,591 per net acre	
Sewer front footage			Library Facilities Impact Fee***				
All Areas except RT Ph 1,2	\$19.70	\$18.05 per linear foot	-8%	Single family lot	\$604	\$604 per unit	
RT Park Phase 1, 2	\$0	\$0	0%	Multi-family assisted living/group homes	\$494	\$494 per unit	
Sewer house branch connection							
4" lateral	\$136.00	\$136.00 per linear foot	0%				
6" lateral	\$138.00	\$138.00 per linear foot	0%				
*Other includes hospitals, churches, hotels, motels, schools							
Parks			Utility Undergrounding (See Area Map on Page 6)				
Park Acquisition and Development			Utility Undergrounding fee				
All Residential	\$2,700	\$3,431 per unit	27%	Underground Area 1	\$8,832	\$6,710 per gross acre	-24%
Retail	\$0.34	\$0.42 per bldg. sf	24%	RT Park Phase 1, 2	\$2,941	\$2,512 per gross acre	-15%
Office	\$0.70	\$0.89 per bldg. sf	27%	Underground Area 2	\$0	\$0 per gross acre	
Industrial	\$0.25	\$0.32 per bldg. sf	28%	Underground Area 3	\$6,143	\$7,361 per gross acre	20%
Refuse			Underground Area 4	\$6,716	\$7,035 per gross acre	5%	
Community sanitation fee							
Single family lot	\$393	\$393 per unit	0%	Highway Impact Fee NEW!			
Multi-family, non-residential	\$223	\$223 per unit	0%	SFR - Rural (0 - 0.5)	n/a	\$315 per unit	
Neighborhood Park Deposit			SFR - Very Low Density (0.6 - 2)	n/a	\$315 per unit		
Neighborhood Park Deposit			SFR - Low Density (2.1 - 4)	n/a	\$315 per unit		
Street Area 4 (Loma Vista Specific Plan)	\$4,603	\$4,603 per unit	0%	SFR - Medium Density (4.1 - 7)	n/a	\$315 per unit	
			MFR - Medium High Density (7.1 - 15)	n/a	\$189 per unit		
			MFR - High (15.1 - 25)	n/a	\$189 per unit		
			MFR - Very High (25.1 - 43)	n/a	\$189 per unit		
			Retail	n/a	\$497 per 1000 bldg sf		
			Office, Public Facilities	n/a	\$227 per 1000 bldg sf		
			Industrial Assisted Living	n/a	\$61 per 1000 bldg sf		
			Schools	n/a	\$398 per 1000 bldg sf		
			Churches	n/a	\$227 per 1000 bldg sf		

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

Street Fees (See Area Map on Page 7)

		Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change			
Area 1		Basis of Charge			Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$3,356	\$5,018	50%	\$1,428	\$1,736	22%	\$652	\$696	7%	\$116	\$46	-60%	\$70	\$62	-11%	\$5,622	\$7,558	34%			
SFR - Very Low Density (0.6 - 2)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$70	\$61		\$5,620	\$7,559				
SFR - Low Density (2.1 - 4)	per unit	\$3,355	\$5,019		\$1,428	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,615	\$7,554				
SFR - Medium Density (4.1 - 7)	per unit	\$3,355	\$5,019		\$1,427	\$1,737		\$653	\$695		\$115	\$47		\$64	\$56		\$5,614	\$7,554				
MFR - Medium High Density (7.1 - 15)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$89	\$28		\$38	\$34		\$3,368	\$4,532				
MFR - High (15.1 - 25)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$89	\$28		\$38	\$34		\$3,368	\$4,532				
MFR - Very High (25.1 - 43)	per unit	\$2,013	\$3,011		\$856	\$1,042		\$392	\$417		\$89	\$28		\$38	\$34		\$3,368	\$4,532				
Retail	per 1000 bldg sf	\$5,295	\$7,921		\$2,253	\$2,741		\$1,030	\$1,097		\$182	\$74		\$101	\$88		\$8,861	\$11,921				
Office, Public Facilities	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,436				
Industrial, Assisted Living	per 1000 bldg sf	\$650	\$972		\$276	\$336		\$126	\$135		\$22	\$9		\$12	\$11		\$1,086	\$1,463				
Schools	per 1000 bldg sf	\$4,236	\$6,337		\$1,802	\$2,193		\$824	\$878		\$146	\$59		\$80	\$70		\$7,088	\$9,537				
Churches	per 1000 bldg sf	\$2,415	\$3,612		\$1,027	\$1,250		\$470	\$500		\$83	\$34		\$46	\$40		\$4,041	\$5,436				
Mini Storage	per gross acre	\$8,494	\$12,702		\$3,607	\$4,391		\$1,647	\$1,764		\$287	\$118		\$157	\$144		\$14,192	\$19,119				

RT Park Phase 1, 2		Basis of Charge			Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
Industrial	per 1000 bldg sf	\$201	\$791	294%	\$0	\$196		\$0	\$127		\$0	\$127		\$0	\$0		\$12	\$11	-8%	\$213	\$1,125	428%
Office	per 1000 bldg sf	\$1,965	\$2,940	50%	\$571	\$727	27%	\$342	\$473	38%	\$0	\$0		\$0	\$0		\$46	\$40	-13%	\$2,925	\$4,180	43%

Area 2		Basis of Charge			Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$390	\$378	-3%	\$0	\$0		\$0	\$0		\$110	\$96	-13%	\$0	\$0		\$70	\$62	-11%	\$570	\$536	-6%
SFR - Very Low Density (0.6 - 2)	per unit	\$390	\$378		\$0	\$0		\$0	\$0		\$110	\$97		\$0	\$0		\$70	\$61		\$570	\$536	
SFR - Low Density (2.1 - 4)	per unit	\$390	\$378		\$0	\$0		\$0	\$0		\$111	\$97		\$0	\$0		\$64	\$56		\$565	\$531	
SFR - Medium Density (4.1 - 7)	per unit	\$390	\$378		\$0	\$0		\$0	\$0		\$110	\$97		\$0	\$0		\$64	\$56		\$564	\$531	
MFR - Medium High Density (7.1 - 15)	per unit	\$234	\$227		\$0	\$0		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - High (15.1 - 25)	per unit	\$234	\$227		\$0	\$0		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
MFR - Very High (25.1 - 43)	per unit	\$234	\$227		\$0	\$0		\$0	\$0		\$66	\$58		\$0	\$0		\$38	\$34		\$338	\$319	
Retail	per 1000 bldg sf	\$616	\$596		\$0	\$0		\$0	\$0		\$174	\$153		\$0	\$0		\$101	\$88		\$891	\$837	
Office, Public Facilities	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Industrial, Assisted Living	per 1000 bldg sf	\$76	\$73		\$0	\$0		\$0	\$0		\$21	\$19		\$0	\$0		\$12	\$11		\$109	\$103	
Schools	per 1000 bldg sf	\$493	\$477		\$0	\$0		\$0	\$0		\$139	\$122		\$0	\$0		\$80	\$70		\$712	\$669	
Churches	per 1000 bldg sf	\$281	\$272		\$0	\$0		\$0	\$0		\$79	\$70		\$0	\$0		\$46	\$40		\$406	\$382	
Mini Storage	per gross acre	\$993	\$954		\$0	\$0		\$0	\$0		\$279	\$248		\$0	\$0		\$157	\$144		\$1,429	\$1,346	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

Street Fees (See Area Map on Page 7)

		Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	Current Rate	Proposed Rate	Percent Change	
Area 3																				
		Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
	SFR - Rural (0 - 0.5)	per unit	\$102	\$70	-31%	\$0	\$0		\$54	\$34	-37%	\$0	\$0		\$70	\$62	-11%	\$226	\$166	-27%
	SFR - Very Low Density (0.6 - 2)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$70	\$61		\$225	\$167	
	SFR - Low Density (2.1 - 4)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$64	\$56		\$219	\$162	
	SFR - Medium Density (4.1 - 7)	per unit	\$101	\$71		\$0	\$0		\$54	\$35		\$0	\$0		\$64	\$56		\$219	\$162	
	MFR - Medium High Density (7.1 - 15)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
	MFR - High (15.1 - 25)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
	MFR - Very High (25.1 - 43)	per unit	\$61	\$43		\$0	\$0		\$33	\$21		\$0	\$0		\$38	\$34		\$132	\$98	
	Retail	per 1000 bldg sf	\$160	\$112		\$0	\$0		\$86	\$55		\$0	\$0		\$101	\$88		\$347	\$255	
	Office, Public Facilities	per 1000 bldg sf	\$73	\$51		\$0	\$0		\$39	\$25		\$0	\$0		\$46	\$40		\$158	\$116	
	Industrial, Assisted Living	per 1000 bldg sf	\$20	\$14		\$0	\$0		\$10	\$7		\$0	\$0		\$12	\$11		\$42	\$32	
Schools	per 1000 bldg sf	\$128	\$90		\$0	\$0		\$68	\$44		\$0	\$0		\$80	\$70		\$276	\$204		
Churches	per 1000 bldg sf	\$73	\$51		\$0	\$0		\$39	\$25		\$0	\$0		\$46	\$40		\$158	\$116		
Mini Storage	per gross acre	\$261	\$183		\$0	\$0		\$137	\$91		\$0	\$0		\$157	\$144		\$555	\$418		

Area 4																			
	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$3,906	\$4,606	18%	\$1,924	\$2,156	12%	\$454	\$442	-3%	\$338	\$316	-7%	\$70	\$62	-11%	\$6,692	\$7,582	13%
SFR - Very Low Density (0.6 - 2)	per unit	\$3,907	\$4,606		\$1,924	\$2,155		\$454	\$441		\$338	\$317		\$70	\$61		\$6,693	\$7,580	
SFR - Low Density (2.1 - 4)	per unit	\$3,907	\$4,606		\$1,925	\$2,155		\$455	\$441		\$338	\$317		\$64	\$56		\$6,689	\$7,575	
SFR - Medium Density (4.1 - 7)	per unit	\$3,907	\$4,606		\$1,924	\$2,155		\$454	\$441		\$338	\$317		\$64	\$56		\$6,687	\$7,575	
MFR - Medium High Density (7.1 - 15)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
MFR - High (15.1 - 25)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
MFR - Very High (25.1 - 43)	per unit	\$2,344	\$2,764		\$1,155	\$1,293		\$273	\$265		\$203	\$190		\$38	\$34		\$4,013	\$4,546	
Retail	per 1000 bldg sf	\$6,166	\$7,269		\$3,037	\$3,402		\$717	\$696		\$533	\$500		\$101	\$88		\$10,554	\$11,955	
Office, Public Facilities	per 1000 bldg sf	\$2,812	\$3,315		\$1,385	\$1,551		\$327	\$317		\$243	\$228		\$46	\$40		\$4,813	\$5,451	
Industrial, Assisted Living	per 1000 bldg sf	\$756	\$892		\$373	\$417		\$88	\$85		\$65	\$61		\$12	\$11		\$1,294	\$1,466	
Schools	per 1000 bldg sf	\$4,933	\$5,815		\$2,430	\$2,721		\$574	\$557		\$426	\$400		\$80	\$70		\$8,443	\$9,563	
Churches	per 1000 bldg sf	\$2,812	\$3,315		\$1,385	\$1,551		\$327	\$317		\$243	\$228		\$46	\$40		\$4,813	\$5,451	
Mini Storage	per gross acre	\$9,879	\$11,657		\$4,874	\$5,449		\$1,150	\$1,111		\$849	\$797		\$157	\$144		\$16,909	\$19,158	

Area 5																			
	Basis of Charge	Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$2,610	\$2,096	-20%	\$1,516	\$1,300	-14%	\$408	\$143	-65%	\$132	\$112	-15%	\$70	\$62	-11%	\$4,736	\$3,713	-22%
SFR - Very Low Density (0.6 - 2)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$407	\$285		\$133	\$111		\$70	\$61		\$4,736	\$3,853	
SFR - Low Density (2.1 - 4)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$408	\$285		\$133	\$111		\$64	\$56		\$4,731	\$3,848	
SFR - Medium Density (4.1 - 7)	per unit	\$2,610	\$2,097		\$1,516	\$1,299		\$407	\$285		\$133	\$111		\$64	\$56		\$4,730	\$3,848	
MFR - Medium High Density (7.1 - 15)	per unit	\$1,568	\$1,258		\$909	\$779		\$244	\$171		\$80	\$67		\$38	\$34		\$2,837	\$2,309	
MFR - High (15.1 - 25)	per unit	\$1,568	\$1,258		\$909	\$779		\$245	\$171		\$80	\$67		\$38	\$34		\$2,838	\$2,309	
MFR - Very High (25.1 - 43)	per unit	\$1,568	\$1,258		\$909	\$779		\$244	\$171		\$80	\$67		\$38	\$34		\$2,837	\$2,309	
Retail	per 1000 bldg sf	\$4,119	\$3,309		\$2,392	\$2,050		\$643	\$450		\$209	\$176		\$101	\$88		\$7,464	\$6,073	
Office, Public Facilities	per 1000 bldg sf	\$1,878	\$1,509		\$1,091	\$935		\$293	\$205		\$96	\$80		\$46	\$40		\$3,404	\$2,760	
Industrial	per 1000 bldg sf	\$505	\$406		\$293	\$252		\$79	\$55		\$26	\$22		\$12	\$11		\$915	\$746	
Schools	per 1000 bldg sf	\$3,295	\$2,648		\$1,974	\$1,640		\$514	\$360		\$168	\$140		\$80	\$70		\$5,971	\$4,858	
Churches	per 1000 bldg sf	\$1,878	\$1,509		\$1,091	\$935		\$293	\$205		\$96	\$80		\$46	\$40		\$3,404	\$2,760	
Mini Storage	per gross acre	\$6,599	\$5,306		\$3,829	\$3,293		\$1,032	\$719		\$340	\$287		\$157	\$144		\$11,957	\$9,740	

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates			
Sewer oversize mains			
10"	\$2.25	\$3.10 per linear foot	38%
12"	\$6.55	\$8.70 per linear foot	33%
15"	\$15.25	\$20.10 per linear foot	32%
18"	\$26.15	\$35.35 per linear foot	36%
21"	\$40.75	\$48.60 per linear foot	19%
Sewer overdepth mains:			
8" to 12" in depth			
8" main	\$8.50	\$7.00 per linear foot	22%
10" main	\$8.20	\$10.00 per linear foot	22%
12" main	\$8.10	\$9.85 per linear foot	22%
15" main	\$11.10	\$13.45 per linear foot	21%
18" main	\$12.60	\$15.35 per linear foot	22%
21" main	\$14.90	\$18.35 per linear foot	23%
12' to 16' in depth			
8" main	\$13.90	\$15.35 per linear foot	10%
10" main	\$15.45	\$17.15 per linear foot	11%
12" main	\$15.55	\$17.05 per linear foot	10%
15" main	\$20.35	\$22.20 per linear foot	9%
18" main	\$29.35	\$32.60 per linear foot	11%
21" main	\$30.75	\$34.15 per linear foot	11%
Greater than 16' in depth			
8" main	\$18.20	\$20.40 per linear foot	12%
10" main	\$20.05	\$22.55 per linear foot	12%
12" main	\$20.30	\$22.60 per linear foot	11%
15" main	\$29.95	\$33.35 per linear foot	11%
18" main	\$36.50	\$40.85 per linear foot	12%
21" main	\$40.35	\$45.45 per linear foot	13%

	Current Rate	Proposed Rate	Percent Change
Water Oversize Reimbursement Rates			
Water oversize mains			
12" main	\$15.25	\$14.40 per linear foot	-6%
14" main	\$18.25	\$26.00 per linear foot	42%
16" main	\$32.45	\$43.70 per linear foot	35%
18" main	\$42.90	\$56.85 per linear foot	33%
20" main	\$54.50	\$71.15 per linear foot	31%
24" main	\$80.45	\$103.35 per linear foot	28%
Water oversize valves			
12" valve	\$980	\$873 each	-11%
14" valve	\$1,899	\$1,142 each	-40%
16" valve	\$2,328	\$1,540 each	-34%
18" valve	\$3,152	\$1,848 each	-41%
20" valve	\$3,743	\$2,813 each	-25%
24" valve	\$6,994	\$4,274 each	-39%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019

Water Supply Fee within the Jurisdiction of FID

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

Water Supply Fee within the Jurisdiction of FID

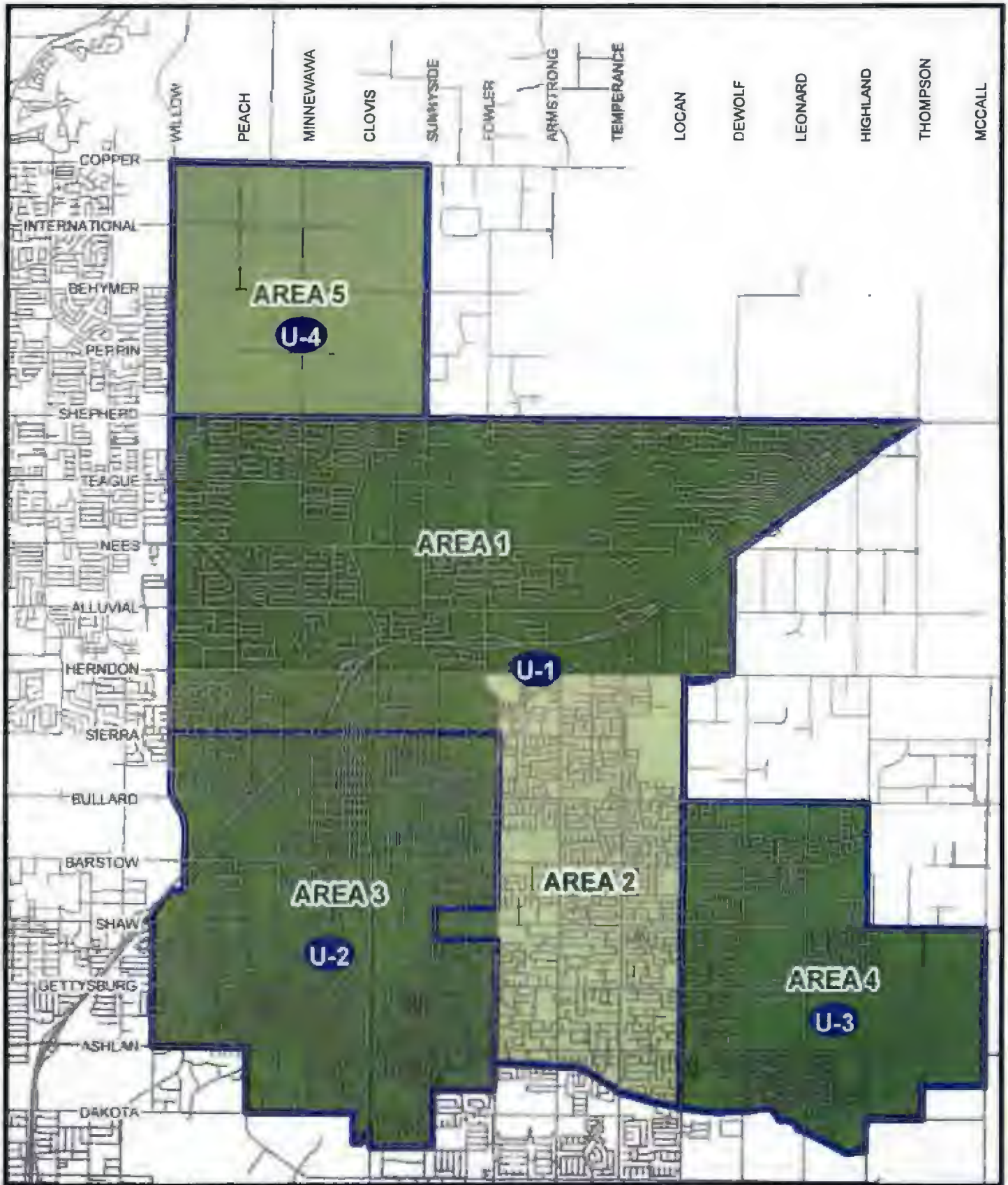
Non-Residential Projects	
<u>Type</u>	<u>Fee per Gross Acre</u>
Commercial	\$2,250
Office	\$2,250
Industrial	\$2,750
Public	\$1,250
Schools	\$1,750
Parks	\$3,500

Residential Projects

<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$1,250	10.0	\$111
0.4	\$1,250	10.2	\$118
0.6	\$1,250	10.4	\$126
0.8	\$1,250	10.6	\$133
1.0	\$1,250	10.8	\$140
1.2	\$1,000	11.0	\$148
1.4	\$750	11.2	\$149
1.6	\$500	11.4	\$150
1.8	\$250	11.6	\$151
2.0	\$0	11.8	\$153
2.2	\$0	12.0	\$154
2.4	\$0	12.2	\$155
2.6	\$0	12.4	\$156
2.8	\$0	12.6	\$158
3.0	\$0	12.8	\$159
3.2	\$0	13.0	\$160
3.4	\$0	13.2	\$161
3.6	\$0	13.4	\$163
3.8	\$0	13.6	\$164
4.0	\$0	13.8	\$165
4.2	\$0	14.0	\$166
4.4	\$0	14.2	\$168
4.6	\$0	14.4	\$169
4.8	\$0	14.6	\$170
5.0	\$0	14.8	\$171
5.2	\$0	15.0	\$173
5.4	\$0	15.2	\$174
5.5	\$0	15.4	\$175
5.6	\$0	15.6	\$176
5.8	\$0	15.8	\$178
6.0	\$0	16.0	\$179
6.2	\$0	16.2	\$180
6.4	\$0	16.4	\$181
6.6	\$0	16.6	\$182
6.8	\$0	16.8	\$184
7.0	\$0	17.0	\$185
7.2	\$7	17.2	\$186
7.4	\$15	17.4	\$187
7.6	\$22	17.6	\$189
7.8	\$30	17.8	\$190
8.0	\$37	18.0	\$191
8.2	\$44	18.2	\$192
8.4	\$52	18.4	\$194
8.6	\$59	18.6	\$195
8.8	\$66	18.8	\$196
9.0	\$74	19.0	\$197
9.2	\$81		
9.4	\$89		
9.6	\$96		
9.8	\$103		

Residential Projects

<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$3,875	10.0	\$365
0.4	\$3,875	10.2	\$364
0.6	\$3,875	10.4	\$364
0.8	\$3,875	10.6	\$363
1.0	\$3,875	10.8	\$363
1.2	\$3,333	11.0	\$362
1.4	\$2,792	11.2	\$361
1.6	\$2,250	11.4	\$361
1.8	\$1,709	11.6	\$360
2.0	\$1,167	11.8	\$359
2.2	\$1,135	12.0	\$359
2.4	\$1,104	12.2	\$358
2.6	\$1,072	12.4	\$357
2.8	\$1,040	12.6	\$357
3.0	\$1,009	12.8	\$356
3.2	\$977	13.0	\$355
3.4	\$945	13.2	\$355
3.6	\$914	13.4	\$354
3.8	\$882	13.6	\$353
4.0	\$850	13.8	\$353
4.2	\$819	14.0	\$352
4.4	\$787	14.2	\$351
4.6	\$755	14.4	\$351
4.8	\$723	14.6	\$350
5.0	\$692	14.8	\$349
5.2	\$660	15.0	\$349
5.4	\$628	15.2	\$348
5.5	\$613	15.4	\$347
5.6	\$597	15.6	\$347
5.8	\$565	15.8	\$346
6.0	\$533	16.0	\$345
6.2	\$502	16.2	\$345
6.4	\$470	16.4	\$344
6.6	\$438	16.6	\$343
6.8	\$407	16.8	\$343
7.0	\$375	17.0	\$342
7.2	\$375	17.2	\$341
7.4	\$375	17.4	\$341
7.6	\$375	17.6	\$340
7.8	\$375	17.8	\$339
8.0	\$375	18.0	\$339
8.2	\$375	18.2	\$338
8.4	\$375	18.4	\$338
8.6	\$375	18.6	\$337
8.8	\$375	18.8	\$336
9.0	\$375	19.0	\$336
9.2	\$375		
9.4	\$375		
9.6	\$375		
9.8	\$375		



JAN 10, 2018

STREET & UNDERGROUNDING BOUNDARIES



UNDERGROUNDING AREAS



STREET AREAS

Attachment 3

NOT TO SCALE



Final

WASTEWATER IMPACT FEE STUDY

CITY OF CLOVIS

JANUARY 16, 2018

Attachment 4



WILLDAN
Financial Services

*extending
your
reach*





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EXECUTIVE SUMMARY

This report summarizes an analysis of development impact fees for wastewater facilities needed to support future development in the City of Clovis through buildout. The fees are based on an allocation of the costs needed to serve new development to the increase in equivalent dwelling units associated with future wastewater facility capacity. Fees are calculated to fund facilities that serve the entire City.

The facilities costs funded through this fee are based on the City's recently completed *Wastewater Master Plan Update Phase 3 Hydraulic Modeling and Capital Improvement Program* (Blair, Church & Flynn, 2016), and guidance from the City. **Table E.1** presents the maximum justified wastewater impact fee, based on the analysis contained in this report.

Table E.1: Maximum Justified Wastewater Facilities Impact Fee

	A Cost Per EDU	B EDU Factor	C = A x B Base Fee ¹	C / 1,000 Fee per Sq. Ft.
City-wide				
<u>Residential</u>				
Single Family	\$ 7,720	1.00	\$ 7,720	
Multi-family	7,720	0.71	5,481	
<u>Nonresidential</u>				
Commercial	\$ 7,720	0.52	\$ 4,014	\$ 4.01
Office	7,720	0.45	3,474	3.47
Industrial	7,720	0.25	1,930	1.93

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

Source: Table 5.

BACKGROUND AND STUDY OBJECTIVES

The City of Clovis (the "City") retained Willdan Financial Services ("Willdan") to prepare a Wastewater Impact Fee Study ("Study") for the City. The City anticipates the need to expand wastewater capacity to both the existing City service area and to undeveloped areas within its sphere of influence and General Plan planning areas. The purpose of this report is to provide the City with an initial analysis of potential wastewater impact fees to fund the costs associated with system expansion. This report documents the data, methodology, and initial results of the Study.

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. Although growth also imposes operating costs, those costs are covered by service charges to the new customers. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.



The City imposes public facilities fees under authority granted by the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act for adoption of the fees presented in the fee schedules contained herein.

All development impact fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the Mitigation Fee Act.

EXISTING WASTEWATER IMPACT FEES

The City currently charges a wastewater impact fee of \$9,227 per EDU. An EDU is defined as a single-family dwelling unit at a density of 5.5 units per acre. This Study presents the additional capacity fees for wastewater services specific to the indicated areas and is based on the cost of providing additional capacity needed to serve new development.

CALCULATION METHODOLOGIES

Reduced to its simplest form, the process of calculating capacity fees involves two steps: determination of the cost of capital improvements related to new service connections, and the equitable allocation of those costs to various types of connections. There are three approaches typically used to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements.

The **planned facilities approach** allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. ***This approach is used to calculate the fees in this report.***

The **system plan approach** is based on a master facilities plan in situations where the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the system plan is based on increasing facility standards, so the City must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This approach is not used in this report.

The **existing inventory approach** is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process and/or completion of a new facility master plan. This approach is not used in this report.



WASTEWATER IMPACT FEE ANALYSIS

WASTEWATER DEMAND

Estimates of new development and its consequent increased wastewater demand provide the basis for calculating the wastewater facilities impact fee. The need for wastewater facilities improvements is based on the wastewater demand placed on the system by development. A reasonable measure of demand is a flow generation rate, expressed as the number of gallons per day generated by a specific type of land use. Flow generation rates are a reasonable measure of demand on the City's system of wastewater improvements because they represent the average rate of demand that will be placed on the system per land use designation.

Table 1 shows the calculation of wastewater demand equivalent dwelling unit (EDU) factors by land use category. The flow generation for various land uses is compared to the flow generation from a single family dwelling unit based on data from the *Wastewater Master Plan Update*.

Table 1: Wastewater Demand by Land Use

Land Use Type	Flow Generation (GPDPA) ¹	Density ²	Average Flow Generation/ DU & KSF	Equivalent Dwelling Unit (EDU)
<u>Residential Dwelling Unit</u>				
Single Family			201	1.00
Multi-family			142	0.71
<u>Nonresidential</u>				
Commercial/Retail	910	8.71	104.45	0.52
Office	780	8.71	89.53	0.45
Industrial	650	13.07	49.74	0.25

¹ Based on data from Table 1 from *City of Clovis Wastewater Master Plan Update, September 30, 2016*. Gallons per day per acre.

² Thousand square feet of building space per acre for nonresidential. Nonresidential based upon the floor area ratio (FAR) assumption of .20 for commercial, 0.2 for office and 0.30 for industrial.

Sources: Table 1, *City of Clovis Wastewater Master Plan Update, September 30, 2016*; Wildan Financial Services.

PLANNED TREATMENT CAPACITY

City staff provided detailed estimates of planned treatment capacity, and unused treatment capacity in the existing system, which will both be used to serve new development. In total, 9.6 million gallons of treatment capacity per day will be used to serve new development in the General Plan area. Total treatment capacity is divided by the daily single family flow generation factor of 201 gallons per day, to determine the total EDU treatment capacity associated with new development. The unused capacity in the existing system, along with the planned capacity expansion can accommodate 47,740 EDUs.

**Table 2: Treatment Capacity - Growth in EDUs**

Calculation		
Wastewater Master Plan Increase in Treatment Capacity (MGD)		5.36
Unused Capacity in Existing System (MGD)		4.24
Treatment Capacity Associated with New Development	A	9.60
Treatment Capacity (GD)	$B = A \times 1,000,000$	9,600,000
EDU Factor	C	201
Growth in EDUs	$D = B / C$	47,740

Sources: City of Clovis Wastewater Master Plan Update, September 30, 2016; Willdan Financial Services.

PLANNED IMPROVEMENTS

The *Wastewater Master Plan Update Phase 3 Hydraulic Modeling and Capital Improvement Program* identified the capital improvements needed to serve new development in the City. All of the improvements identified in the plan are needed to provide new capacity, not to remedy existing deficiencies. **Table 3** details the total cost of the identified projects, along with an allocation of each project to capacity expansion, to existing development, and to existing development. The allocation to capacity expansion ensures that the fee recovers only costs associated with providing service to new development. In total, \$188.3 million in capacity expanding projects have been identified to serve new development.

In addition to the planned improvements, the City has a significant amount of debt related to building wastewater improvements in anticipation of new development. The remaining principal and interest associated with the following sources of debt are included as planned facility costs in this analysis. The debt allowed the City to build the unused treatment capacity in the existing system, shown in Table 2 that will be used to serve new development as it occurs. In total, the City owes approximately \$180.2 million in outstanding debt for wastewater facilities.

Table 3: Clovis Wastewater Master Plan Projects and Cost Allocation

Item No.	Description	Asset Type	Project Cost	Financing Costs ¹	Total Cost	% Associated with Expansion	% Assoc with E Custo
<u>Wastewater Conveyance Projects</u>							
1-A	Sewer Main in Willow Ave from Shepherd Ave to Behymer Ave	Collection	\$ 1,878,300	\$ -	\$ 1,878,300	100%	
1-B	Sewer Main in Willow Ave from Behymer Ave to Copper Ave	Collection	1,304,375	-	1,304,375	100%	
3	Sewer Main in Nees Ave from Marion Ave to Minnewawa Ave	Collection	1,857,430	-	1,857,430	100%	
	Shepherd / Willow Pump Station and Force Main System in Shepherd Ave from						
6-A	Willow Ave to DeWolf Ave	Transmission	18,282,120	-	18,282,120	100%	
6-B	DeWolf Trunk Sewer System from Owens Mountain Parkway to Bullard Ave	Collection	7,627,985	-	7,627,985	100%	
7	Shepherd Ave Sewer Main from Fowler Ave to Clovis Ave	Collection	1,320,000	-	1,320,000	100%	
8	Ashlan Ave Sewer Main from Highland Ave to Pump Station E	Collection	939,150	-	939,150	100%	
9	Sewer Main to 500-Acre Development Area in Northeast Urban Center	Collection	1,732,210	-	1,732,210	100%	
14	Sewer Main in Herndon Avenue from DeWolf Ave to McCall Ave	Collection	6,125,345	3,704,926	9,830,271	100%	
15	Sewer Main in Northeast Urban Center in Herndon Ave to Project 14.	Collection	4,121,825	2,493,093	6,614,918	100%	
16	Sewer Main in Northeast Urban Center from Projects 17 and 18 to Project 14.	Collection	3,829,645	2,316,367	6,146,012	100%	
18	Sewer Main in Northeast Urban Center from Projects 19 and 20 to Project 16.	Collection	2,567,010	1,552,660	4,119,670	100%	
19	Sewer Main in Northeast Urban Center to Project 18 and pump station.	Collection	2,504,400	1,514,791	4,019,191	100%	
Subtotal			\$ 54,089,795	\$ 11,581,837	\$ 65,671,632		
<u>Interim Projects</u>							
	Clovis/Herndon Pump Station and Force Main System in Herndon Ave from						
A	Clovis Ave to Armstrong interceptor at Armstrong Ave	Transmission	\$ 3,422,680	\$ -	\$ 3,422,680	100%	
	Willow/Spruce Ave Pump Station; force Main System in Willow Ave from Spruce						
B	Ave to Sierra Trunk Sewer	Transmission	1,680,035	-	1,680,035	100%	
Subtotal			\$ 5,102,715	\$ -	\$ 5,102,715		
<u>Wastewater Treatment Projects</u>							
AA	Phase 2 STWRF Expansion to 5.60 MGD required	Treatment	\$ 20,974,350	\$ 19,957,997	\$ 40,932,347	100%	
BB	Phase 3 STWRF Expansion to 8.40 MGD Required	Treatment	20,974,350	19,957,997	40,932,347	100%	
CC	Purchase 1.0 MGD treatment capacity at Fresno / Clovis RWRf	Treatment	16,904,700	16,085,550	32,990,250	100%	
DD	Purchase 0.1 MGD treatment capacity at Fresno / Clovis RWRf	Treatment	1,690,470	1,022,484	2,712,954	100%	
Subtotal			\$ 60,543,870	\$ 57,024,028	\$ 117,567,898		
Total			\$ 119,736,380	\$ 68,605,865	\$ 188,342,245		

¹ Assumes 5% interest, 20-year term for projects 14, 15, 16, 18, 19 and DD. Assumes 5% interest, 30 year term for projects AA, BB and CC

² None of the projects identified in the Master Plan are needed to remedy existing deficiencies. Therefore, all projects are necessary to serve growth

Sources: City of Clovis Wastewater Master Plan Update, September 30, 2016, Willdan Financial Services

COST PER EQUIVALENT DWELLING UNIT (EDU)

Based on the total cost of projects and debt service allocated to capacity expansion for development, **Table 4** calculates a cost per EDU to serve new development. The total cost of projects and debt service allocated to capacity expansion, are divided by the EDU capacity of the improvements to determine a cost per EDU. This cost per EDU is the impact fee amount that adequately recovers the cost of wastewater facilities needed to serve a single family unit in Clovis.

Table 4: Total Wastewater Capital Obligations

	Calculation	City-wide
Project Costs		\$ 188,342,245
Debt (Revenue Bonds)		147,125,985
Debt (Repayment to Users)		12,840,000
Debt (Fresno)		20,236,000
Total Costs	A	\$ 368,544,230
Growth in EDUs	B	47,740
Cost per EDU	$C = A / B$	\$ 7,720

Sources: City of Clovis; Table 3 Wildan Financial Services.

MAXIMUM JUSTIFIED IMPACT FEE SCHEDULE

The maximum justified fee for wastewater facilities is shown in **Table 5**. The cost per EDU is converted to a fee per unit of new development based on the EDU factors shown in Table 1.



Table 5: Wastewater Facilities Impact Fee

	A	B	C = A x B	C / 1,000
	Cost Per EDU	EDU Factor	Base Fee ¹	Fee per Sq. Ft.
City-wide				
<u>Residential</u>				
Single Family	\$ 7,720	1.00	\$ 7,720	
Multi-family	7,720	0.71	5,481	
<u>Nonresidential</u>				
Commercial	\$ 7,720	0.52	\$ 4,014	\$ 4.01
Office	7,720	0.45	3,474	3.47
Industrial	7,720	0.25	1,930	1.93

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

Sources: Tables 1 and 4; Willdan Financial Services.

IMPLEMENTATION

IMPACT FEE PROGRAM ADOPTION PROCESS

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

INFLATION ADJUSTMENT

The City has kept its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the Engineering News-Record's Construction Cost Index (CCI) be used for adjusting fees for inflation:

The index recommended can be found for local jurisdictions (state, region), and for the nation. With the exception of land, we recommend that the national indices be used to adjust for inflation, as the national indices are not subject to frequent dramatic fluctuations that the localized indices are subject to.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

REPORTING REQUIREMENTS

The City complies with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

PROGRAMMING REVENUES AND PROJECTS WITH THE CIP

The City maintains a five-year Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.



MITIGATION FEE ACT FINDINGS

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Act*.

PURPOSE OF FEE

Identify the purpose of the fee (§66001(a)(1) of the Act).

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities to new development.

USE OF FEE REVENUES

Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).

Fees proposed in this report, if enacted by the City, would be used to fund expanded facilities to serve new development, and the debt service associated with excess capacity in the existing system that would be used to serve new development. Facilities funded by these fees are designated to serve land within the City's sphere of influence. Fees addressed in this report have been identified by the City to be restricted to funding wastewater facilities.

BENEFIT RELATIONSHIP

Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and payment of debt service to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under the *Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.



BURDEN RELATIONSHIP

Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development, in this case, a cost per EDU standard. This cost per EDU represents the cost of facilities needed to serve a single family home, and does not fund any existing deficiencies.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

PROPORTIONALITY

Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in more EDU generation resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.



CITY OF CLOVIS

Department of Planning and Development Services

CITY HALL • 1033 FIFTH STREET • CLOVIS, CA 93612

Date: May 7, 2018

Addendum to "Wastewater Impact Fee Study" prepared by Willdan Financial Services, dated January 16, 2018

Preface

City staff reviewed and approved the "Wastewater Impact Fee Study" (Study) prepared by Willdan Financial Services, dated January 16, 2018. Additional discussions between staff, the Building Industry Association (BIA) and the development community (Industry) resulted in further evaluation of the Study, resulting in revisions summarized in this addendum.

Planned Treatment Capacity

The Study identifies the treatment capacity of the system in Equivalent Dwelling Units (EDU) based on a conservative daily single family flow generation factor of 201 gallons per day. This is indicated on Page 4 of 11 of the Study. Another document prepared by Blair, Church and Flynn (referred to as Technical Memo) dated September 30, 2016 and titled, "Technical Memorandum, City of Clovis Wastewater Master Plan Update Phase 3, Hydraulic Modeling and Capital Improvement Program," identifies the same flow rate on Page 3 of 10 as 175 gallons per day for single family land uses. Staff has revised the flow rate after further evaluation to the lower rate of 175 gallons per day, which is still conservative and provides adequate capacity for future changes in flow generation and increases in residential density. Revising the flow rate affects several items, one of which is the EDU that can be treated by the system.

The existing unused and planned increases in treatment capacity total 9.6 million gallons per day (MGD) as indicated in the Study corresponds to approximately 54,857 additional EDU based on 175 gallons per day per EDU. Other fees within the Development Impact Fee program are based on the General Plan, together with assumptions of densities based on historical development and future trends. This method of analysis for the General Plan indicates a potential growth of 71,900 EDU at full buildout. Staff has assumed an 80% buildout that corresponds to 57,500 EDU. The fee study is updated to reflect costs per EDU based on a count of 57,500 EDU. It is important to note that the total system as contained within the Technical Memo is

planned to accommodate the full buildout in 2060. The system has built in means of diverting flows that will provide for a flexibility of operations as well as accommodate unforeseen circumstances.

Another revision is a change in the relationship of the flow generation between the various land uses when compared to single family residential as the baseline. For example, the multi-family land use is 0.71 EDU when compared to single family with a flow rate of 201 gallons per day and 0.81 EDU when compared to single family with a flow rate of 175 gallons per day. Similar revisions are needed for the other land uses identified in the Study.

Planned Improvements

Revising the EDU served by the planned system causes all of the planned components to be financed in order for them to be operational in advance of growth. The system cost identified in the Study of \$180.5 million is revised to \$233.7 million based on financing each project for 30 years at a rate of 5%. In order to fund the principal and interest for the entire system, the cost has been determined to be \$7,500 per single family residential unit. Rates per EDU for the other land uses are determined based on the relationship between their flow generation and the flow generation of single family residential.

Updated tables

Following are tables from the Study with revisions noted in bold, italic, blue text.

END OF REPORT

Table 1: Wastewater Demand by Land Use

Land Use Type	Flow Generation (GPDPA)¹	Density²	Average Flow Generation/DU & KSF	Equivalent Dwelling Unit (EDU)
<i><u>Residential Dwelling Unit</u></i>				
Single Family			175	1.00
Multi-family			142	0.81
<i><u>Nonresidential</u></i>				
Commercial/Retail	910	8.71	104.45	0.60
Office	780	8.71	89.53	0.51
Industrial	650	13.07	49.74	0.28

¹ Based on data from Table 1 from *City of Clovis Wastewater Master Plan Update, September 30, 2016*. Gallons per day per acre.

² Thousand square feet of building space per acre for nonresidential. Nonresidential based upon the floor area ratio (FAR) assumption of .20 for commercial, 0.2 for office and 0.30 for industrial.

Sources: Table 1, *City of Clovis Wastewater Master Plan Update, September 30, 2016*; Willdan Financial Services.

Table 2: Treatment Capacity - Growth in EDUs

Calculation		
Wastewater Master Plan Increase in Treatment Capacity (MGD)		5.36
Unused Capacity in Existing System (MGD)		<u>4.24</u>
Treatment Capacity Associated with New Development	A	9.60
Treatment Capacity (GD)	$B = A \times 1,000,000$	9,600,000
EDU Factor	C	<u>175</u>
Growth in EDUs	$D = B / C$	54,857
80% Buildout of the General Plan		57,500

Sources: *City of Clovis Wastewater Master Plan Update, September 30, 2016*; Willdan Financial Services.

Table 3: Clovis Wastewater Master Plan Projects and Cost Allocation

Item No.	Description	Asset Type	Project Cost	Financing Costs ¹	Total Cost	% Associated with Expansion	% Associated with Existing Customers ²	Total Costs Allocated to New Development	Total Costs Allocated to Existing Customers
<u>Wastewater Conveyance Projects</u>									
1-A	Sewer Main in Willow Ave from Shepherd Ave to Behymer Ave	Collection	\$ 1,878,300	\$ 1,787,283	\$ 3,665,583	100%	0%	\$ 3,665,583	\$ -
1-B	Sewer Main in Willow Ave from Behymer Ave to Copper Ave	Collection	1,304,375	\$ 1,241,169	2,545,544	100%	0%	2,545,544	-
3	Sewer Main in Nees Ave from Marion Ave to Minnewawa Ave	Collection	1,857,430	1,787,425	3,624,855	100%	0%	3,624,855	-
6-A	Shepherd / Willow Pump Station and Force Main System in Shepherd Ave from Willow Ave to DeWolf Ave	Transmission	18,282,120	17,398,224	35,678,344	100%	0%	35,678,344	-
6-B	DeWolf Trunk Sewer System from Owens Mountain Parkway to Bullard Ave	Collection	7,827,985	7,258,358	14,886,341	100%	0%	14,886,341	-
7	Shepherd Ave Sewer Main from Fowler Ave to Clovis Ave	Collection	1,320,000	1,256,037	2,576,037	100%	0%	2,576,037	-
8	Ashlan Ave Sewer Main from Highland Ave to Pump Station E	Collection	939,150	\$ 893,642	1,832,792	100%	0%	1,832,792	-
9	Sewer Main to 500-Acre Development Area in Northeast Urban Center	Collection	1,732,210	1,648,272	3,380,482	100%	0%	3,380,482	-
14	Sewer Main in Herndon Avenue from DeWolf Ave to McCall Ave	Collection	8,125,345	5,828,529	11,953,874	100%	0%	11,953,874	-
15	Sewer Main in Northeast Urban Center in Herndon Ave to Project 14.	Collection	4,121,825	3,922,094	8,043,919	100%	0%	8,043,919	-
16	Sewer Main in Northeast Urban Center from Projects 17 and 18 to Project 14.	Collection	3,829,645	3,644,072	7,473,717	100%	0%	7,473,717	-
18	Sewer Main in Northeast Urban Center from Projects 19 and 20 to Project 16.	Collection	2,567,010	2,442,621	5,009,631	100%	0%	5,009,631	-
19	Sewer Main in Northeast Urban Center to Project 18 and pump station.	Collection	2,504,400	2,383,044	4,887,444	100%	0%	4,887,444	-
Subtotal			\$ 54,089,795	\$ 51,468,769	\$ 105,558,564			\$105,558,564	\$ -
<u>Optional Wastewater Conveyance Projects</u>									
A	Clovis/Herndon Pump Station and Force Main System in Herndon Ave from Clovis Ave to Armstrong Interceptor at Armstrong Ave	Transmission - Optional	\$ 3,422,680	\$ 3,256,827	\$ 6,679,507	100%	0%	\$ 6,679,507	\$ -
B	Willow/Spruce Ave Pump Station; force Main System in Willow Ave from Spruce Ave to Sierra Trunk Sewer	Transmission - Optional	1,860,035	1,598,626	3,278,661	100%	0%	3,278,661	-
Subtotal			\$ 5,102,715	\$ 4,855,453	\$ 9,958,168			\$ 9,958,168	\$ -
<u>Wastewater Treatment Projects</u>									
AA	Phase 2 STWRF Expansion to 5.60 MGD required	Treatment	\$ 20,974,350	\$ 19,957,997	\$ 40,932,347	100%	0%	\$ 40,932,347	\$ -
BB	Phase 3 STWRF Expansion to 8.40 MGD Required	Treatment	20,974,350	19,957,997	40,932,347	100%	0%	40,932,347	-
CC	Purchase 1.0 MGD treatment capacity at Fresno / Clovis RWRF	Treatment	16,904,700	16,085,550	32,990,250	100%	0%	32,990,250	-
DD	Purchase 0.1 MGD treatment capacity at Fresno / Clovis RWRF	Treatment	1,690,470	1,608,555	3,299,025	100%	0%	3,299,025	-
Subtotal			\$ 60,543,870	\$ 57,610,099	\$ 118,153,969			\$118,153,969	\$ -
Total			\$119,736,380	\$ 113,934,321	\$ 233,670,701			\$233,670,701	\$ -

¹ Assumes 5% interest, 30 year term.² None of the projects identified in the Master Plan are needed to remedy existing deficiencies. Therefore, all projects are necessary to serve growth.

Source: City of Clovis Wastewater Master Plan Update, September 30, 2016; Wildan Financial Services

Table 4: Total Wastewater Capital Obligations

	Calculation	City-wide
Project Costs		\$ 233,670,701
Debt (Revenue Bonds)		147,125,985
Debt (Repayment to Users)		12,840,000
Debt (Fresno)		<u>20,236,000</u>
Total Costs	A	\$ 413,872,686
Growth in EDUs	B	<u>57,500</u>
Cost per EDU	C = A / B	\$ 7,198

Sources: City of Clovis; Table 3 Willdan Financial Services.

Table 5: Wastewater Facilities Impact Fee

	A Cost Per EDU	B EDU Factor	C = A x B Base Fee ¹	C / 1,000 Fee per Sq. Ft.
City-wide				
<u>Residential</u>				
Single Family	\$ 7,500	1.00	\$ 7,500	
Multi-family	7,500	0.81	6,075	
<u>Nonresidential</u>				
Commercial	\$ 7,500	0.60	\$ 4,500	\$ 4.50
Office	7,500	0.51	3,825	3.83
Industrial	7,500	0.28	2,100	2.10

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

Sources: Tables 1 and 4, Willdan Financial Services.

**2018
Water Major Facilities Impact Fee
Update Report**

City of Clovis

Revised May 2018

PURPOSE OF FEE

The California Mitigation Fee Act [Government Code § 66000 *et seq*] mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates and reporting. The City of Clovis Municipal Code provides for the Water Major Facilities Fee in Section 6.5.203 of the Clovis Municipal Code. The purpose of the Water Major Facilities Fee is to fund 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.

FEE CALCULATION METHODOLOGY

To determine an equitable Water Major Facilities development impact fee for single family residential, multi-family residential and nonresidential uses, the following methodology was used:

1. Determine the current relative potable water demand (Average Daily Demand) for each land use category based on the 2017 Water Master Plan update (WMP).
2. Determine the units or EDU's that will be the basis of fee calculation for each land use category.
3. Determine the total cost of facilities and financing to be paid for by new development.
4. Distribute the total cost of the facilities and financing to each land use category.
5. Adjustments for the rate for low density residential, retail, and office uses.

1. Maximum Daily Water Demand per Land Use

Staff utilized the Unit Demand Factors (UDF) for various land use categories from the 2017 Water Master Plan Update (WMP) because these demand rates are the basis for sizing the various components of the water supply system. The following table (Information from Table 5.3-1 in the WMP) shows the demand rates to be used.

Table 1: Unit Demand Factors	
Land Use	Unit Factors (AFY/acre)
Very Low Residential (0 - 2 DU/AC)	2.9 afy/ac
Low Residential (2 - 4 DU/AC)	2.5 afy/ac
Medium Residential (4 - 7 DU/AC)	2.2 afy/ac
Medium High Residential (7 - 15 DU/AC)	3.3 afy/ac
High Residential (15 - 25 DU/AC)	4.7 afy/ac
Very High Residential (25 - 43 DU/AC)*	7.05 afy/ac
Industrial	1.0 afy/ac
Professional Office	2.9 afy/ac
Commercial Retail	2.9 afy/ac
Schools/Parks	3.0 afy/ac
Public Facilities	1.4 afy/ac
Assisted Living**	4.08 afy/ac

*Land use not included in the master plan. Demand per unit calculated at same rate as high density residential.

** Land use not included in the master plan. Unit factor assumed to be the same relation to MH and H as 1999.

2. Determine Units for Land Use Categories

For purposes of apportioning the cost, the number of potential units that will benefit from and contribute to the cost of the water major facilities needs to be determined. The medium density single family unit will be used as the baseline. For each of the residential land use categories, the on-the-ground density was estimated. The resultant equivalent dwelling units for all land use categories were then calculated relative to the medium density category in the table below:

Table 2: Equivalent Dwelling Units (EDU) per Land Use		
Land Use	Unit Factors (AFY/acre)	EDU's per Acre
Very Low Residential (0 - 2 DU/AC)	2.9 afy/ac	7.3
Low Residential (2 - 4 DU/AC)	2.5 afy/ac	6.3
Medium Residential (4 - 7 DU/AC)	2.2 afy/ac	5.5
Medium High Residential (7 - 15 DU/AC)	3.3 afy/ac	8.3
High Residential (15 - 25 DU/AC)	4.7 afy/ac	11.8
Very High Residential (25 - 43 DU/AC)*	7.05 afy/ac	17.6
Industrial	1.0 afy/ac	2.5
Professional Office	2.9 afy/ac	7.3
Commercial Retail	2.9 afy/ac	7.3
Schools/Parks	3.0 afy/ac	7.5
Public Facilities	1.4 afy/ac	3.5
Assisted Living**	4.08 afy/ac	10.2

*Land use not included in the master plan. Demand per unit calculated at same rate as high density residential.

** Land use not included in the master plan. Unit factor assumed to be the same relation to MH and H as 1999.

It is desired to establish a fee rate for all residential developments based on units and for all non-residential developments based on building square footage. Therefore, once the costs are apportioned to these land use categories, the non-residential rates will be converted to building square footage using appropriate floor area ratios as follows:

Land Use	FAR	Bldg. Area per net acre
Retail	0.20	9,000
Office	0.20	9,000
Industrial	0.30	13,000

3. Determine the Cost of Facilities and Financing

The cost of facilities needed to serve the City's General Plan Area is calculated and all components of the system are to be shared among development. The costs include the $\frac{3}{4}$ of the existing debt payments for the Clovis Surface Water Treatment Facility plus the costs of future expansion. The remaining $\frac{1}{4}$ of the cost is being paid by the enterprise fund. It is assumed that certain major future components of the system will be financed because they will be needed in advance of the fee revenue being received. The total cost to provide the system is currently \$274,520,000. This value was determined using current construction unit costs.

4. Distribute the cost of the facilities and financing to each land use category.

As previously stated, medium density single family residential will be the baseline. The rate per acre for residential categories will be calculated as the rate per EDU times the baseline

rate per EDU. EDU's for residential and non-residential projects will be as indicated in Table 2 above.

All land within the City of Clovis General Plan Area that is deemed to be available for future development was assigned units according to Table 2 above. The calculation yielded a total of 71,900 EDU's at buildout of the developable land within the General Plan Area. An evaluation of the existing development within the City and future trends leads staff to assume an 80% buildout of the developable land, resulting in 57,500 EDU's.

Calculation of cost per EDU

$\$274,520,000 / 57,500 \text{ units} = \$4,774 \text{ per EDU}$

The rate to be charged for a development will be the rate that corresponds with the highest use allowed within the zoning on the site. The exception is that certain land use types are allowed in multiple zone districts. These uses include churches, mini storage facilities, hospitals, and assisted living facilities. These projects will pay the fee based on the rates indicated herein for those uses regardless of the zone district in which they are built.

5. Adjustments for the rate for low density residential, retail, and office uses.

Staff observed a seemingly disproportionate increase in the cost per unit for residential land uses at densities of 4.5 units/acre and lower after evaluating the distribution of costs. Staff decided to place a ceiling on the per unit rate for residential development at densities of 4.5 units/acre and lower based on several factors such as the use of increasingly efficient fixtures, increasing water usage rates, and trends to install drought tolerant landscaping. Retail and office uses also indicated an increase in water usage that seemed disproportionate when trends towards the usage of higher efficiency fixtures and the replacement of landscaping with more drought tolerant plant material were considered. Staff decided to set the cost per acre for retail and office uses to be the same as a residential development of 4.5 units/acre.

END OF REPORT

**2018
Recycled Water Impact Fee
Update Report**

City of Clovis

Revised May 2018

PURPOSE OF FEE

The California Mitigation Fee Act [Government Code § 66000 *et seq*] mandates procedures for administration of impact fee programs, including collection, accounting, refunds, updates and reporting. The City of Clovis Municipal Code provides for the Recycled Water Fee in Section 6.5.203 of the Clovis Municipal Code. The purpose of the Recycled Water Fee is to fund the construction and financing of a transmission and distribution system that supplies recycled water for irrigation of open space and landscape areas. The use of recycled 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 among development according to land area.

FEE CALCULATION METHODOLOGY

To determine an equitable Recycled Water development impact fee for single family residential, multi-family residential and nonresidential uses, the following methodology was used:

1. Determine the current cost of recycled water system components minus the improvements previously installed and reimbursed.
2. Determine the total acreage of developable land within the General Plan.
3. Distribute the total cost of the facilities and financing to each land use category.

1. Current Cost of Recycled Water System

Staff utilized the inventory of projects from the 2017 Recycled Water Master Plan Update (RWMP). The RWMP indicates contingencies for construction and engineering that staff considered to be overly conservative for the purposes of establishing the fee program. The contingencies were reduced to be consistent with those used for to establish the fees for the Water Major Facilities fee. Financing costs are not included in the costs as the system will likely be constructed by development or capital projects without the need for bonds. The total current cost of the system, less improvements previously installed and reimbursed, was determined to be approximately \$24,982,000.

2. Total Acreage of Developable Land

The growth areas of the City's current General Plan were evaluated using information from GIS to determine parcels with potential for future development. The process included a comparison of the General Plan with past and current entitlements. Parcels that had been entitled and paid Development Impact Fees were determined to be developed. The remaining parcels were determined to be developable if the General Plan land use differed from the current land use. The total gross acreage of the developable land within the General Plan was determined to be approximately 12,764 acres.

3. Distribute the cost of the facilities and financing to each land use category.

As previously stated, the use of recycled water is an essential part of achieving a water balance and reducing groundwater usage in the City, therefore being a benefit for and attributable to all development. The benefit was determined to be independent of land use and was distributed equally on the basis of gross acreage.

Calculation of cost per gross acre

$\$24,982,000 / 12,764 \text{ acres} = \$1,957 \text{ per gross acre}$

END OF REPORT

Sewer Major Facilities Fee

2018-2019

Existing Rates		
Single Family Residential	\$9,227	per Unit*
Multi-Family Residential	\$8,397	per Unit*
Retail	\$5.33	per bldg sf ^^
Office	\$4.51	per bldg sf ^^
Industrial	\$2.63	per bldg sf ^^
Assisted Living	\$9,227.00	per EDU
*Other	\$9,227.00	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	\$7,500	per Unit^	-19%
Multi-Family Residential	\$6,075	per Unit^	-28%
Retail	\$4.50	per bldg sf ^^	-16%
Office/PF/School	\$3.83	per bldg sf ^^	-15%
Industrial	\$2.10	per bldg sf ^^	-20%
Assisted Living	\$7,500.00	per EDU	-19%
*Other	\$7,500.00	per EDU	-19%
^ 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.

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 study provided by Willdan Financial Services. An increasing number of low flow fixtures increases the capacity of the system and reduces the cost for growth on a per unit basis.

Sewer Oversize Fee

2018-2019

Existing Rates	
All Areas except RT Ph 1, 2	\$748 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	\$949 per Gr. Ac.^	27%
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.

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 revisions to construction costs.

Sewer Front Footage Fee

2018-2019

Existing Rates	
All Areas except RT Ph 1, 2	\$19.70 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	\$18.05 per Linear Ft.^	-8.4%
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.

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 revisions to construction costs.

Sewer House Branch Construction

2018-2019

Existing Rates	
4" Lateral	\$136.00 per Linear Ft.*
6" Lateral	\$138.00 per Linear Ft.*
* Linear footage refers to length of pipe installed.	

Proposed Rates		% change
4" Lateral	\$136.00 per Linear Ft.^	0%
6" Lateral	\$138.00 per Linear Ft.^	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.

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 revisions to construction costs and City labor costs.

Water Major Facilities Fee

2018-2019

Existing Rates			
Residential	2.0 or less	\$12,968	per Gr. Ac.^
Residential	2.1 to 2.5	\$9,000	per Gr. Ac.^
Residential	2.6 to 3.0	\$6,550	per Gr. Ac.^
Residential	3.1 to 3.5	\$5,300	per Gr. Ac.^
Residential	3.6 to 4.0	\$4,600	per Gr. Ac.^
Residential	4.1 to 4.5	\$4,150	per Gr. Ac.^
Residential	4.6 to 5.0	\$3,800	per Gr. Ac.^
Residential	5.1 to 5.5	\$3,553	per Gr. Ac.^
Residential	5.6 to 6.0	\$3,300	per Gr. Ac.^
Residential	6.1 to 6.5	\$3,100	per Gr. Ac.^
Residential	6.6 to 7.0	\$2,950	per Gr. Ac.^
Residential	7.1 to 7.5	\$2,850	per Gr. Ac.^
Residential	7.6 to 8.0	\$2,750	per Gr. Ac.^
Residential	8.1 to 8.5	\$2,650	per Gr. Ac.^
Residential	8.6 to 9.0	\$2,600	per Gr. Ac.^
Residential	9.1 to 9.5	\$2,500	per Gr. Ac.^
Residential	9.6 to 10.0	\$2,450	per Gr. Ac.^
Residential	10.1 to 10.5	\$2,400	per Gr. Ac.^
Residential	10.6 to 11.0	\$2,326	per Gr. Ac.^
Residential	11.1 to 11.5	\$2,303	per Gr. Ac.^
Residential	11.6 to 12.0	\$2,280	per Gr. Ac.^
Residential	12.1 to 12.5	\$2,257	per Gr. Ac.^
Residential	12.6 to 13.0	\$2,234	per Gr. Ac.^
Residential	13.1 to 13.5	\$2,211	per Gr. Ac.^
Residential	13.6 to 14.0	\$2,188	per Gr. Ac.^
Residential	14.1 to 14.5	\$2,165	per Gr. Ac.^
Residential	14.6 to 15.0	\$2,142	per Gr. Ac.^
Residential	15.1 to 15.5	\$2,119	per Gr. Ac.^
Residential	15.6 to 16.0	\$2,096	per Gr. Ac.^
Residential	16.1 to 16.5	\$2,073	per Gr. Ac.^
Residential	16.6 to 17.0	\$2,050	per Gr. Ac.^
Residential	17.1 to 17.5	\$2,027	per Gr. Ac.^
Residential	17.6 to 18.0	\$2,004	per Gr. Ac.^
Residential	18.1 to 18.5	\$1,981	per Gr. Ac.^
Residential	18.6 to 19.0	\$1,958	per Gr. Ac.^
Residential	19.1 to 19.5	\$1,935	per Gr. Ac.^
Residential	19.6 to 20.0	\$1,919	per Gr. Ac.^
Commercial Retail		\$1.54	per bldg sf ^^
Professional Office		\$1.38	per bldg sf ^^
Industrial		\$0.56	per bldg sf ^^
Schools/Parks		\$5,463	per Gr. Ac.^
Public Facilities		\$1.25	per bldg sf ^^
Assisted Living		\$2.77	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	\$6,842	per Gr. Ac.^	-47%
Residential	2.1 to 2.5	\$6,842	per Gr. Ac.^	-24%
Residential	2.6 to 3.0	\$6,842	per Gr. Ac.^	4%
Residential	3.1 to 3.5	\$6,842	per Gr. Ac.^	29%
Residential	3.6 to 4.0	\$6,842	per Gr. Ac.^	49%
Residential	4.1 to 4.5	\$6,842	per Gr. Ac.^	65%
Residential	4.6 to 5.0	\$5,808	per Gr. Ac.^	53%
Residential	5.1 to 5.5	\$4,774	per Gr. Ac.^	34%
Residential	5.6 to 6.0	\$4,665	per Gr. Ac.^	41%
Residential	6.1 to 6.5	\$4,556	per Gr. Ac.^	47%
Residential	6.6 to 7.0	\$4,447	per Gr. Ac.^	51%
Residential	7.1 to 7.5	\$4,338	per Gr. Ac.^	52%
Residential	7.6 to 8.0	\$4,229	per Gr. Ac.^	54%
Residential	8.1 to 8.5	\$4,120	per Gr. Ac.^	55%
Residential	8.6 to 9.0	\$4,011	per Gr. Ac.^	54%
Residential	9.1 to 9.5	\$3,902	per Gr. Ac.^	56%
Residential	9.6 to 10.0	\$3,793	per Gr. Ac.^	55%
Residential	10.1 to 10.5	\$3,684	per Gr. Ac.^	54%
Residential	10.6 to 11.0	\$3,581	per Gr. Ac.^	54%
Residential	11.1 to 11.5	\$3,537	per Gr. Ac.^	54%
Residential	11.6 to 12.0	\$3,494	per Gr. Ac.^	53%
Residential	12.1 to 12.5	\$3,451	per Gr. Ac.^	53%
Residential	12.6 to 13.0	\$3,408	per Gr. Ac.^	53%
Residential	13.1 to 13.5	\$3,365	per Gr. Ac.^	52%
Residential	13.6 to 14.0	\$3,322	per Gr. Ac.^	52%
Residential	14.1 to 14.5	\$3,279	per Gr. Ac.^	51%
Residential	14.6 to 15.0	\$3,236	per Gr. Ac.^	51%
Residential	15.1 to 15.5	\$3,193	per Gr. Ac.^	51%
Residential	15.6 to 16.0	\$3,150	per Gr. Ac.^	50%
Residential	16.1 to 16.5	\$3,107	per Gr. Ac.^	50%
Residential	16.6 to 17.0	\$3,064	per Gr. Ac.^	49%
Residential	17.1 to 17.5	\$3,021	per Gr. Ac.^	49%
Residential	17.6 to 18.0	\$2,978	per Gr. Ac.^	49%
Residential	18.1 to 18.5	\$2,935	per Gr. Ac.^	48%
Residential	18.6 to 19.0	\$2,892	per Gr. Ac.^	48%
Residential	19.1 to 19.5	\$2,849	per Gr. Ac.^	47%
Residential	19.6 to 20.0	\$2,805	per Gr. Ac.^	46%
Commercial Retail		\$3.42	per bldg sf ^^	122%
Professional Office		\$3.42	per bldg sf ^^	148%
Industrial		\$0.92	per bldg sf ^^	64%
Schools/Parks		\$7,161	per Gr. Ac.^	31%
Public Facilities		\$1.86	per bldg sf ^^	49%
Assisted Living		\$3.25	per bldg sf ^^	17%
^ 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 plant 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.

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 study provided by Provost & Pritchard. Water usage rates by land use were updated based on information collected from meter readings in 2013.

Water Oversize Fee

2018-2019

Existing Rates	
All areas except RT Phase 1, 2	\$1,067 per Gr. Ac. *
RT Phase 1, 2	\$115 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	\$1,342 per Gr. Ac. ^	26%
RT Phase 1, 2	\$145 per Gr. Ac. ^	26%
^ 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.

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 revisions to construction costs.

Water Front Footage Fee

2018-2019

Existing Rates	
All areas except RT Phase 1, 2	\$24.70 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	\$21.85 per Linear Ft.^	-12%
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.

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 revisions to construction costs.

Non-Potable Water Fee

2018-2019

Existing Rates	
All Land Uses	\$507 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	\$1,957 per Gr. Ac.^	286.0%
^ 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.

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 study provided by Provost & Pritchard.

Water Supply Fee

2018-2019

Existing Rates	Proposed Rates
Rates vary according to density See attached schedule	Rates vary according to density 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 2.1 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.

Scope of Improvements covered

The funds are used to buy water entitlement and participate in infrastructure for water banking.

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 residential projects lying within the FID with densities between 2 and 7 dwelling units per acre and for standard non-residential projects lying within the FID, the demand imposed by the project would be slightly less than or equal to the average Kings River Entitlement. However, all other projects (those lying outside the FID or residential densities higher than 7 du/ac or lower than 2 du/ac or other high water use projects) 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.

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

Summary of Factors contributing to Rate Change

No change in rate proposed

Water Supply Fee within the Jurisdiction of FID

Non-Residential Projects

Type	Fee per Gross Acre
Commercial	\$0
Office	\$0
Industrial	\$0
Public	\$0
Schools	\$875
Parks	\$875

Residential Projects

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

Water Supply Fee outside the Jurisdiction of FID

Non-Residential Projects

Type	Fee per Gross Acre
Commercial	\$2,250
Office	\$2,250
Industrial	\$1,250
Public	\$1,750
Schools	\$3,500
Parks	\$3,500

Residential Projects

Units per Acre	Fee per Unit	Units per Acre	Fee per Unit
0.2	\$3,875	10.0	\$375
0.4	\$3,875	10.2	\$375
0.6	\$3,875	10.4	\$375
0.8	\$3,875	10.6	\$375
1.0	\$3,875	10.8	\$375
1.2	\$3,333	11.0	\$375
1.4	\$2,792	11.2	\$375
1.6	\$2,250	11.4	\$375
1.8	\$1,709	11.6	\$375
2.0	\$1,167	11.8	\$375
2.2	\$1,135	12.0	\$375
2.4	\$1,104	12.2	\$375
2.6	\$1,072	12.4	\$375
2.8	\$1,040	12.6	\$375
3.0	\$1,009	12.8	\$375
3.2	\$977	13.0	\$375
3.4	\$945	13.2	\$375
3.6	\$914	13.4	\$375
3.8	\$882	13.6	\$375
4.0	\$850	13.8	\$375
4.2	\$819	14.0	\$375
4.4	\$787	14.2	\$375
4.6	\$755	14.4	\$375
4.8	\$723	14.6	\$375
5.0	\$692	14.8	\$375
5.2	\$660	15.0	\$375
5.4	\$628	15.2	\$375
5.6	\$613	15.4	\$375
5.8	\$597	15.6	\$375
6.0	\$565	15.8	\$375
6.2	\$533	16.0	\$375
6.4	\$502	16.2	\$375
6.6	\$470	16.4	\$375
6.8	\$438	16.6	\$375
7.0	\$407	16.8	\$375
7.2	\$375	17.0	\$375
7.4	\$375	17.2	\$375
7.6	\$375	17.4	\$375
7.8	\$375	17.6	\$375
8.0	\$375	17.8	\$375
8.2	\$375	18.0	\$375
8.4	\$375	18.2	\$375
8.6	\$375	18.4	\$375
8.8	\$375	18.6	\$375
9.0	\$375	18.8	\$375
9.2	\$375	19.0	\$375
9.4	\$375		
9.6	\$375		
9.8	\$375		

Water Meter and Water Service with Meter

2018-2019

Existing Rates		Proposed Rates		% change
3/4" meter	\$280 Each	3/4" meter	\$282 Each	0.7%
1" meter	\$333 Each	1" meter	\$343 Each	3.0%
1 1/2" meter	\$691 Each	1 1/2" meter	\$702 Each	1.6%
2" meter	\$907 Each	2" meter	\$918 Each	1.2%
3" turbo (landscape) meter	\$1,595 Each	3" turbo (landscape) meter	\$1,613 Each	1.1%
4" turbo (landscape) meter	\$2,807 Each	4" turbo (landscape) meter	\$2,826 Each	0.7%
6" turbo (landscape) meter	\$4,802 Each	6" turbo (landscape) meter	\$4,821 Each	0.4%
3" compound (domestic) meter	\$2,062 Each	3" compound (domestic) meter	\$2,081 Each	0.9%
4" compound (domestic) meter	\$3,350 Each	4" compound (domestic) meter	\$3,368 Each	0.5%
6" compound (domestic) meter	\$5,558 Each	6" compound (domestic) meter	\$5,576 Each	0.3%
3/4" service w/meter	\$4,982 Each	3/4" service w/meter	\$4,950 Each	-0.6%
1" service w/meter	\$5,051 Each	1" service w/meter	\$5,040 Each	-0.4%
1 1/2" service w/ meter	\$5,881 Each	1 1/2" service w/ meter	\$5,895 Each	0.2%
2" service w/meter	\$6,514 Each	2" service w/meter	\$6,593 Each	1.2%
Transceiver*	\$168 Each	Transceiver*	\$168 Each	0.0%
* 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.

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

- Revised construction and material cost estimates.

Outside Travel Lane Fee

2018-2019

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$3,356.00	per unit
SFR - Very Low Density (0.6 - 2)	\$3,355.00	per unit
SFR - Low Density (2.1 - 4)	\$3,355.00	per unit
SFR - Medium Density (4.1 - 7)	\$3,355.00	per unit
MFR - Medium High Density (7.1 - 15)	\$2,013.00	per unit
MFR - High (15.1 - 25)	\$2,013.00	per unit
MFR - Very High (25.1 - 43)	\$2,013.00	per 1000 bldg sf
Retail	\$5,295.00	per 1000 bldg sf
Office, Public Facilities	\$2,415.00	per 1000 bldg sf
Industrial, Assisted Living	\$650.00	per 1000 bldg sf
Schools	\$4,236.00	per 1000 bldg sf
Churches	\$2,415.00	per 1000 bldg sf
Mini Storage	\$8,494.00	per gross acre

Proposed Rates, Area 1		% change
\$5,018.00	per unit	50%
\$5,019.00	per unit	50%
\$5,019.00	per unit	50%
\$5,019.00	per unit	50%
\$3,011.00	per unit	50%
\$3,011.00	per unit	50%
\$3,011.00	per 1000 bldg sf	50%
\$7,921.00	per 1000 bldg sf	50%
\$3,612.00	per 1000 bldg sf	50%
\$972.00	per 1000 bldg sf	50%
\$6,337.00	per 1000 bldg sf	50%
\$3,612.00	per 1000 bldg sf	50%
\$12,702.00	per gross acre	50%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$201	per 1000 bldg sf	
Office	\$1,966	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$791	per 1000 bldg sf	294%
\$2,940	per 1000 bldg sf	50%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$390.00	per unit
SFR - Very Low Density (0.6 - 2)	\$390.00	per unit
SFR - Low Density (2.1 - 4)	\$390.00	per unit
SFR - Medium Density (4.1 - 7)	\$390.00	per unit
MFR - Medium High Density (7.1 - 15)	\$234.00	per unit
MFR - High (15.1 - 25)	\$234.00	per unit
MFR - Very High (25.1 - 43)	\$234.00	per 1000 bldg sf
Retail	\$616.00	per 1000 bldg sf
Office, Public Facilities	\$281.00	per 1000 bldg sf
Industrial, Assisted Living	\$76.00	per 1000 bldg sf
Schools	\$493.00	per 1000 bldg sf
Churches	\$281.00	per 1000 bldg sf
Mini Storage	\$993.00	per gross acre

Proposed Rates, Area 2		% change
\$378.00	per unit	-3%
\$378.00	per unit	-3%
\$378.00	per unit	-3%
\$378.00	per unit	-3%
\$227.00	per unit	-3%
\$227.00	per unit	-3%
\$227.00	per 1000 bldg sf	-3%
\$596.00	per 1000 bldg sf	-3%
\$272.00	per 1000 bldg sf	-3%
\$73.00	per 1000 bldg sf	-4%
\$477.00	per 1000 bldg sf	-3%
\$272.00	per 1000 bldg sf	-3%
\$954.00	per gross acre	-4%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$102.00	per unit
SFR - Very Low Density (0.6 - 2)	\$101.00	per unit
SFR - Low Density (2.1 - 4)	\$101.00	per unit
SFR - Medium Density (4.1 - 7)	\$101.00	per unit
MFR - Medium High Density (7.1 - 15)	\$61.00	per unit
MFR - High (15.1 - 25)	\$61.00	per unit
MFR - Very High (25.1 - 43)	\$61.00	per 1000 bldg sf
Retail	\$160.00	per 1000 bldg sf
Office, Public Facilities	\$73.00	per 1000 bldg sf
Industrial, Assisted Living	\$20.00	per 1000 bldg sf
Schools	\$128.00	per 1000 bldg sf
Churches	\$73.00	per 1000 bldg sf
Mini Storage	\$261.00	per gross acre

Proposed Rates, Area 3		% change
\$70.00	per unit	-31%
\$71.00	per unit	-30%
\$71.00	per unit	-30%
\$71.00	per unit	-30%
\$43.00	per unit	-30%
\$43.00	per unit	-30%
\$43.00	per 1000 bldg sf	-30%
\$112.00	per 1000 bldg sf	-30%
\$51.00	per 1000 bldg sf	-30%
\$14.00	per 1000 bldg sf	-30%
\$90.00	per 1000 bldg sf	-30%
\$51.00	per 1000 bldg sf	-30%
\$183.00	per gross acre	-30%

Outside Travel Lane Fee

2018-2019

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$3,906.00	per unit
SFR - Very Low Density (0.6 - 2)	\$3,907.00	per unit
SFR - Low Density (2.1 - 4)	\$3,907.00	per unit
SFR - Medium Density (4.1 - 7)	\$3,907.00	per unit
MFR - Medium High Density (7.1 - 15)	\$2,344.00	per unit
MFR - High (15.1 - 25)	\$2,344.00	per unit
MFR - Very High (25.1 - 43)	\$2,344.00	per 1000 bldg sf
Retail	\$6,166.00	per 1000 bldg sf
Office, Public Facilities	\$2,812.00	per 1000 bldg sf
Industrial, Assisted Living	\$756.00	per 1000 bldg sf
Schools	\$4,933.00	per 1000 bldg sf
Churches	\$2,812.00	per 1000 bldg sf
Mini Storage	\$9,879.00	per gross acre

	Proposed Rates, Area 4		% change
SFR - Rural (0 - 0.5)	\$4,606.00	per unit	18%
SFR - Very Low Density (0.6 - 2)	\$4,606.00	per unit	18%
SFR - Low Density (2.1 - 4)	\$4,606.00	per unit	18%
SFR - Medium Density (4.1 - 7)	\$4,606.00	per unit	18%
MFR - Medium High Density (7.1 - 15)	\$2,764.00	per unit	18%
MFR - High (15.1 - 25)	\$2,764.00	per unit	18%
MFR - Very High (25.1 - 43)	\$2,764.00	per 1000 bldg sf	18%
Retail	\$7,269.00	per 1000 bldg sf	18%
Office, Public Facilities	\$3,315.00	per 1000 bldg sf	18%
Industrial, Assisted Living	\$892.00	per 1000 bldg sf	18%
Schools	\$5,815.00	per 1000 bldg sf	18%
Churches	\$3,315.00	per 1000 bldg sf	18%
Mini Storage	\$11,657.00	per gross acre	18%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$2,610.00	per unit
SFR - Very Low Density (0.6 - 2)	\$2,610.00	per unit
SFR - Low Density (2.1 - 4)	\$2,610.00	per unit
SFR - Medium Density (4.1 - 7)	\$2,610.00	per unit
MFR - Medium High Density (7.1 - 15)	\$1,566.00	per unit
MFR - High (15.1 - 25)	\$1,566.00	per unit
MFR - Very High (25.1 - 43)	\$1,566.00	per 1000 bldg sf
Retail	\$4,119.00	per 1000 bldg sf
Office, Public Facilities	\$1,878.00	per 1000 bldg sf
Industrial, Assisted Living	\$505.00	per 1000 bldg sf
Schools	\$3,295.00	per 1000 bldg sf
Churches	\$1,878.00	per 1000 bldg sf
Mini Storage	\$6,599.00	per gross acre

	Proposed Rates, Area 5		% change
SFR - Rural (0 - 0.5)	\$2,096.00	per unit	-20%
SFR - Very Low Density (0.6 - 2)	\$2,097.00	per unit	-20%
SFR - Low Density (2.1 - 4)	\$2,097.00	per unit	-20%
SFR - Medium Density (4.1 - 7)	\$2,097.00	per unit	-20%
MFR - Medium High Density (7.1 - 15)	\$1,258.00	per unit	-20%
MFR - High (15.1 - 25)	\$1,258.00	per unit	-20%
MFR - Very High (25.1 - 43)	\$1,258.00	per 1000 bldg sf	-20%
Retail	\$3,309.00	per 1000 bldg sf	-20%
Office, Public Facilities	\$1,509.00	per 1000 bldg sf	-20%
Industrial, Assisted Living	\$406.00	per 1000 bldg sf	-20%
Schools	\$2,648.00	per 1000 bldg sf	-20%
Churches	\$1,509.00	per 1000 bldg sf	-20%
Mini Storage	\$5,306.00	per gross acre	-20%

* 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

Outside Travel Lane Fee

2018-2019

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.

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

- Right-of-way purchase costs increased on average over the entire City and are reflected by increases in Street Areas 1 and 4. Rates for Street Areas 2 and 3 are not based on construction costs and are based instead on the remaining reimbursements owed by the City to Development as there are no longer any additional facilities to construct. Street Area 5 costs increased due to the change in the right-of-way costs, but were offset due to density increases from the previous fee evaluation and resulted in a rate reduction.

Center Travel Lane Fee

2018-2019

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$1,428.00	per unit
SFR - Very Low Density (0.6 - 2)	\$1,427.00	per unit
SFR - Low Density (2.1 - 4)	\$1,428.00	per unit
SFR - Medium Density (4.1 - 7)	\$1,427.00	per unit
MFR - Medium High Density (7.1 - 15)	\$856.00	per unit
MFR - High (15.1 - 25)	\$856.00	per unit
MFR - Very High (25.1 - 43)	\$856.00	per 1000 bldg sf
Retail	\$2,253.00	per 1000 bldg sf
Office, Public Facilities	\$1,027.00	per 1000 bldg sf
Industrial, Assisted Living	\$276.00	per 1000 bldg sf
Schools	\$1,802.00	per 1000 bldg sf
Churches	\$1,027.00	per 1000 bldg sf
Mini Storage	\$3,607.00	per gross acre

	Proposed Rates, Area 1		% change
\$1,736.00	per unit		22%
\$1,737.00	per unit		22%
\$1,737.00	per unit		22%
\$1,737.00	per unit		22%
\$1,042.00	per unit		22%
\$1,042.00	per unit		22%
\$1,042.00	per 1000 bldg sf		22%
\$2,741.00	per 1000 bldg sf		22%
\$1,250.00	per 1000 bldg sf		22%
\$336.00	per 1000 bldg sf		22%
\$2,193.00	per 1000 bldg sf		22%
\$1,250.00	per 1000 bldg sf		22%
\$4,391.00	per gross acre		22%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$0	per 1000 bldg sf	
Office	\$571	per 1000 bldg sf	

	Proposed Rates, Area 1		% change
\$196	per 1000 bldg sf		
\$727	per 1000 bldg sf		27%

	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%
\$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%
\$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%

Center Travel Lane Fee

2018-2019

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$1,924.00	per unit
SFR - Very Low Density (0.6 - 2)	\$1,924.00	per unit
SFR - Low Density (2.1 - 4)	\$1,925.00	per unit
SFR - Medium Density (4.1 - 7)	\$1,924.00	per unit
MFR - Medium High Density (7.1 - 15)	\$1,155.00	per unit
MFR - High (15.1 - 25)	\$1,155.00	per unit
MFR - Very High (25.1 - 43)	\$1,155.00	per 1000 bldg sf
Retail	\$3,037.00	per 1000 bldg sf
Office, Public Facilities	\$1,385.00	per 1000 bldg sf
Industrial, Assisted Living	\$373.00	per 1000 bldg sf
Schools	\$2,430.00	per 1000 bldg sf
Churches	\$1,385.00	per 1000 bldg sf
Mini Storage	\$4,874.00	per gross acre

	Proposed Rates, Area 4		% change
	\$2,156.00	per unit	12%
	\$2,155.00	per unit	12%
	\$2,155.00	per unit	12%
	\$2,155.00	per unit	12%
	\$1,293.00	per unit	12%
	\$1,293.00	per unit	12%
	\$1,293.00	per 1000 bldg sf	12%
	\$3,402.00	per 1000 bldg sf	12%
	\$1,551.00	per 1000 bldg sf	12%
	\$417.00	per 1000 bldg sf	12%
	\$2,721.00	per 1000 bldg sf	12%
	\$1,551.00	per 1000 bldg sf	12%
	\$5,449.00	per gross acre	12%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$1,516.00	per unit
SFR - Very Low Density (0.6 - 2)	\$1,516.00	per unit
SFR - Low Density (2.1 - 4)	\$1,516.00	per unit
SFR - Medium Density (4.1 - 7)	\$1,516.00	per unit
MFR - Medium High Density (7.1 - 15)	\$909.00	per unit
MFR - High (15.1 - 25)	\$909.00	per unit
MFR - Very High (25.1 - 43)	\$909.00	per 1000 bldg sf
Retail	\$2,392.00	per 1000 bldg sf
Office, Public Facilities	\$1,091.00	per 1000 bldg sf
Industrial, Assisted Living	\$293.00	per 1000 bldg sf
Schools	\$1,914.00	per 1000 bldg sf
Churches	\$1,091.00	per 1000 bldg sf
Mini Storage	\$3,829.00	per gross acre

	Proposed Rates, Area 5		% change
	\$1,300.00	per unit	-14%
	\$1,299.00	per unit	-14%
	\$1,299.00	per unit	-14%
	\$1,299.00	per unit	-14%
	\$779.00	per unit	-14%
	\$779.00	per unit	-14%
	\$779.00	per 1000 bldg sf	-14%
	\$2,050.00	per 1000 bldg sf	-14%
	\$935.00	per 1000 bldg sf	-14%
	\$252.00	per 1000 bldg sf	-14%
	\$1,640.00	per 1000 bldg sf	-14%
	\$935.00	per 1000 bldg sf	-14%
	\$3,293.00	per gross acre	-14%

* 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.

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

- Right-of-way purchase costs increased on average over the entire City and are reflected by increases in Street Areas 1 and 4. Rates for Street Areas 2 and 3 are not based on construction costs and are based instead on the remaining reimbursements owed by the City to Development as there are no longer any additional facilities to construct. Street Area 5 costs increased due to the change in the right-of-way costs, but were offset due to density increases from the previous fee evaluation and resulted in a rate reduction.

Traffic Signal Fee

2018-2019

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$652.00	per unit
SFR - Very Low Density (0.6 - 2)	\$653.00	per unit
SFR - Low Density (2.1 - 4)	\$653.00	per unit
SFR - Medium Density (4.1 - 7)	\$653.00	per unit
MFR - Medium High Density (7.1 - 15)	\$392.00	per unit
MFR - High (15.1 - 25)	\$392.00	per unit
MFR - Very High (25.1 - 43)	\$392.00	per 1000 bldg sf
Retail	\$1,030.00	per 1000 bldg sf
Office, Public Facilities	\$470.00	per 1000 bldg sf
Industrial, Assisted Living	\$126.00	per 1000 bldg sf
Schools	\$824.00	per 1000 bldg sf
Churches	\$470.00	per 1000 bldg sf
Mini Storage	\$1,647.00	per gross acre

	Proposed Rates, Area 1		% change
	\$696.00	per unit	7%
	\$695.00	per unit	6%
	\$695.00	per unit	6%
	\$695.00	per unit	6%
	\$417.00	per unit	6%
	\$417.00	per unit	6%
	\$417.00	per 1000 bldg sf	6%
	\$1,097.00	per 1000 bldg sf	7%
	\$500.00	per 1000 bldg sf	6%
	\$135.00	per 1000 bldg sf	7%
	\$878.00	per 1000 bldg sf	7%
	\$500.00	per 1000 bldg sf	6%
	\$1,764.00	per gross acre	7%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial		\$0	per 1000 bldg sf
Office		\$342	per 1000 bldg sf

	Proposed Rates, Area 1		% change
	\$127	per 1000 bldg sf	
	\$473	per 1000 bldg sf	38%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$110.00	per unit
SFR - Very Low Density (0.6 - 2)	\$110.00	per unit
SFR - Low Density (2.1 - 4)	\$111.00	per unit
SFR - Medium Density (4.1 - 7)	\$110.00	per unit
MFR - Medium High Density (7.1 - 15)	\$66.00	per unit
MFR - High (15.1 - 25)	\$66.00	per unit
MFR - Very High (25.1 - 43)	\$66.00	per 1000 bldg sf
Retail	\$174.00	per 1000 bldg sf
Office, Public Facilities	\$79.00	per 1000 bldg sf
Industrial, Assisted Living	\$21.00	per 1000 bldg sf
Schools	\$139.00	per 1000 bldg sf
Churches	\$79.00	per 1000 bldg sf
Mini Storage	\$279.00	per gross acre

	Proposed Rates, Area 2		% change
	\$96.00	per unit	-13%
	\$97.00	per unit	-12%
	\$97.00	per unit	-13%
	\$97.00	per unit	-12%
	\$58.00	per unit	-12%
	\$58.00	per unit	-12%
	\$58.00	per 1000 bldg sf	-12%
	\$153.00	per 1000 bldg sf	-12%
	\$70.00	per 1000 bldg sf	-11%
	\$19.00	per 1000 bldg sf	-10%
	\$122.00	per 1000 bldg sf	-12%
	\$70.00	per 1000 bldg sf	-11%
	\$245.00	per gross acre	-12%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$54.00	per unit
SFR - Very Low Density (0.6 - 2)	\$54.00	per unit
SFR - Low Density (2.1 - 4)	\$54.00	per unit
SFR - Medium Density (4.1 - 7)	\$54.00	per unit
MFR - Medium High Density (7.1 - 15)	\$33.00	per unit
MFR - High (15.1 - 25)	\$33.00	per unit
MFR - Very High (25.1 - 43)	\$33.00	per 1000 bldg sf
Retail	\$86.00	per 1000 bldg sf
Office, Public Facilities	\$39.00	per 1000 bldg sf
Industrial, Assisted Living	\$10.00	per 1000 bldg sf
Schools	\$68.00	per 1000 bldg sf
Churches	\$39.00	per 1000 bldg sf
Mini Storage	\$137.00	per gross acre

	Proposed Rates, Area 3		% change
	\$34.00	per unit	-37%
	\$35.00	per unit	-35%
	\$35.00	per unit	-35%
	\$35.00	per unit	-35%
	\$21.00	per unit	-36%
	\$21.00	per unit	-36%
	\$21.00	per 1000 bldg sf	-36%
	\$55.00	per 1000 bldg sf	-36%
	\$25.00	per 1000 bldg sf	-36%
	\$7.00	per 1000 bldg sf	-30%
	\$44.00	per 1000 bldg sf	-35%
	\$25.00	per 1000 bldg sf	-36%
	\$88.00	per gross acre	-36%

Traffic Signal Fee

2018-2019

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$454.00	per unit
SFR - Very Low Density (0.6 - 2)	\$454.00	per unit
SFR - Low Density (2.1 - 4)	\$455.00	per unit
SFR - Medium Density (4.1 - 7)	\$454.00	per unit
MFR - Medium High Density (7.1 - 15)	\$273.00	per unit
MFR - High (15.1 - 25)	\$273.00	per unit
MFR - Very High (25.1 - 43)	\$273.00	per 1000 bldg sf
Retail	\$717.00	per 1000 bldg sf
Office, Public Facilities	\$327.00	per 1000 bldg sf
Industrial, Assisted Living	\$88.00	per 1000 bldg sf
Schools	\$574.00	per 1000 bldg sf
Churches	\$327.00	per 1000 bldg sf
Mini Storage	\$1,150.00	per gross acre

	Proposed Rates, Area 4		% change
	\$442.00	per unit	-3%
	\$441.00	per unit	-3%
	\$441.00	per unit	-3%
	\$441.00	per unit	-3%
	\$265.00	per unit	-3%
	\$265.00	per unit	-3%
	\$265.00	per 1000 bldg sf	-3%
	\$696.00	per 1000 bldg sf	-3%
	\$317.00	per 1000 bldg sf	-3%
	\$85.00	per 1000 bldg sf	-3%
	\$557.00	per 1000 bldg sf	-3%
	\$317.00	per 1000 bldg sf	-3%
	\$1,111.00	per gross acre	-3%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$408.00	per unit
SFR - Very Low Density (0.6 - 2)	\$407.00	per unit
SFR - Low Density (2.1 - 4)	\$408.00	per unit
SFR - Medium Density (4.1 - 7)	\$407.00	per unit
MFR - Medium High Density (7.1 - 15)	\$244.00	per unit
MFR - High (15.1 - 25)	\$245.00	per unit
MFR - Very High (25.1 - 43)	\$244.00	per 1000 bldg sf
Retail	\$643.00	per 1000 bldg sf
Office, Public Facilities	\$293.00	per 1000 bldg sf
Industrial, Assisted Living	\$79.00	per 1000 bldg sf
Schools	\$514.00	per 1000 bldg sf
Churches	\$293.00	per 1000 bldg sf
Mini Storage	\$1,032.00	per gross acre

	Proposed Rates, Area 5		% change
	\$143.00	per unit	-65%
	\$285.00	per unit	-30%
	\$285.00	per unit	-30%
	\$285.00	per unit	-30%
	\$171.00	per unit	-30%
	\$171.00	per unit	-30%
	\$171.00	per 1000 bldg sf	-30%
	\$450.00	per 1000 bldg sf	-30%
	\$205.00	per 1000 bldg sf	-30%
	\$55.00	per 1000 bldg sf	-30%
	\$360.00	per 1000 bldg sf	-30%
	\$205.00	per 1000 bldg sf	-30%
	\$719.00	per gross acre	-30%

* 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

Traffic Signal Fee

2018-2019

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.

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

- Rates reflect updates to the inventory due to construction within Areas 1 and 4. Rates for Street Areas 2 and 3 are not based on construction costs and are based instead on the remaining reimbursements owed by the City to Development as there are no longer any additional facilities to construct. Rates in Area 5 reflect changes to street alignments, signal inventory and increased densities from the previous fee evaluation.

Bridge Fee

2018-2019

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$116.00	per unit
SFR - Very Low Density (0.6 - 2)	\$115.00	per unit
SFR - Low Density (2.1 - 4)	\$115.00	per unit
SFR - Medium Density (4.1 - 7)	\$115.00	per unit
MFR - Medium High Density (7.1 - 15)	\$69.00	per unit
MFR - High (15.1 - 25)	\$69.00	per unit
MFR - Very High (25.1 - 43)	\$69.00	per 1000 bldg sf
Retail	\$182.00	per 1000 bldg sf
Office, Public Facilities	\$83.00	per 1000 bldg sf
Industrial, Assisted Living	\$22.00	per 1000 bldg sf
Schools	\$146.00	per 1000 bldg sf
Churches	\$83.00	per 1000 bldg sf
Mini Storage	\$287.00	per gross acre

Proposed Rates, Area 1		% change
\$46.00	per unit	-60%
\$47.00	per unit	-59%
\$47.00	per unit	-59%
\$47.00	per unit	-59%
\$28.00	per unit	-59%
\$28.00	per unit	-59%
\$28.00	per 1000 bldg sf	-59%
\$74.00	per 1000 bldg sf	-59%
\$34.00	per 1000 bldg sf	-59%
\$9.00	per 1000 bldg sf	-59%
\$59.00	per 1000 bldg sf	-60%
\$34.00	per 1000 bldg sf	-59%
\$118.00	per gross acre	-59%

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)	\$0.00	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%
\$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%
\$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%

Bridge Fee

2018-2019

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$338.00	per unit
SFR - Very Low Density (0.6 - 2)	\$338.00	per unit
SFR - Low Density (2.1 - 4)	\$338.00	per unit
SFR - Medium Density (4.1 - 7)	\$338.00	per unit
MFR - Medium High Density (7.1 - 15)	\$203.00	per unit
MFR - High (15.1 - 25)	\$203.00	per unit
MFR - Very High (25.1 - 43)	\$203.00	per 1000 bldg sf
Retail	\$533.00	per 1000 bldg sf
Office, Public Facilities	\$243.00	per 1000 bldg sf
Industrial, Assisted Living	\$65.00	per 1000 bldg sf
Schools	\$426.00	per 1000 bldg sf
Churches	\$243.00	per 1000 bldg sf
Mini Storage	\$849.00	per gross acre

	Proposed Rates, Area 4		% change
	\$316.00	per unit	-7%
	\$317.00	per unit	-6%
	\$317.00	per unit	-6%
	\$317.00	per unit	-6%
	\$190.00	per unit	-6%
	\$190.00	per unit	-6%
	\$190.00	per 1000 bldg sf	-6%
	\$500.00	per 1000 bldg sf	-6%
	\$228.00	per 1000 bldg sf	-6%
	\$61.00	per 1000 bldg sf	-6%
	\$400.00	per 1000 bldg sf	-6%
	\$228.00	per 1000 bldg sf	-6%
	\$797.00	per gross acre	-6%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$132.00	per unit
SFR - Very Low Density (0.6 - 2)	\$133.00	per unit
SFR - Low Density (2.1 - 4)	\$133.00	per unit
SFR - Medium Density (4.1 - 7)	\$133.00	per unit
MFR - Medium High Density (7.1 - 15)	\$80.00	per unit
MFR - High (15.1 - 25)	\$80.00	per unit
MFR - Very High (25.1 - 43)	\$80.00	per 1000 bldg sf
Retail	\$209.00	per 1000 bldg sf
Office, Public Facilities	\$96.00	per 1000 bldg sf
Industrial, Assisted Living	\$26.00	per 1000 bldg sf
Schools	\$168.00	per 1000 bldg sf
Churches	\$96.00	per 1000 bldg sf
Mini Storage	\$340.00	per gross acre

	Proposed Rates, Area 5		% change
	\$112.00	per unit	-15%
	\$111.00	per unit	-17%
	\$111.00	per unit	-17%
	\$111.00	per unit	-17%
	\$67.00	per unit	-16%
	\$67.00	per unit	-16%
	\$67.00	per 1000 bldg sf	-16%
	\$176.00	per 1000 bldg sf	-16%
	\$80.00	per 1000 bldg sf	-17%
	\$22.00	per 1000 bldg sf	-15%
	\$140.00	per 1000 bldg sf	-17%
	\$80.00	per 1000 bldg sf	-17%
	\$287.00	per gross acre	-16%

* 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

Bridge Fee

2018-2019

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.

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

- Rates reflect updates to the inventory due to construction within Areas 1 and 4. Rates for Street Areas 2 and 3 are not based on construction costs and are based instead on the remaining reimbursements owed by the City to Development as there are no longer any additional facilities to construct. Rates in Area 5 reflect increased densities from the previous fee evaluation.

Quadrant Intersection Fee

2018-2019

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$70.00	per unit
SFR - Very Low Density (0.6 - 2)	\$70.00	per unit
SFR - Low Density (2.1 - 4)	\$64.00	per unit
SFR - Medium Density (4.1 - 7)	\$64.00	per unit
MFR - Medium High Density (7.1 - 15)	\$38.00	per unit
MFR - High (15.1 - 25)	\$38.00	per unit
MFR - Very High (25.1 - 43)	\$38.00	per 1000 bldg sf
Retail	\$101.00	per 1000 bldg sf
Office, Public Facilities	\$46.00	per 1000 bldg sf
Industrial, Assisted Living	\$12.00	per 1000 bldg sf
Schools	\$80.00	per 1000 bldg sf
Churches	\$46.00	per 1000 bldg sf
Mini Storage	\$157.00	per gross acre

Proposed Rates, Area 1		% change
\$62.00	per unit	-11%
\$61.00	per unit	-13%
\$56.00	per unit	-13%
\$56.00	per unit	-13%
\$34.00	per unit	-11%
\$34.00	per unit	-11%
\$34.00	per 1000 bldg sf	-11%
\$88.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$11.00	per 1000 bldg sf	-8%
\$70.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$144.00	per gross acre	-8%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$12	per 1000 bldg sf	
Office	\$46	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$11	per 1000 bldg sf	-8%
\$40	per 1000 bldg sf	-13%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$70.00	per unit
SFR - Very Low Density (0.6 - 2)	\$70.00	per unit
SFR - Low Density (2.1 - 4)	\$64.00	per unit
SFR - Medium Density (4.1 - 7)	\$64.00	per unit
MFR - Medium High Density (7.1 - 15)	\$38.00	per unit
MFR - High (15.1 - 25)	\$38.00	per unit
MFR - Very High (25.1 - 43)	\$38.00	per 1000 bldg sf
Retail	\$101.00	per 1000 bldg sf
Office, Public Facilities	\$46.00	per 1000 bldg sf
Industrial, Assisted Living	\$12.00	per 1000 bldg sf
Schools	\$80.00	per 1000 bldg sf
Churches	\$46.00	per 1000 bldg sf
Mini Storage	\$157.00	per gross acre

Proposed Rates, Area 2		% change
\$62.00	per unit	-11%
\$61.00	per unit	-13%
\$56.00	per unit	-13%
\$56.00	per unit	-13%
\$34.00	per unit	-11%
\$34.00	per unit	-11%
\$34.00	per 1000 bldg sf	-11%
\$88.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$11.00	per 1000 bldg sf	-8%
\$70.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$144.00	per gross acre	-8%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$70.00	per unit
SFR - Very Low Density (0.6 - 2)	\$70.00	per unit
SFR - Low Density (2.1 - 4)	\$64.00	per unit
SFR - Medium Density (4.1 - 7)	\$64.00	per unit
MFR - Medium High Density (7.1 - 15)	\$38.00	per unit
MFR - High (15.1 - 25)	\$38.00	per unit
MFR - Very High (25.1 - 43)	\$38.00	per 1000 bldg sf
Retail	\$101.00	per 1000 bldg sf
Office, Public Facilities	\$46.00	per 1000 bldg sf
Industrial, Assisted Living	\$12.00	per 1000 bldg sf
Schools	\$80.00	per 1000 bldg sf
Churches	\$46.00	per 1000 bldg sf
Mini Storage	\$157.00	per gross acre

Proposed Rates, Area 3		% change
\$62.00	per unit	-11%
\$61.00	per unit	-13%
\$56.00	per unit	-13%
\$56.00	per unit	-13%
\$34.00	per unit	-11%
\$34.00	per unit	-11%
\$34.00	per 1000 bldg sf	-11%
\$88.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$11.00	per 1000 bldg sf	-8%
\$70.00	per 1000 bldg sf	-13%
\$40.00	per 1000 bldg sf	-13%
\$144.00	per gross acre	-8%

Quadrant Intersection Fee

2018-2019

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$70.00	per unit
SFR - Very Low Density (0.6 - 2)	\$70.00	per unit
SFR - Low Density (2.1 - 4)	\$64.00	per unit
SFR - Medium Density (4.1 - 7)	\$64.00	per unit
MFR - Medium High Density (7.1 - 15)	\$38.00	per unit
MFR - High (15.1 - 25)	\$38.00	per unit
MFR - Very High (25.1 - 43)	\$38.00	per 1000 bldg sf
Retail	\$101.00	per 1000 bldg sf
Office, Public Facilities	\$46.00	per 1000 bldg sf
Industrial, Assisted Living	\$12.00	per 1000 bldg sf
Schools	\$80.00	per 1000 bldg sf
Churches	\$46.00	per 1000 bldg sf
Mini Storage	\$157.00	per gross acre

	Proposed Rates, Area 4		% change
	\$62.00	per unit	-11%
	\$61.00	per unit	-13%
	\$56.00	per unit	-13%
	\$56.00	per unit	-13%
	\$34.00	per unit	-11%
	\$34.00	per unit	-11%
	\$34.00	per 1000 bldg sf	-11%
	\$88.00	per 1000 bldg sf	-13%
	\$40.00	per 1000 bldg sf	-13%
	\$11.00	per 1000 bldg sf	-8%
	\$70.00	per 1000 bldg sf	-13%
	\$40.00	per 1000 bldg sf	-13%
	\$144.00	per gross acre	-8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$70.00	per unit
SFR - Very Low Density (0.6 - 2)	\$70.00	per unit
SFR - Low Density (2.1 - 4)	\$64.00	per unit
SFR - Medium Density (4.1 - 7)	\$64.00	per unit
MFR - Medium High Density (7.1 - 15)	\$38.00	per unit
MFR - High (15.1 - 25)	\$38.00	per unit
MFR - Very High (25.1 - 43)	\$38.00	per 1000 bldg sf
Retail	\$101.00	per 1000 bldg sf
Office, Public Facilities	\$46.00	per 1000 bldg sf
Industrial, Assisted Living	\$12.00	per 1000 bldg sf
Schools	\$80.00	per 1000 bldg sf
Churches	\$46.00	per 1000 bldg sf
Mini Storage	\$157.00	per gross acre

	Proposed Rates, Area 5		% change
	\$62.00	per unit	-11%
	\$61.00	per unit	-13%
	\$56.00	per unit	-13%
	\$56.00	per unit	-13%
	\$34.00	per unit	-11%
	\$34.00	per unit	-11%
	\$34.00	per 1000 bldg sf	-11%
	\$88.00	per 1000 bldg sf	-13%
	\$40.00	per 1000 bldg sf	-13%
	\$11.00	per 1000 bldg sf	-8%
	\$70.00	per 1000 bldg sf	-13%
	\$40.00	per 1000 bldg sf	-13%
	\$144.00	per gross acre	-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

Quadrant Intersection Fee

2018-2019

Purpose of Fee

The Quadrant Intersection fee pays for the construction and financing of those certain planned quadrant intersections along Herndon Avenue at the intersections of Willow and Peach Avenues.

Scope of Improvements covered

Construction and financing costs for the quadrant intersection facilities not included within the Outside Travel Lane or the Center Travel Lane fees.

Nexus

Quadrant intersection systems are necessary to mitigate traffic congestion along a portion of Herndon Avenue due to new development. The fee is applied City-wide due to a study that indicated the entire City would utilize the quadrant intersections. The rates are directly related to system utilization by each land use category.

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

- Rates reflect updates to construction costs and updates to remaining developable land within the City.

Highway Impact Fee

2018-2019

	Existing Rates		Proposed Rates		% change
SFR - Rural (0 - 0.5)		per unit	\$315.00	per unit	
SFR - Very Low Density (0.6 - 2)		per unit	\$315.00	per unit	
SFR - Low Density (2.1 - 4)		per unit	\$315.00	per unit	
SFR - Medium Density (4.1 - 7)		per unit	\$315.00	per unit	
MFR - Medium High Density (7.1 - 15)		per unit	\$189.00	per unit	
MFR - High (15.1 - 25)		per unit	\$189.00	per unit	
MFR - Very High (25.1 - 43)		per 1000 bldg sf	\$189.00	per 1000 bldg sf	
Retail		per 1000 bldg sf	\$497.00	per 1000 bldg sf	
Office, Public Facilities		per 1000 bldg sf	\$227.00	per 1000 bldg sf	
Industrial, Assisted Living		per 1000 bldg sf	\$61.00	per 1000 bldg sf	
Schools		per 1000 bldg sf	\$398.00	per 1000 bldg sf	
Churches		per 1000 bldg sf	\$227.00	per 1000 bldg sf	
Mini Storage			**	**	

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

** Fees for Mini Storage facilities shall be assessed based on the weighting factor associated with the underlying General Plan Use designation.

^ 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 Highway Impact Fee collects funds for the construction of certain planned interchange improvements along the State Highway system within the City.

Scope of Improvements covered

Construction costs for the interchange facilities not included within the Regional Transportation Mitigation Fee or other funding programs.

Nexus

The State Highway system is necessary to mitigate traffic congestion within the City due to new development. The fee is applied City-wide due to the entire City benefitting from the interchanges. The rates are directly related to system utilization by each land use category.

Methodology

1. Calculate the total cost of system components.
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 is a new program based on costs provided by CalTrans. CalTrans has consistently provided staff with comments to implement a program to collect proportional funds from growth to increase the capacity of impacted interchanges.

Utility Undergrounding Fee

2018-2019

Existing Rates			
Area 1	\$8,832	per	Gr. Ac.
RT Park Phase1, 2	\$2,941	per	Gr. Ac.
Area 2	\$0	per	Gr. Ac.
Area 3	\$6,143	per	Gr. Ac.
Area 4	\$6,716	per	Gr. Ac.

Proposed Rates				% change
Area 1	\$6,710	per	Gr. Ac.	-24%
RT Park Phase1, 2	\$2,512	per	Gr. Ac.	-15%
Area 2	\$0	per	Gr. Ac.	
Area 3	\$7,361	per	Gr. Ac.	20%
Area 4	\$7,035	per	Gr. Ac.	5%

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.

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

- Rates reflect updates to the inventory due to construction within Areas 1, 2 and 3. Rates in Area 4 reflect changes to street alignments and overhead inventory.

Park Acquisition & Development Fee

2018-2019

Existing Rates	
All Residential	\$2,700 per Unit
Retail	\$0.34 per Bldg. sf.
Office	\$0.70 per Bldg. sf.
Industrial	\$0.25 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	\$3,431 per Unit	27%
Retail	\$0.42 per Bldg. sf.	24%
Office	\$0.89 per Bldg. sf.	27%
Industrial	\$0.32 per Bldg. sf.	28%
^ 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.

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 updated construction costs and increases to right-of-way costs.

Community Sanitation Fee

2018-2019

Existing Rates	
Single Family	\$393 per Unit
Multi-Family, non-Res	\$223 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	\$393 per Unit	0%
Multi-Family, non-Res	\$223 per Unit	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.

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

No change in rate proposed

Fire Department Fee

2018-2019

Existing Rates		Proposed Rates	% change
All Land Uses	\$706 per Unit *	All Land Uses	\$1,014 per Unit ^ 44%
* 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.		^ 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.	

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.

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 methodology to assign costs to total number of EDU's within an average fire station service area.
- Revised equipment acquisition and construction estimates.

Library Fee

2018-2019

Existing Rates	
Single Family Residential	\$604 per Unit *
Multi Family Residential	\$494 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	\$604 per Unit ^	0%
Multi Family Residential	\$494 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.

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



June 25, 2018

RE: Clovis Development Impact Fees

Dear Mayor Whalen and Council:

On behalf of the Fresno County Economic Development Corporation (EDC), I am writing to provide an industry perspective as it relates to the City of Clovis' proposed development impact fee increases.

The Fresno County EDC is a private non-profit organization established to market Fresno County as the premier location for business prosperity. We strive to not only facilitate site selection for new businesses within Fresno County, but we also assist in the retention and expansion of local businesses. When promoting the region to prospective and expanding businesses, development costs such as impact fees are one of the primary factors of consideration during the site selection process. Therefore, the development impact fee increases, as proposed, may make Clovis less competitive and potentially more difficult to market.

While we recognize that the City of Clovis' Development Impact Fee program is an important element to funding essential services and infrastructure vital to realizing the City of Clovis' General Plan and sustaining its way of life, we encourage adjustments that are targeted toward key industries like medical, advanced manufacturing, and information technology, among others, that are not only job producing, but also high paying.

Considering the City of Clovis' historically low vacancy rates, more business parks and speculative buildings are needed to meet existing demand among local expanding businesses and prospective out-of-town companies interested in locating in the city. Therefore, in order to promote this type of development activity, we encourage the City of Clovis to consider creative and performance-based incentives that offset or defer development impact fees and create net benefits for the city.

For example, allowing a builder to amortize their impact fees over a period of time, defer such fees until occupancy occurs, or following the model of existing programs like the Core Area Fee Reduction, could provide needed relief for targeted areas or sectors. Such an approach would become a vital tool that Clovis and the EDC can leverage to create a competitive advantage in the region and the state.

Over the past two decades, Clovis has emerged from being a bedroom community to becoming a dynamic economic center. In order to reach its goal of a one-to-one jobs-housing ratio, continued growth within targeted industries is needed.

Thank you for considering our feedback. Should you have any questions regarding this matter, please contact me at 559.476.2513 or via email at leager@fresnedc.com.

Sincerely,

Lee Ann Eager
President/CEO
Fresno County Economic Development Corporation

LAE/jm