

ATTACHMENT A

RESOLUTION 19-91

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

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

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

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

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

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

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

1. The Master Development Fee Schedule for charges therein provided and attached as Exhibit "A" is hereby approved.

2. The provision of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Master Development Fee Schedule.

3. This Resolution is subject to and will not be effective prior to 60 days following final adoption of Ordinance 2019-10 and will continue in force until amended by the City Council.

4. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Master Development Fee Schedule (Exhibit "A") and in the Clovis Municipal Code and the City Council of the City of Clovis does hereby find that the fees are in compliance with applicable state laws including Section 66000 of the Government Code.

The foregoing Resolution was introduced and adopted by the City Council of the City of Clovis at a regularly scheduled meeting held on July 1, 2019 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

AYES: Councilmembers Ashbeck and Mouanoutoua and Mayor Bessinger

NOES: None

ABSENT: Councilmembers Flores and Whalen

ABSTAIN: None

DATED: July 1, 2019





Mayor



City Clerk

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

		Current Rate	Proposed Rate			Current Rate	Proposed Rate		
Water Major Facilities						Water			
Residential	(Units per Acre)					Water oversize			
Residential	2.0 or less	\$6,842	\$7,129 per unit	4.2%		All Areas except RT Ph 1, 2	\$1,342	\$1,398 per gross acre	4.2%
Residential	2.1 to 2.5	\$6,842	\$7,129 per unit	4.2%		RT Park Phase 1, 2	\$145	\$151 per gross acre	4.1%
Residential	2.6 to 3.0	\$6,842	\$7,129 per unit	4.2%		Water front footage			
Residential	3.1 to 3.5	\$6,842	\$7,129 per unit	4.2%		All Areas except RT Ph 1, 2	\$21.85	\$22.77 per linear foot	4.2%
Residential	3.6 to 4.0	\$6,842	\$7,129 per unit	4.2%		RT Park Phase 1, 2	\$0	\$0	
Residential	4.1 to 4.5	\$6,842	\$7,129 per unit	4.2%		Non-Potable Water System			
Residential	4.6 to 5.0	\$5,808	\$6,052 per unit	4.2%			\$1,957	\$2,039 per gross acre	4.2%
Residential	5.1 to 5.5	\$4,774	\$4,975 per unit	4.2%					
Residential	5.6 to 6.0	\$4,666	\$4,862 per unit	4.2%					
Residential	6.1 to 6.5	\$4,558	\$4,749 per unit	4.2%					
Residential	6.6 to 7.0	\$4,450	\$4,637 per unit	4.2%					
Residential	7.1 to 7.5	\$4,342	\$4,524 per unit	4.2%					
Residential	7.6 to 8.0	\$4,234	\$4,412 per unit	4.2%					
Residential	8.1 to 8.5	\$4,126	\$4,299 per unit	4.2%					
Residential	8.6 to 9.0	\$4,018	\$4,187 per unit	4.2%					
Residential	9.1 to 9.5	\$3,910	\$4,074 per unit	4.2%					
Residential	9.6 to 10.0	\$3,802	\$3,962 per unit	4.2%					
Residential	10.1 to 10.5	\$3,694	\$3,849 per unit	4.2%					
Residential	10.6 to 11.0	\$3,581	\$3,731 per unit	4.2%					
Residential	11.1 to 11.5	\$3,538	\$3,687 per unit	4.2%					
Residential	11.6 to 12.0	\$3,495	\$3,642 per unit	4.2%					
Residential	12.1 to 12.5	\$3,452	\$3,597 per unit	4.2%					
Residential	12.6 to 13.0	\$3,409	\$3,552 per unit	4.2%					
Residential	13.1 to 13.5	\$3,366	\$3,507 per unit	4.2%					
Residential	13.6 to 14.0	\$3,323	\$3,463 per unit	4.2%					
Residential	14.1 to 14.5	\$3,280	\$3,418 per unit	4.2%					
Residential	14.6 to 15.0	\$3,237	\$3,373 per unit	4.2%					
Residential	15.1 to 15.5	\$3,194	\$3,328 per unit	4.2%					
Residential	15.6 to 16.0	\$3,151	\$3,283 per unit	4.2%					
Residential	16.1 to 16.5	\$3,108	\$3,239 per unit	4.2%					
Residential	16.6 to 17.0	\$3,065	\$3,194 per unit	4.2%					
Residential	17.1 to 17.5	\$3,022	\$3,149 per unit	4.2%					
Residential	17.6 to 18.0	\$2,979	\$3,104 per unit	4.2%					
Residential	18.1 to 18.5	\$2,936	\$3,059 per unit	4.2%					
Residential	18.6 to 19.0	\$2,893	\$3,015 per unit	4.2%					
Residential	19.1 to 19.5	\$2,850	\$2,970 per unit	4.2%					
Residential	19.6 to 20.0	\$2,805	\$2,923 per unit	4.2%					
Commercial Retail		\$3.42	\$3.56 per bldg sf	4.2%					
Professional Office		\$3.42	\$3.56 per bldg sf	4.2%					
Industrial		\$0.92	\$0.96 per bldg sf	4.2%					
Schools		\$7,161	\$7,462 per gross acre	4.2%					
Public Facilities		\$1.86	\$1.93 per bldg sf	4.2%					
Parks		Exempt	Exempt						
Assisted Living		\$3.25	\$3.38 per bldg sf	4.2%					
						Water Service			
						Water meter:			
						3/4"	\$282	\$288 each	2%
						1"	\$343	\$366 each	7%
						1 1/2" (residential only)	\$702	\$744 each	6%
						2" (residential only)	\$918	\$975 each	6%
						1 1/2" (landscape)	\$702	\$1,132 each	61%
						2" (landscape)	\$918	\$1,312 each	43%
						3" (landscape)	\$1,613	\$1,757 each	9%
						4" (landscape)	\$2,826	\$3,105 each	10%
						6" (landscape)	\$4,821	\$5,597 each	16%
						1 1/2" (MFR & Non-res)		\$1,499 each	
						2" (MFR & Non-res)	\$918	\$1,703 each	86%
						3" (MFR & Non-res)	\$2,081	\$2,277 each	9%
						4" (MFR & Non-res)	\$3,368	\$3,708 each	10%
						6" (MFR & Non-res)	\$5,576	\$6,436 each	15%
						Transceiver Fee	\$168	\$169 each	1%
						Water service w/meter:			
						3/4"	\$4,950	\$5,027 each	2%
						1"	\$5,040	\$5,134 each	2%
						1 1/2"	\$5,895	\$6,024 each	2%
						2"	\$6,593	\$6,603 each	0%

Exhibit "A"

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020**

Effective: September 9, 2019 (TBD)

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

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

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

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	\$791	\$824	4.2%	\$196	\$204	4.1%	\$127	\$132	3.9%	\$0	\$0		\$11	\$11	4.2%	\$1,125	\$1,171	4.1%
Office	per 1000 bldg sf	\$2,940	\$3,063	4.2%	\$727	\$758	4.2%	\$473	\$493	4.2%	\$0	\$0		\$40	\$42	4.2%	\$4,180	\$4,356	4.2%

Area 2																				
	Basis of Charge	Outside Travel Lane			Center Travel Lane		Traffic Signals			Bridges		Quadrant Intersections			Total					
SFR - Rural (0 - 0.5)	per unit	\$378	\$394	4.2%	\$0	\$0	\$96	\$100	4.2%	\$0	\$0	\$62	\$65	4.2%	\$536	\$559	4.3%			
SFR - Very Low Density (0.6 - 2)	per unit	\$378	\$394	4.2%	\$0	\$0	\$97	\$101	4.1%	\$0	\$0	\$61	\$64	4.2%	\$536	\$559	4.3%			
SFR - Low Density (2.1 - 4)	per unit	\$378	\$394	4.2%	\$0	\$0	\$97	\$101	4.1%	\$0	\$0	\$56	\$58	4.2%	\$531	\$553	4.1%			
SFR - Medium Density (4.1 - 7)	per unit	\$378	\$394	4.2%	\$0	\$0	\$97	\$101	4.1%	\$0	\$0	\$56	\$58	4.2%	\$531	\$553	4.1%			
MFR - Medium High Density (7.1 - 15)	per unit	\$227	\$237	4.4%	\$0	\$0	\$58	\$60	3.4%	\$0	\$0	\$34	\$35	4.2%	\$319	\$332	4.1%			
MFR - High (15.1 - 25)	per unit	\$227	\$237	4.4%	\$0	\$0	\$58	\$60	3.4%	\$0	\$0	\$34	\$35	4.2%	\$319	\$332	4.1%			
MFR - Very High (25.1 - 43)	per unit	\$227	\$237	4.4%	\$0	\$0	\$58	\$60	3.4%	\$0	\$0	\$34	\$35	4.2%	\$319	\$332	4.1%			
Retail	per 1000 bldg sf	\$596	\$621	4.2%	\$0	\$0	\$153	\$159	4.1%	\$0	\$0	\$88	\$92	4.2%	\$837	\$872	4.2%			
Office, Public Facilities	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0	\$70	\$73	4.3%	\$0	\$0	\$40	\$42	4.2%	\$382	\$398	4.2%			
Industrial, Assisted Living	per 1000 bldg sf	\$73	\$76	4.1%	\$0	\$0	\$19	\$20	5.3%	\$0	\$0	\$11	\$11	4.2%	\$103	\$107	3.9%			
Schools	per 1000 bldg sf	\$477	\$497	4.2%	\$0	\$0	\$122	\$127	4.0%	\$0	\$0	\$70	\$73	4.2%	\$669	\$697	4.2%			
Churches	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0	\$70	\$73	4.3%	\$0	\$0	\$40	\$42	4.2%	\$382	\$398	4.2%			
Mini Storage	per gross acre	\$954	\$994	4.2%	\$0	\$0	\$248	\$258	4.0%	\$0	\$0	\$144	\$150	4.2%	\$1,346	\$1,402	4.2%			

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020**

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

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

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

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

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020**

Effective: September 9, 2019 (TBD)

	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates			
<i>Sewer oversize mains</i>			
10"	\$3.10	\$3.23 per linear foot	4.2%
12"	\$8.70	\$9.07 per linear foot	4.2%
15"	\$20.10	\$20.94 per linear foot	4.2%
18"	\$35.65	\$37.15 per linear foot	4.2%
21"	\$48.60	\$50.64 per linear foot	4.2%
<i>Sewer overdepth mains:</i>			
<u>8' to 12' in depth</u>			
8" main	\$7.90	\$8.23 per linear foot	4.2%
10" main	\$10.00	\$10.42 per linear foot	4.2%
12" main	\$9.85	\$10.26 per linear foot	4.2%
15" main	\$13.45	\$14.01 per linear foot	4.2%
18" main	\$15.35	\$15.99 per linear foot	4.2%
21" main	\$18.35	\$19.12 per linear foot	4.2%
<u>12' to 16' in depth</u>			
8" main	\$15.35	\$15.99 per linear foot	4.2%
10" main	\$17.15	\$17.87 per linear foot	4.2%
12" main	\$17.05	\$17.77 per linear foot	4.2%
15" main	\$22.20	\$23.13 per linear foot	4.2%
18" main	\$32.60	\$33.97 per linear foot	4.2%
21" main	\$34.15	\$35.58 per linear foot	4.2%
<u>Greater than 16' in depth</u>			
8" main	\$20.40	\$21.26 per linear foot	4.2%
10" main	\$22.55	\$23.50 per linear foot	4.2%
12" main	\$22.60	\$23.55 per linear foot	4.2%
15" main	\$33.35	\$34.75 per linear foot	4.2%
18" main	\$40.85	\$42.57 per linear foot	4.2%
21" main	\$45.45	\$47.36 per linear foot	4.2%

	Current Rate	Proposed Rate	Percent Change
Water Oversize Reimbursement Rates			
<i>Water oversize mains:</i>			
12" main	\$14.40	\$15.00 per linear foot	4.2%
14" main	\$26.00	\$27.09 per linear foot	4.2%
16" main	\$43.70	\$45.54 per linear foot	4.2%
18" main	\$56.95	\$59.34 per linear foot	4.2%
20" main	\$71.15	\$74.14 per linear foot	4.2%
24" main	\$103.35	\$107.69 per linear foot	4.2%
<i>Water oversize valves:</i>			
12" valve	\$873	\$910 each	4.2%
14" valve	\$1,142	\$1,190 each	4.2%
16" valve	\$1,540	\$1,605 each	4.2%
18" valve	\$1,846	\$1,924 each	4.2%
20" valve	\$2,813	\$2,931 each	4.2%
24" valve	\$4,274	\$4,454 each	4.2%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

Water Supply Fee within the Jurisdiction of FID

Non-Residential Projects

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

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 Outside the Jurisdiction of FID

Non-Residential Projects

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

Residential Projects

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

ORDINANCE 19-10

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

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

Section 1 Section 7.7.09 of Chapter 7 of Title 7 of the Clovis Municipal Code is hereby amended to read as follows:

7.7.09 Reimbursements

Reimbursements shall be for actual cost. Owners/developers and/or projects shall be eligible for reimbursements, subject to availability of funds.

Within ninety (90) days after submittal of the completed claims for reimbursement, the City will schedule reimbursements to owners/developers. Reimbursements shall be made to projects in the service area in which the construction occurred and the fees were collected from the applicable portions of the designated major street development funds. Reimbursements will occur only to the extent that the particular fund has money available for such purpose. Reimbursements will occur in chronological order of the submittal of the completed claim for actual completion of the specified type of construction. Owners/developers eligible for reimbursement shall register with the City initially and update that register on an annual basis to assist the City in keeping accurate record of its reimbursement obligations.

Section 2 This Ordinance shall go into effect and be in full force from and after sixty (60) days after its final passage and adoption.

APPROVED: Date the Ordinance was introduced July 1, 2019



Mayor



City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on July 1, 2019, and was adopted at a regular meeting of said Council held on July 8, 2019, by the following vote, to wit:

AYES: Councilmembers Ashbeck and Mouanoutoua and Mayor Bessinger

NOES: None

ABSENT: Councilmembers Flores and Whalen

ABSTAIN: None

DATED: July 8, 2019



City Clerk





AGENDA ITEM NO: 25
City Manager: AA

CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Planning and Development Services Department

DATE: July 1, 2019

SUBJECT: Consider Introduction - Ord. 19-___, Amending Various Sections of the Municipal Code Relating to Development Fees; and Consider Approval - Res. 19-___, Revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption.

ATTACHMENTS:

1. Ordinance 2019-___
2. Resolution 2019-___, Revising Master Development Fee Schedule, including Fee Schedule
3. Diagram of Undergrounding and Street Benefit Areas
4. Fee Comparisons
5. Nexus Sheets for Development Impact Fees

CONFLICT OF INTEREST

None

RECOMMENDATION

For the City Council to:

1. Consider Introduction of Ord. 19-___, Amending Various Sections of the Municipal Code Relating to Development Fees, and;
2. Consider Approval - Res. 19-___, Revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption.

EXECUTIVE SUMMARY

Development Impact Fees (DIF's) are payments required by the City on new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees are based on a methodology and calculation derived from the estimated cost of the facility and the nature and size of the development, and are used to pay for the improvements.

The City of Clovis has a policy that states "Development Impact Fees will be established with the goal that new growth pays for the cost of infrastructure improvements and minimizes the burden to existing residents". This is one of the reasons the water and sewer bills for the City of Clovis are comparatively lower than those in the area. Other jurisdictions charge existing users to pay for at least a portion of costs associated with future development. A third option would be some kind of hybrid which would be a combination of the two.

In 2009 during the recession, the number of homes being built did not generate adequate moneys to pay for the annual sewer bond payment and a portion of that cost was transferred to existing users (approximately 36,000 rooftops). The City is currently charging a bond surcharge in the amount \$3.65 per month on each sewer account to assist in making the annual sewer bond payment. The amount generated annually is approximately \$1.6 million helping support the annual \$5.9 million sewer bond payment. The total amount collected from existing users since 2009 is approximately \$20 million.

The proposed DIF's are staff's best estimate of the actual cost of the impact of proposed development. Approving any amount lower than what is being proposed would mean the City is under collecting staff's estimate of the actual cost of the impact. If they are not collected through DIF's, they can be made up by such things as grants for parks or revisiting the policy that development pays for itself. This could be done by transferring some of that cost to existing users. The downside of that transition would be that existing users are effectively being charged twice for the same infrastructure.

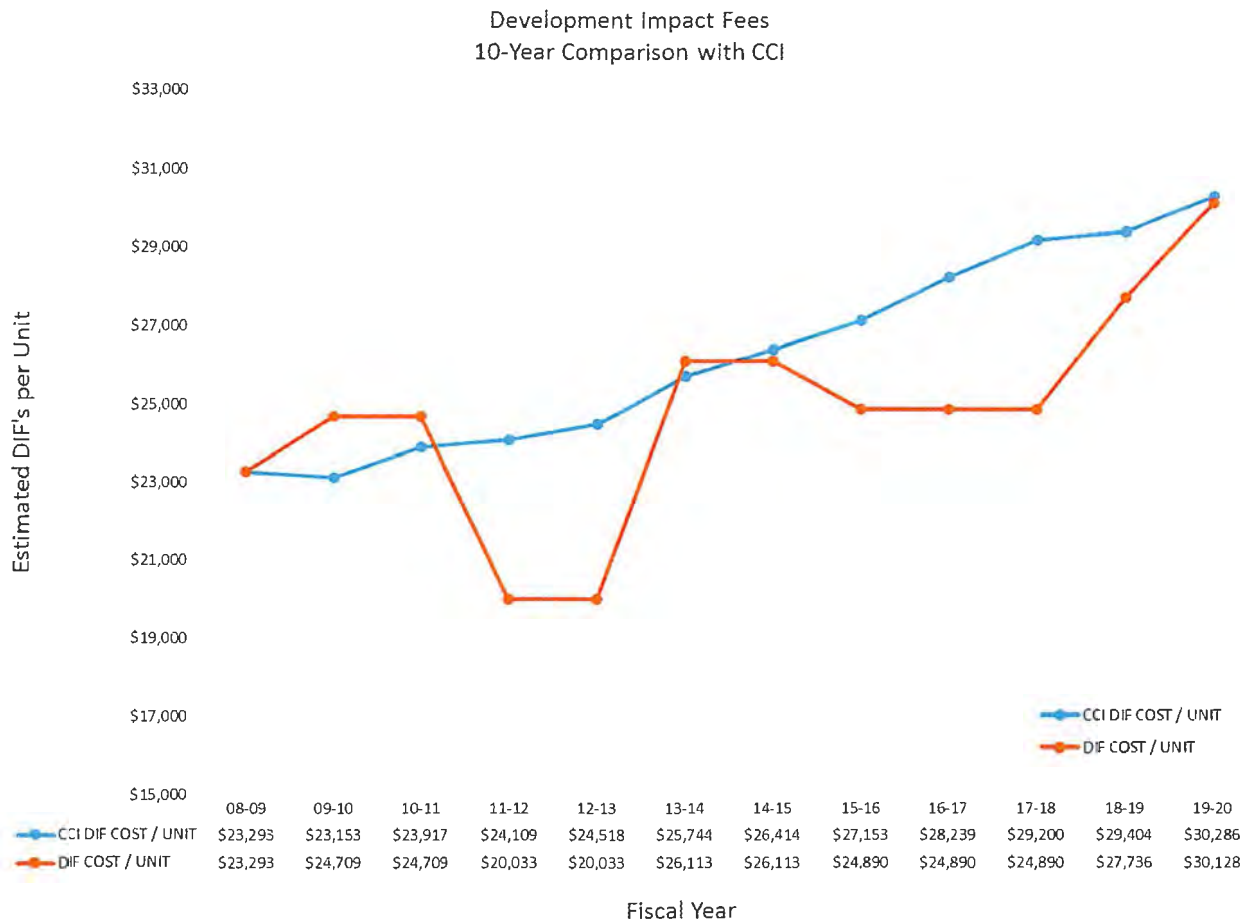
There is an argument that existing residents do benefit from future development. For example, if the City requires a planned park be built as part of development, there are existing residents who may use that park. The converse may also be true...new residents may use parks in existing developed areas. The challenge would be quantifying the net increased benefit of the parks in growth areas to existing residents.

Staff is proposing updates to the development impact fee program as follows:

- Update Parks, Fire, Police, Bridge, Water Meter, and Street Administration Fees based on updated cost studies
- Update all other fees based on the construction cost index (4.2%) as provided for in the municipal code.

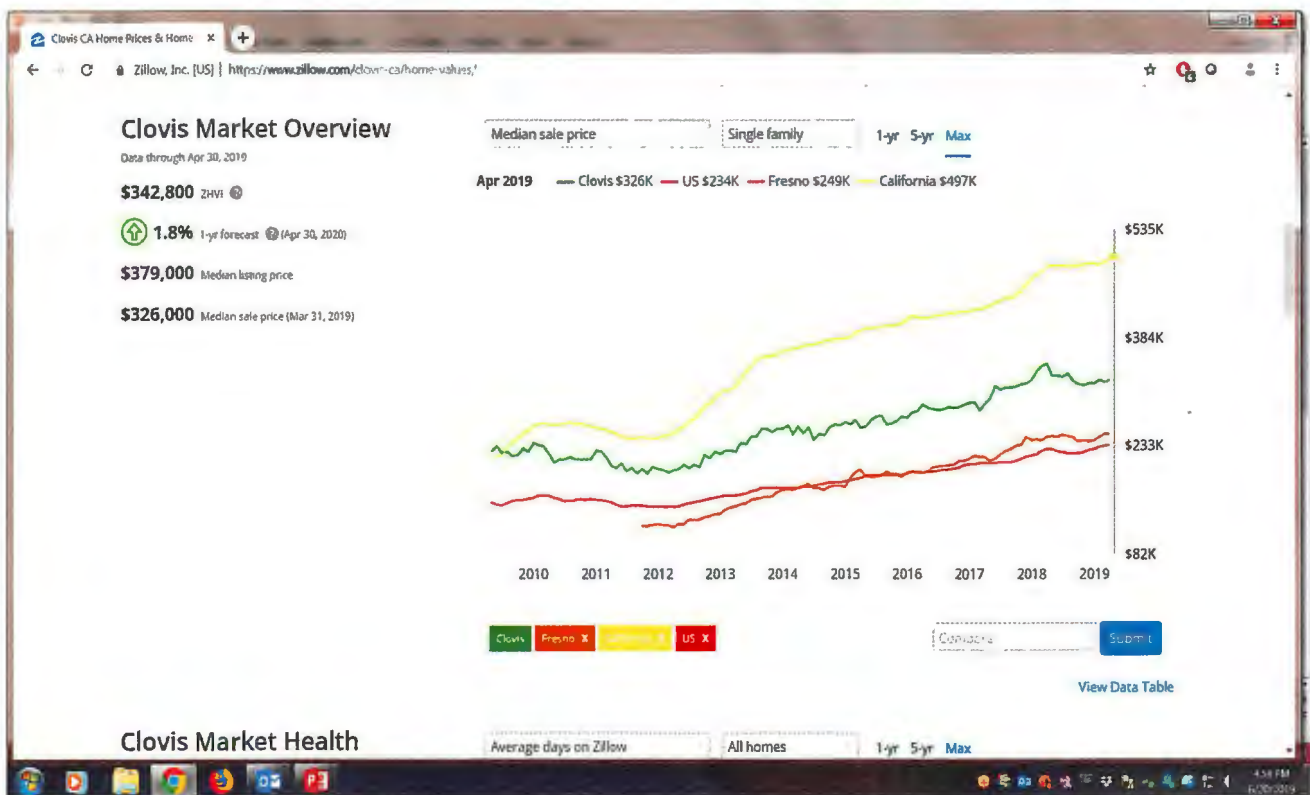
- Eliminate the code provision that requires the payment of interest on reimbursements for street improvements.
- 3-year incremental phase-in of the Park Fee increase

Below is a chart demonstrating impact fees going back to 2008-09:



The chart compares the Construction Cost Index (CCI – similar to CPI) back to 2008-09 with what actual DIF's the City charges for Single Family Residential at 6.5 units per acre. Please recall that DIF's vary slightly based on density and location. In 2008-09 DIF's were \$23,293 per unit. If the City had increased the DIF's by CCI over the time period the proposed rates for 2019-20 would slightly less than CCI.

The percentage increase for City DIF's over the term is 29.3%. During the same term medium sale prices of all homes sold in Clovis have increased 45% (2009 = \$225K / 2019 = \$326K).



Staff proposes updates to the DIF program as follows:

- Update Parks, Fire, Police, Bridge, Water Meter, and Street Administration Fees based on updated cost studies.
- Update all other fees based on the construction cost index (4.2%) as provided for in the municipal code.

For the proposed update, the overall percentage increase in the fees for residential projects ranges from 9% to 11% (\$1,800 to \$2,200 per unit) depending on density. The percentage increase for non-residential varies from 8% to 12% (\$7,500 to \$15,400 per acre) depending on land use and location.

Staff is recommending approval of the ordinance change necessary to implement the interest revision and approval of the resolution to revise the fee rates.

BACKGROUND

Staff has completed a review of the DIF program and has identified certain fee categories that required updated cost studies due to higher than anticipated cost experience. The new cost studies were prepared for these categories and are briefly described below.

- **Water Meters and Transceivers** – The updated fees reflect changes in material cost and labor.

- **Parks** – The cost of construction for park facilities and the cost to acquire land to develop parks have both increased significantly. The cost study indicated that the fees should be increased by approximately 33%. Industry representatives raised concerns about the amount of the increase and the overall impact to projects. Much of the increase is a result of the cost of land, which is currently high. Also, recent experience is that park construction items have significantly increased. In consideration of the current market and potential for fluctuating land cost, staff is proposing to implement the increase incrementally beginning with a 10% increase for this year. If costs remain at the current level, there would be an increase of 10% plus the construction cost index in each of the next 2 years. The end of this 3-year implementation will bring the rate to the level that staff originally considered with the 33% increase, unless cost components (mainly land cost) decrease during that time. Staff will work with the industry to evaluate costs for park facilities and land acquisition over the next 2 years and revise the future adjustments as appropriate.
- **Fire Department** – The updated rates reflect changes in the cost per square foot to construct new fire facilities from the last fee update. Staff bases the revised cost on recent projects in nearby Cities. An addition to the fee program this year are radio towers, which are needed to provide adequate radio coverage for new development.
- **Police Department** – The rate has been \$100 per unit for approximately 20 years and staff has not performed an updated cost evaluation to support rate revisions in the past. This year, staff worked with Police staff to evaluate the costs to provide new facilities and equipment to provide 1 additional officer for every 1,000 new residents. The Building Industry Association (BIA) requested staff to implement a 3-year phase-in of the Police Fee, but staff is proposing a full implementation of the unit cost revision from \$100 to \$726 per unit.
- **Bridges** – Reimbursement requests have been provided to staff that indicate construction costs are substantially higher than those included in prior fee evaluations. Staff proposes to revise the rates to reflect the increased construction costs.
- **Water Supply Fee** – The cost to acquire water is under negotiation between the City and the Fresno Irrigation District (FID). Staff proposes to maintain the current rates until this agreement is completed and costs are finalized.
- **Street and Underground Administration Fee** – The City cost to administer the street and undergrounding DIF program is covered by these charges. The Street and Underground Administration Fee was 3% until being reduced to 0% in July 2004 because the fund balance was adequate at that time to cover the annual cost for quite some time. The fund is now close to being depleted and the administration charges need to be increased to 1.5% of street and undergrounding fee collections to cover cost.

- **Administration Fee** – This fee is currently at 1% of fee collections in all categories except street and undergrounding to fund City cost to administer the DIF program in these fee categories. Staff is proposing a 0.5% increase.
- **Remaining Fees** – Increase by CCI of 4.2%

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 illustrate 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 higher density projects and smallest for the lower density projects. The percentage increase for residential ranges from 9% to 11%. The overall change in CCI since the last fee update is 4.2%.

The percentage increase for non-residential varies from 8% to 12% (\$7,500 to \$15,400 per acre) depending on land use and location.

Stakeholder Outreach

Staff held four public meetings since April at which the Building Industry Association, the Fresno Metropolitan Flood Control District, the Clovis Unified School District, and several local commercial and residential 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. They are requesting a 3-year phase in of the Police Department and that the Park fee be revisited in one year. Staff is recommending the full fee for the Police Department be implemented in year one and the Park fee be approved this year to be spread over three years. The three year implementation of the Park fee is the compromise and staff will revisit land acquisition costs each year.

The BIA has also raised concerns that the overall DIF's are too high and will have a negative impact on future growth in the City of Clovis. They are concerned that the high DIF's drive a higher cost for homes in Clovis and will slow down future development. They have also raised concerns regarding availability of land within the City's Sphere of Influence and the high cost of acquiring that land – recent sales are \$400,000 per acre. Options discussed to reduce DIF's are as follows:

1. Evaluate the development standards and determine if the standard that the City has in place is warranted. Example – reduce park and trail requirements to reduce the cost of DIF's.
2. Spread at least some of the cost of DIF on existing users.
3. Amend the City's SOI in an effort to potentially reduce the cost per acre.

These are all major policy changes that would need to be thoroughly evaluated. Staff is recommending the City Council approve the rates proposed and direct staff to work with the BIA to evaluate and return with any recommended changes.

Granville Homes is requesting that the Parks rates for multi-family residential be lower than lower density projects. They feel there is a reasonable connection between the number of bedrooms and park usage which should be reflected in the rates. Staff knows of no authoritative studies that would indicate that a typical single family residential unit would utilize or create more demand for parks than a multi-family unit. Staff continues to recommend the same rate for all residential units. However, if desired, using population as a basis might be a way to differentiate between single family and multi-family. This would result in a lower fee for multi-family, but the fee for single family would be higher. This basis would also provide some incentive for higher density residential projects.

The Clovis Unified School District has indicated that they 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 fee's and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship (nexus) between the need for the public facility and the type of development project on which the fee is imposed.

Items 1 and 2 are clearly identified in the 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: 
Michael Harrison
City Engineer

Recommended by: 
Dwight Krcil
Director of Planning and
Development Services

ORDINANCE 19-

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

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

Section 1 Section 7.7.09 of Chapter 7 of Title 7 of the Clovis Municipal Code is hereby amended to read as follows:

7.7.09 Reimbursements

Reimbursements shall be for actual cost. Owners/developers and/or projects shall be eligible for reimbursements, subject to availability of funds.

Within ninety (90) days after submittal of the completed claims for reimbursement, the City will schedule reimbursements to owners/developers. Reimbursements shall be made to projects in the service area in which the construction occurred and the fees were collected from the applicable portions of the designated major street development funds. Reimbursements will occur only to the extent that the particular fund has money available for such purpose. Reimbursements will occur in chronological order of the submittal of the completed claim for actual completion of the specified type of construction. Owners/developers eligible for reimbursement shall register with the City initially and update that register on an annual basis to assist the City in keeping accurate record of its reimbursement obligations.

Section 2 This Ordinance shall go into effect and be in full force from and after sixty (60) days after its final passage and adoption.

APPROVED: July 1, 2019

Mayor

City Clerk

* * * * *

The foregoing Ordinance was introduced and read at a regular meeting of the City Council held on July 1, 2019, and was adopted at a regular meeting of said Council held on _____, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATED: _____

City Clerk

ATTACHMENT 1

RESOLUTION NO. 2019-

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

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

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

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

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

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

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

1. The Master Development Fee Schedule for charges therein provided and attached as Exhibit "A" is hereby approved.

2. The provision of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Master Development Fee Schedule.

3. This Resolution is subject to and will not be effective prior to 60 days following final adoption of Ordinance 2019-__ and will continue in force until amended by the City Council.

4. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Master Development Fee Schedule (Exhibit "A") and in the Clovis Municipal Code and the City Council of the City of Clovis does hereby find that the fees are in compliance with applicable state laws including Section 66000 of the Government Code.

The foregoing Resolution was introduced and adopted by the City Council of the City of Clovis at a regularly scheduled meeting held on July 1, 2019 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

ATTACHMENT 2

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: July 1, 2019

Mayor

City Clerk

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

		Current Rate	Proposed Rate	Percent Change			Current Rate	Proposed Rate	Percent Change
Water Major Facilities					Water				
Residential	(Units per Acre)				Water oversize				
Residential	2.0 or less	\$6,842	\$7,129 per unit	4.2%	All Areas except RT Ph 1,2	\$1,342	\$1,398 per gross acre	4.2%	
Residential	2.1 to 2.5	\$6,842	\$7,129 per unit	4.2%	RT Park Phase 1, 2	\$145	\$151 per gross acre	4.1%	
Residential	2.6 to 3.0	\$6,842	\$7,129 per unit	4.2%	Water front footage				
Residential	3.1 to 3.5	\$6,842	\$7,129 per unit	4.2%	All Areas except RT Ph 1,2	\$21.85	\$22.77 per linear foot	4.2%	
Residential	3.6 to 4.0	\$6,842	\$7,129 per unit	4.2%	RT Park Phase 1, 2	\$0	\$0		
Residential	4.1 to 4.5	\$6,842	\$7,129 per unit	4.2%	Non-Potable Water System	\$1,957	\$2,039 per gross acre	4.2%	
Residential	4.6 to 5.0	\$5,808	\$6,052 per unit	4.2%					
Residential	5.1 to 5.5	\$4,774	\$4,975 per unit	4.2%					
Residential	5.6 to 6.0	\$4,666	\$4,862 per unit	4.2%					
Residential	6.1 to 6.5	\$4,558	\$4,749 per unit	4.2%					
Residential	6.6 to 7.0	\$4,450	\$4,637 per unit	4.2%					
Residential	7.1 to 7.5	\$4,342	\$4,524 per unit	4.2%					
Residential	7.6 to 8.0	\$4,234	\$4,412 per unit	4.2%					
Residential	8.1 to 8.5	\$4,126	\$4,299 per unit	4.2%					
Residential	8.6 to 9.0	\$4,018	\$4,187 per unit	4.2%					
Residential	9.1 to 9.5	\$3,910	\$4,074 per unit	4.2%					
Residential	9.6 to 10.0	\$3,802	\$3,962 per unit	4.2%					
Residential	10.1 to 10.5	\$3,694	\$3,849 per unit	4.2%					
Residential	10.6 to 11.0	\$3,586	\$3,731 per unit	4.2%					
Residential	11.1 to 11.5	\$3,538	\$3,687 per unit	4.2%					
Residential	11.6 to 12.0	\$3,495	\$3,642 per unit	4.2%					
Residential	12.1 to 12.5	\$3,452	\$3,597 per unit	4.2%					
Residential	12.6 to 13.0	\$3,409	\$3,552 per unit	4.2%					
Residential	13.1 to 13.5	\$3,366	\$3,507 per unit	4.2%					
Residential	13.6 to 14.0	\$3,323	\$3,463 per unit	4.2%					
Residential	14.1 to 14.5	\$3,280	\$3,418 per unit	4.2%					
Residential	14.6 to 15.0	\$3,237	\$3,373 per unit	4.2%					
Residential	15.1 to 15.5	\$3,194	\$3,328 per unit	4.2%					
Residential	15.6 to 16.0	\$3,151	\$3,283 per unit	4.2%					
Residential	16.1 to 16.5	\$3,108	\$3,239 per unit	4.2%					
Residential	16.6 to 17.0	\$3,065	\$3,194 per unit	4.2%					
Residential	17.1 to 17.5	\$3,022	\$3,149 per unit	4.2%					
Residential	17.6 to 18.0	\$2,979	\$3,104 per unit	4.2%					
Residential	18.1 to 18.5	\$2,936	\$3,059 per unit	4.2%					
Residential	18.6 to 19.0	\$2,893	\$3,015 per unit	4.2%					
Residential	19.1 to 19.5	\$2,850	\$2,970 per unit	4.2%					
Residential	19.6 to 20.0	\$2,805	\$2,923 per unit	4.2%					
Commercial Retail		\$3.42	\$3.56 per bldg sf	4.2%					
Professional Office		\$3.42	\$3.56 per bldg sf	4.2%					
Industrial		\$0.92	\$0.96 per bldg sf	4.2%					
Schools		\$7,161	\$7,462 per gross acre	4.2%					
Public Facilities		\$1.86	\$1.93 per bldg sf	4.2%					
Parks		Exempt	Exempt						
Assisted Living		\$3.25	\$3.38 per bldg sf	4.2%					
					Water Service				
					Water meter:				
					3/4"	\$282	\$288 each	2%	
					1"	\$343	\$366 each	7%	
					1 1/2" (residential only)	\$702	\$744 each	6%	
					2" (residential only)	\$918	\$975 each	6%	
					1 1/2" (landscape)	\$702	\$1,132 each	61%	
					2" (landscape)	\$918	\$1,312 each	43%	
					3" (landscape)	\$1,613	\$1,757 each	9%	
					4" (landscape)	\$2,826	\$3,105 each	10%	
					6" (landscape)	\$4,821	\$5,597 each	16%	
					1 1/2" (MFR & Non-res)		\$1,499 each		
					2" (MFR & Non-res)	\$918	\$1,703 each	86%	
					3" (MFR & Non-res)	\$2,081	\$2,277 each	9%	
					4" (MFR & Non-res)	\$3,368	\$3,708 each	10%	
					6" (MFR & Non-res)	\$5,576	\$6,436 each	15%	
					Transceiver Fee	\$168	\$169 each	1%	
					Water service w/meter:				
					3/4"	\$4,950	\$5,027 each	2%	
					1"	\$5,040	\$5,134 each	2%	
					1 1/2"	\$5,895	\$6,024 each	2%	
					2"	\$6,593	\$6,603 each	0%	

Exhibit A

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

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

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

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

RT Park Phase 1, 2		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
Industrial	per 1000 bldg sf	\$791	\$824	4.2%	\$196	\$204	4.1%	\$127	\$132	3.9%	\$0	\$0		\$11	\$11	4.2%	\$1,125	\$1,171	4.1%
Office	per 1000 bldg sf	\$2,940	\$3,063	4.2%	\$727	\$758	4.2%	\$473	\$493	4.2%	\$0	\$0		\$40	\$42	4.2%	\$4,180	\$4,356	4.2%

Area 2		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections			Total		
SFR - Rural (0 - 0.5)	per unit	\$378	\$394	4.2%	\$0	\$0		\$96	\$100	4.2%	\$0	\$0		\$62	\$65	4.2%	\$536	\$559	4.3%
SFR - Very Low Density (0.6 - 2)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0		\$61	\$64	4.2%	\$536	\$559	4.3%
SFR - Low Density (2.1 - 4)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0		\$56	\$58	4.2%	\$531	\$553	4.1%
SFR - Medium Density (4.1 - 7)	per unit	\$378	\$394	4.2%	\$0	\$0		\$97	\$101	4.1%	\$0	\$0		\$56	\$58	4.2%	\$531	\$553	4.1%
MFR - Medium High Density (7.1 - 15)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0		\$34	\$35	4.2%	\$319	\$332	4.1%
MFR - High (15.1 - 25)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0		\$34	\$35	4.2%	\$319	\$332	4.1%
MFR - Very High (25.1 - 43)	per unit	\$227	\$237	4.4%	\$0	\$0		\$58	\$60	3.4%	\$0	\$0		\$34	\$35	4.2%	\$319	\$332	4.1%
Retail	per 1000 bldg sf	\$596	\$621	4.2%	\$0	\$0		\$153	\$159	4.1%	\$0	\$0		\$88	\$92	4.2%	\$837	\$872	4.2%
Office, Public Facilities	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0		\$70	\$73	4.3%	\$0	\$0		\$40	\$42	4.2%	\$382	\$398	4.2%
Industrial, Assisted Living	per 1000 bldg sf	\$73	\$76	4.1%	\$0	\$0		\$19	\$20	5.3%	\$0	\$0		\$11	\$11	4.2%	\$103	\$107	3.9%
Schools	per 1000 bldg sf	\$477	\$497	4.2%	\$0	\$0		\$122	\$127	4.0%	\$0	\$0		\$70	\$73	4.2%	\$669	\$697	4.2%
Churches	per 1000 bldg sf	\$272	\$283	4.0%	\$0	\$0		\$70	\$73	4.3%	\$0	\$0		\$40	\$42	4.2%	\$382	\$398	4.2%
Mini Storage	per gross acre	\$954	\$994	4.2%	\$0	\$0		\$248	\$258	4.0%	\$0	\$0		\$144	\$150	4.2%	\$1,346	\$1,402	4.2%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

Street Fees (See Area Map on Page 6)

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

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

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

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2019-2020

Effective: September 9, 2019 (TBD)

	Current Rate	Proposed Rate	Percent Change
Sewer Oversize/Overdepth Reimbursement Rates			
Sewer oversize mains			
10"	\$3.10	\$3.23 per linear foot	4.2%
12"	\$8.70	\$9.07 per linear foot	4.2%
15"	\$20.10	\$20.94 per linear foot	4.2%
18"	\$35.65	\$37.15 per linear foot	4.2%
21"	\$48.60	\$50.64 per linear foot	4.2%
Sewer overdepth mains:			
<u>8' to 12' in depth</u>			
8" main	\$7.90	\$8.23 per linear foot	4.2%
10" main	\$10.00	\$10.42 per linear foot	4.2%
12" main	\$9.85	\$10.26 per linear foot	4.2%
15" main	\$13.45	\$14.01 per linear foot	4.2%
18" main	\$15.35	\$15.99 per linear foot	4.2%
21" main	\$18.35	\$19.12 per linear foot	4.2%
<u>12' to 16' in depth</u>			
8" main	\$15.35	\$15.99 per linear foot	4.2%
10" main	\$17.15	\$17.87 per linear foot	4.2%
12" main	\$17.05	\$17.77 per linear foot	4.2%
15" main	\$22.20	\$23.13 per linear foot	4.2%
18" main	\$32.60	\$33.97 per linear foot	4.2%
21" main	\$34.15	\$35.58 per linear foot	4.2%
<u>Greater than 16' in depth</u>			
8" main	\$20.40	\$21.26 per linear foot	4.2%
10" main	\$22.55	\$23.50 per linear foot	4.2%
12" main	\$22.60	\$23.55 per linear foot	4.2%
15" main	\$33.35	\$34.75 per linear foot	4.2%
18" main	\$40.85	\$42.57 per linear foot	4.2%
21" main	\$45.45	\$47.36 per linear foot	4.2%

	Current Rate	Proposed Rate	Percent Change
Water Oversize Reimbursement Rates			
Water oversize mains:			
12" main	\$14.40	\$15.00 per linear foot	4.2%
14" main	\$26.00	\$27.09 per linear foot	4.2%
16" main	\$43.70	\$45.54 per linear foot	4.2%
18" main	\$56.95	\$59.34 per linear foot	4.2%
20" main	\$71.15	\$74.14 per linear foot	4.2%
24" main	\$103.35	\$107.69 per linear foot	4.2%
Water oversize valves:			
12" valve	\$873	\$910 each	4.2%
14" valve	\$1,142	\$1,190 each	4.2%
16" valve	\$1,540	\$1,605 each	4.2%
18" valve	\$1,846	\$1,924 each	4.2%
20" valve	\$2,813	\$2,931 each	4.2%
24" valve	\$4,274	\$4,454 each	4.2%

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE

Water Supply Fee within the Jurisdiction of FID

Non-Residential Projects

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

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		

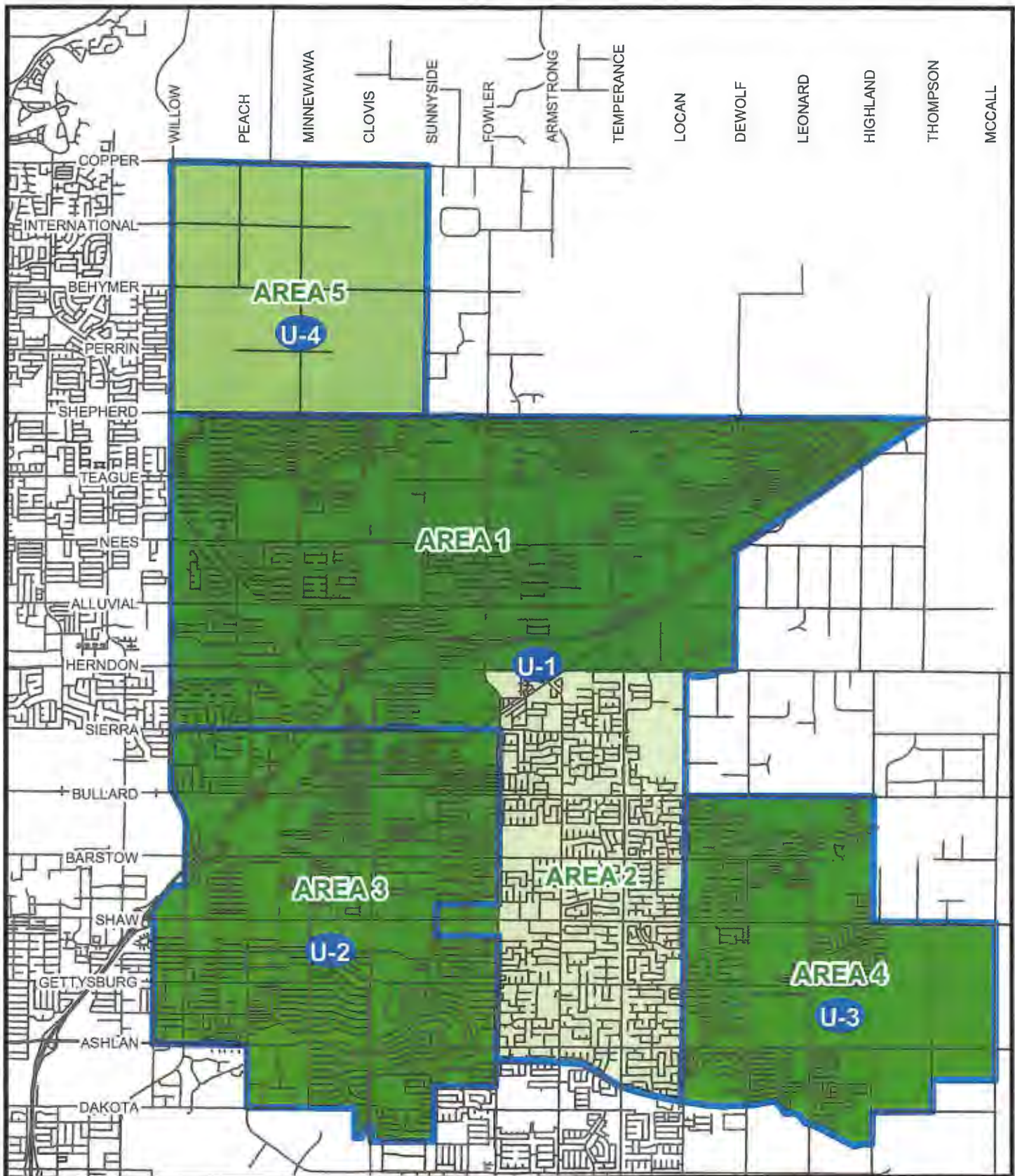
Water Supply Fee Outside the Jurisdiction of FID

Non-Residential Projects

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

Residential Projects

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



JAN 18, 2018

STREET & UNDERGROUNDING BOUNDARIES



UNDERGROUNDING AREAS



STREET AREAS



NOT TO SCALE

Single-Family Fee Calculation Scenarios
2019-2020 Proposed Fee rates

		4 DU/AC (SFR) - 40 acre development			6.5 DU/AC (SFR) - 40 acre development			7.5 DU/AC (SFR) - 40 acre development			14.5 DU/AC (SFR) - 40 acre development			15.5 DU/AC (SFR) - 40 acre development		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$4,084,372	\$4,436,700	\$352,328	\$5,540,547	\$6,057,387	\$516,841	\$6,084,326	\$6,663,662	\$579,335	\$10,511,875	\$11,568,773	\$1,056,898	\$11,136,498	\$12,260,977	\$1,124,479
	Per Unit	\$25,527	\$27,729	\$2,202	\$21,310	\$23,298	\$1,988	\$20,281	\$22,212	\$1,931	\$18,124	\$19,946	\$1,822	\$17,962	\$19,776	\$1,814
	% Change			8.6%			9.3%			9.5%			10.1%			10.1%
Area 2	Total	\$3,803,452	\$4,138,939	\$335,487	\$5,274,747	\$5,759,627	\$484,880	\$5,915,806	\$6,485,022	\$569,215	\$10,343,355	\$11,390,133	\$1,046,778	\$10,967,978	\$12,082,337	\$1,114,359
	Per Unit	\$23,772	\$25,868	\$2,097	\$20,287	\$22,152	\$1,865	\$19,719	\$21,617	\$1,897	\$17,833	\$19,638	\$1,805	\$17,690	\$19,488	\$1,797
	% Change			8.8%			9.2%			9.6%			10.1%			10.2%
Area 3	Total	\$3,520,292	\$3,839,433	\$319,141	\$4,979,307	\$5,460,121	\$480,814	\$5,640,286	\$6,191,808	\$551,522	\$10,066,115	\$11,096,920	\$1,030,805	\$10,690,738	\$11,789,124	\$1,098,386
	Per Unit	\$22,002	\$23,996	\$1,995	\$19,151	\$21,000	\$1,849	\$18,801	\$20,639	\$1,838	\$17,355	\$19,133	\$1,777	\$17,243	\$19,015	\$1,772
	% Change			9.1%			9.7%			9.8%			10.2%			10.3%
Area 4	Total	\$4,111,252	\$4,471,129	\$359,877	\$5,567,427	\$6,081,816	\$524,390	\$6,169,766	\$6,695,330	\$525,563	\$10,538,475	\$11,600,441	\$1,061,966	\$11,163,098	\$12,292,645	\$1,129,547
	Per Unit	\$25,695	\$27,945	\$2,249	\$21,413	\$23,430	\$2,017	\$20,566	\$22,318	\$1,752	\$18,170	\$20,001	\$1,831	\$18,005	\$19,827	\$1,822
	% Change			8.8%			9.4%			8.5%			10.1%			10.1%
Area 5	Total	\$3,949,132	\$4,298,143	\$347,011	\$5,405,307	\$5,916,790	\$511,483	\$6,008,406	\$6,584,776	\$576,370	\$10,435,955	\$11,489,887	\$1,053,932	\$11,060,578	\$12,182,091	\$1,121,513
	Per Unit	\$24,682	\$26,851	\$2,169	\$20,790	\$22,757	\$1,967	\$20,028	\$21,949	\$1,921	\$17,993	\$19,810	\$1,817	\$17,840	\$19,649	\$1,809
	% Change			8.8%			9.5%			9.6%			10.1%			10.1%

Multi-Family Fee Calculation Scenarios
2019-2020 Proposed Fee rates

		7.5 DU/AC (MFR) - 40 acre development			14.5 DU/AC (MFR) - 40 acre development			15.5 DU/AC (MFR) - 40 acre development			20 DU/AC (MFR) - 40 acre development		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$5,567,711	\$6,127,742	\$560,030	\$9,513,086	\$10,532,661	\$1,019,575	\$10,068,827	\$11,153,409	\$1,084,582	\$12,482,055	\$13,856,340	\$1,374,284
	Per Unit	\$18,559	\$20,426	\$1,867	\$16,402	\$18,160	\$1,758	\$16,240	\$17,989	\$1,749	\$15,603	\$17,320	\$1,718
	% Change			10.1%			10.7%			10.8%			11.0%
Area 2	Total	\$5,399,191	\$5,949,102	\$549,910	\$9,344,566	\$10,354,021	\$1,009,455	\$9,900,307	\$10,974,769	\$1,074,462	\$12,305,815	\$13,677,700	\$1,371,884
	Per Unit	\$17,997	\$19,830	\$1,833	\$16,111	\$17,852	\$1,740	\$15,968	\$17,701	\$1,733	\$15,382	\$17,097	\$1,715
	% Change			10.2%			10.8%			10.9%			11.1%
Area 3	Total	\$5,121,951	\$5,655,888	\$533,937	\$9,067,326	\$10,060,808	\$993,482	\$9,623,067	\$10,681,556	\$1,058,489	\$12,028,295	\$13,384,486	\$1,356,191
	Per Unit	\$17,073	\$18,853	\$1,780	\$15,633	\$17,346	\$1,713	\$15,521	\$17,228	\$1,707	\$15,035	\$16,731	\$1,695
	% Change			10.4%			11.0%			11.0%			11.3%
Area 4	Total	\$5,594,311	\$6,159,410	\$565,098	\$9,539,686	\$10,564,329	\$1,024,643	\$10,095,427	\$11,185,077	\$1,089,650	\$12,500,655	\$13,888,008	\$1,387,352
	Per Unit	\$18,648	\$20,531	\$1,884	\$16,448	\$18,214	\$1,767	\$16,283	\$18,040	\$1,758	\$15,626	\$17,360	\$1,734
	% Change			10.1%			10.7%			10.8%			11.1%
Area 5	Total	\$5,491,791	\$6,048,856	\$557,065	\$9,437,166	\$10,453,775	\$1,016,609	\$9,992,907	\$11,074,523	\$1,081,616	\$12,398,135	\$13,777,454	\$1,379,319
	Per Unit	\$18,306	\$20,163	\$1,857	\$16,271	\$18,024	\$1,753	\$16,118	\$17,862	\$1,745	\$15,498	\$17,222	\$1,724
	% Change			10.1%			10.8%			10.8%			11.1%

Non-Residential Fee Calculation Scenarios
2019-2020 Proposed Fee rates

		Retail (1 acre site)			Industrial (1 acre site)			Office (1 acre site)		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$203,392	\$218,799	\$15,406	\$89,320	\$98,494	\$9,174	\$145,135	\$157,333	\$12,198
	% Change			7.6%			10.3%			8.4%
Area 2	Total	\$106,829	\$116,445	\$9,616	\$71,547	\$79,646	\$8,099	\$101,105	\$110,662	\$9,557
	% Change			9.0%			11.3%			9.5%
Area 3 (Core)	Total	\$95,048	\$103,989	\$8,941	\$63,910	\$71,567	\$7,658	\$92,077	\$101,115	\$9,038
	% Change			9.4%			12.0%			9.8%
Area 4	Total	\$204,340	\$221,857	\$17,517	\$90,010	\$99,607	\$9,597	\$145,917	\$159,091	\$13,174
	% Change			8.6%			10.7%			9.0%
Area 5	Total	\$152,770	\$166,103	\$13,334	\$80,275	\$89,062	\$8,786	\$122,225	\$133,492	\$11,266
	% Change			8.7%			10.9%			9.2%

Sewer Major Facilities Fee

2019-2020

Existing Rates	
Single Family Residential	\$7,500 per Unit*
Multi-Family Residential	\$6,075 per Unit*
Retail	\$4.50 per bldg sf ^^
Office	\$3.83 per bldg sf ^^
Industrial	\$2.10 per bldg sf ^^
Assisted Living	\$7,500 per EDU
*Other	\$7,500 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	\$7,749 per Unit^	3.3%
Multi-Family Residential	\$6,277 per Unit^	3.3%
Retail	\$4.65 per bldg sf ^^	3.3%
Office/PF/School	\$3.95 per bldg sf ^^	3.1%
Industrial	\$2.17 per bldg sf ^^	3.3%
Assisted Living	\$7,749 per EDU	3.3%
*Other	\$7,749 per EDU	3.3%
^ 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 CCI increase and moving a section of Nees infrastructure to the Sewer Oversize fee.

ATTACHMENT 5

Sewer Oversize Fee

2019-2020

Existing Rates	
All Areas except RT Ph 1, 2	\$949 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	\$989 per Gr. Ac.^	4.2%
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 a CCI increase and adding a section of Nees infrastructure from the Sewer Major Facilities fee.

Sewer Front Footage Fee

2019-2020

Existing Rates	
All Areas except RT Ph 1, 2	\$18.05 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	\$18.81 per Linear Ft.^	4.2%
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 a CCI increase.

Sewer House Branch Construction

2019-2020

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

Proposed Rates		% change
4" Lateral	\$141.71 per Linear Ft.^	4.2%
6" Lateral	\$143.80 per Linear Ft.^	4.2%
^ 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 a CCI increase.

Water Major Facilities Fee

2019-2020

Existing Rates			
Residential	2.0 or less	\$6,842	per Gr. Ac. [^]
Residential	2.1 to 2.5	\$6,842	per Gr. Ac. [^]
Residential	2.6 to 3.0	\$6,842	per Gr. Ac. [^]
Residential	3.1 to 3.5	\$6,842	per Gr. Ac. [^]
Residential	3.6 to 4.0	\$6,842	per Gr. Ac. [^]
Residential	4.1 to 4.5	\$6,842	per Gr. Ac. [^]
Residential	4.6 to 5.0	\$5,808	per Gr. Ac. [^]
Residential	5.1 to 5.5	\$4,774	per Gr. Ac. [^]
Residential	5.6 to 6.0	\$4,666	per Gr. Ac. [^]
Residential	6.1 to 6.5	\$4,558	per Gr. Ac. [^]
Residential	6.6 to 7.0	\$4,450	per Gr. Ac. [^]
Residential	7.1 to 7.5	\$4,342	per Gr. Ac. [^]
Residential	7.6 to 8.0	\$4,234	per Gr. Ac. [^]
Residential	8.1 to 8.5	\$4,126	per Gr. Ac. [^]
Residential	8.6 to 9.0	\$4,018	per Gr. Ac. [^]
Residential	9.1 to 9.5	\$3,910	per Gr. Ac. [^]
Residential	9.6 to 10.0	\$3,802	per Gr. Ac. [^]
Residential	10.1 to 10.5	\$3,694	per Gr. Ac. [^]
Residential	10.6 to 11.0	\$3,581	per Gr. Ac. [^]
Residential	11.1 to 11.5	\$3,538	per Gr. Ac. [^]
Residential	11.6 to 12.0	\$3,495	per Gr. Ac. [^]
Residential	12.1 to 12.5	\$3,452	per Gr. Ac. [^]
Residential	12.6 to 13.0	\$3,409	per Gr. Ac. [^]
Residential	13.1 to 13.5	\$3,366	per Gr. Ac. [^]
Residential	13.6 to 14.0	\$3,323	per Gr. Ac. [^]
Residential	14.1 to 14.5	\$3,280	per Gr. Ac. [^]
Residential	14.6 to 15.0	\$3,237	per Gr. Ac. [^]
Residential	15.1 to 15.5	\$3,194	per Gr. Ac. [^]
Residential	15.6 to 16.0	\$3,151	per Gr. Ac. [^]
Residential	16.1 to 16.5	\$3,108	per Gr. Ac. [^]
Residential	16.6 to 17.0	\$3,065	per Gr. Ac. [^]
Residential	17.1 to 17.5	\$3,022	per Gr. Ac. [^]
Residential	17.6 to 18.0	\$2,979	per Gr. Ac. [^]
Residential	18.1 to 18.5	\$2,936	per Gr. Ac. [^]
Residential	18.6 to 19.0	\$2,893	per Gr. Ac. [^]
Residential	19.1 to 19.5	\$2,850	per Gr. Ac. [^]
Residential	19.6 to 20.0	\$2,805	per Gr. Ac. [^]
Commercial Retail		\$3.42	per bldg sf ^{^^}
Professional Office		\$3.42	per bldg sf ^{^^}
Industrial		\$0.92	per bldg sf ^{^^}
Schools/Parks		\$7,161	per Gr. Ac. [^]
Public Facilities		\$1.86	per bldg sf ^{^^}
Assisted Living		\$3.25	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	\$7,129	per Gr. Ac. [^]	4.2%
Residential	2.1 to 2.5	\$7,129	per Gr. Ac. [^]	4.2%
Residential	2.6 to 3.0	\$7,129	per Gr. Ac. [^]	4.2%
Residential	3.1 to 3.5	\$7,129	per Gr. Ac. [^]	4.2%
Residential	3.6 to 4.0	\$7,129	per Gr. Ac. [^]	4.2%
Residential	4.1 to 4.5	\$7,129	per Gr. Ac. [^]	4.2%
Residential	4.6 to 5.0	\$6,052	per Gr. Ac. [^]	4.2%
Residential	5.1 to 5.5	\$4,975	per Gr. Ac. [^]	4.2%
Residential	5.6 to 6.0	\$4,862	per Gr. Ac. [^]	4.2%
Residential	6.1 to 6.5	\$4,749	per Gr. Ac. [^]	4.2%
Residential	6.6 to 7.0	\$4,637	per Gr. Ac. [^]	4.2%
Residential	7.1 to 7.5	\$4,524	per Gr. Ac. [^]	4.2%
Residential	7.6 to 8.0	\$4,412	per Gr. Ac. [^]	4.2%
Residential	8.1 to 8.5	\$4,299	per Gr. Ac. [^]	4.2%
Residential	8.6 to 9.0	\$4,187	per Gr. Ac. [^]	4.2%
Residential	9.1 to 9.5	\$4,074	per Gr. Ac. [^]	4.2%
Residential	9.6 to 10.0	\$3,962	per Gr. Ac. [^]	4.2%
Residential	10.1 to 10.5	\$3,849	per Gr. Ac. [^]	4.2%
Residential	10.6 to 11.0	\$3,731	per Gr. Ac. [^]	4.2%
Residential	11.1 to 11.5	\$3,687	per Gr. Ac. [^]	4.2%
Residential	11.6 to 12.0	\$3,642	per Gr. Ac. [^]	4.2%
Residential	12.1 to 12.5	\$3,597	per Gr. Ac. [^]	4.2%
Residential	12.6 to 13.0	\$3,552	per Gr. Ac. [^]	4.2%
Residential	13.1 to 13.5	\$3,507	per Gr. Ac. [^]	4.2%
Residential	13.6 to 14.0	\$3,463	per Gr. Ac. [^]	4.2%
Residential	14.1 to 14.5	\$3,418	per Gr. Ac. [^]	4.2%
Residential	14.6 to 15.0	\$3,373	per Gr. Ac. [^]	4.2%
Residential	15.1 to 15.5	\$3,328	per Gr. Ac. [^]	4.2%
Residential	15.6 to 16.0	\$3,283	per Gr. Ac. [^]	4.2%
Residential	16.1 to 16.5	\$3,239	per Gr. Ac. [^]	4.2%
Residential	16.6 to 17.0	\$3,194	per Gr. Ac. [^]	4.2%
Residential	17.1 to 17.5	\$3,149	per Gr. Ac. [^]	4.2%
Residential	17.6 to 18.0	\$3,104	per Gr. Ac. [^]	4.2%
Residential	18.1 to 18.5	\$3,059	per Gr. Ac. [^]	4.2%
Residential	18.6 to 19.0	\$3,015	per Gr. Ac. [^]	4.2%
Residential	19.1 to 19.5	\$2,970	per Gr. Ac. [^]	4.2%
Residential	19.6 to 20.0	\$2,923	per Gr. Ac. [^]	4.2%
Commercial Retail		\$3.56	per bldg sf ^{^^}	4.2%
Professional Office		\$3.56	per bldg sf ^{^^}	4.2%
Industrial		\$0.96	per bldg sf ^{^^}	4.2%
Schools/Parks		\$7,462	per Gr. Ac. [^]	4.2%
Public Facilities		\$1.93	per bldg sf ^{^^}	4.2%
Assisted Living		\$3.38	per bldg sf ^{^^}	4.2%
[^] Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets ^{^^} bldg sf = building square foot				

Purpose of Fee

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

Scope of Improvements covered

Debt Service on the existing surface water treatment facility.

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

Nexus

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

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 CCI increase.

Water Oversize Fee

2019-2020

Existing Rates	
All areas except RT Phase 1, 2	\$1,342 per Gr. Ac.*
RT Phase 1, 2	\$145 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	\$1,398 per Gr. Ac.^	4.2%
RT Phase 1, 2	\$151 per Gr. Ac.^	4.1%
^ 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 a CCI increase.

Water Front Footage Fee

2019-2020

Existing Rates	
All areas except RT Phase 1, 2	\$21.85 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	\$22.77 per Linear Ft.^	4.2%
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 a CCI increase.

Non-Potable Water Fee

2019-2020

Existing Rates	
All Land Uses	\$1,957 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All Land Uses	\$2,039 per Gr. Ac.^	4.2%
^ 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 CCI increase.

Water Supply Fee

2019-2020

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
5.5	\$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 outside the Jurisdiction of FID

Non-Residential Projects

Type	Fee per Gross Acre
Commercial	\$2,250
Office	\$2,250
Industrial	\$2,750
Public	\$1,250
Schools	\$1,750
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
5.5	\$613	15.4	\$375
5.6	\$597	15.6	\$375
5.8	\$565	15.8	\$375
6.0	\$533	16.0	\$375
6.2	\$502	16.2	\$375
6.4	\$470	16.4	\$375
6.6	\$438	16.6	\$375
6.8	\$407	16.8	\$375
7.0	\$375	17.0	\$375
7.2	\$375	17.2	\$375
7.4	\$375	17.4	\$375
7.6	\$375	17.6	\$375
7.8	\$375	17.8	\$375
8.0	\$375	18.0	\$375
8.2	\$375	18.2	\$375
8.4	\$375	18.4	\$375
8.6	\$375	18.6	\$375
8.8	\$375	18.8	\$375
9.0	\$375	19.0	\$375
9.2	\$375		
9.4	\$375		
9.6	\$375		
9.8	\$375		

Water Meter and Water Service with Meter

2019-2020

Existing Rates		Proposed Rates		% change
3/4" meter	\$282 Each	3/4" meter	\$288 Each	2%
1" meter	\$343 Each	1" meter	\$366 Each	7%
1 1/2" meter	\$702 Each	1 1/2" meter (residential only)	\$744 Each	6%
2" meter	\$918 Each	2" meter (residential only)	\$975 Each	6%
1 1/2" meter	\$702 Each	1 1/2" turbo (landscape) meter	\$1,132 Each	61%
2" meter	\$918 Each	2" turbo (landscape) meter	\$1,312 Each	43%
3" turbo (landscape) meter	\$1,613 Each	3" turbo (landscape) meter	\$1,757 Each	9%
4" turbo (landscape) meter	\$2,826 Each	4" turbo (landscape) meter	\$3,105 Each	10%
6" turbo (landscape) meter	\$4,821 Each	6" turbo (landscape) meter	\$5,597 Each	16%
		1 1/2" (MFR & Non-res) meter	\$1,499 Each	New
2" meter	\$918 Each	2" (MFR & Non-res) meter	\$1,703 Each	86%
3" compound (domestic) meter	\$2,081 Each	3" (MFR & Non-res) meter	\$2,277 Each	9%
4" compound (domestic) meter	\$3,368 Each	4" (MFR & Non-res) meter	\$3,708 Each	10%
6" compound (domestic) meter	\$5,576 Each	6" (MFR & Non-res) meter	\$6,436 Each	15%
3/4" service w/meter	\$4,950 Each	3/4" service w/meter	\$5,027 Each	2%
1" service w/meter	\$5,040 Each	1" service w/meter	\$5,134 Each	2%
1 1/2" service w/ meter	\$5,895 Each	1 1/2" service w/ meter	\$6,024 Each	2%
2" service w/meter	\$6,593 Each	2" service w/meter	\$6,603 Each	0%
Transceiver*	\$168 Each	Transceiver*	\$169 Each	1%
* 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

2019-2020

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$5,018	per unit
SFR - Very Low Density (0.6 - 2)	\$5,019	per unit
SFR - Low Density (2.1 - 4)	\$5,019	per unit
SFR - Medium Density (4.1 - 7)	\$5,019	per unit
MFR - Medium High Density (7.1 - 15)	\$3,011	per unit
MFR - High (15.1 - 25)	\$3,011	per unit
MFR - Very High (25.1 - 43)	\$3,011	per 1000 bldg sf
Retail	\$7,921	per 1000 bldg sf
Office, Public Facilities	\$3,612	per 1000 bldg sf
Industrial, Assisted Living	\$972	per 1000 bldg sf
Schools	\$6,337	per 1000 bldg sf
Churches	\$3,612	per 1000 bldg sf
Mini Storage	\$12,702	per gross acre

Proposed Rates, Area 1		% change
\$5,229	per unit	4.2%
\$5,230	per unit	4.2%
\$5,230	per unit	4.2%
\$5,230	per unit	4.2%
\$3,137	per unit	4.2%
\$3,137	per unit	4.2%
\$3,137	per 1000 bldg sf	4.2%
\$8,254	per 1000 bldg sf	4.2%
\$3,764	per 1000 bldg sf	4.2%
\$1,013	per 1000 bldg sf	4.2%
\$6,603	per 1000 bldg sf	4.2%
\$3,764	per 1000 bldg sf	4.2%
\$13,235	per gross acre	4.2%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$791	per 1000 bldg sf	
Office	\$2,940	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$824	per 1000 bldg sf	4.2%
\$3,063	per 1000 bldg sf	4.2%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$378	per unit
SFR - Very Low Density (0.6 - 2)	\$378	per unit
SFR - Low Density (2.1 - 4)	\$378	per unit
SFR - Medium Density (4.1 - 7)	\$378	per unit
MFR - Medium High Density (7.1 - 15)	\$227	per unit
MFR - High (15.1 - 25)	\$227	per unit
MFR - Very High (25.1 - 43)	\$227	per 1000 bldg sf
Retail	\$596	per 1000 bldg sf
Office, Public Facilities	\$272	per 1000 bldg sf
Industrial, Assisted Living	\$73	per 1000 bldg sf
Schools	\$477	per 1000 bldg sf
Churches	\$272	per 1000 bldg sf
Mini Storage	\$954	per gross acre

Proposed Rates, Area 2		% change
\$394	per unit	4.2%
\$394	per unit	4.2%
\$394	per unit	4.2%
\$394	per unit	4.2%
\$237	per unit	4.4%
\$237	per unit	4.4%
\$237	per 1000 bldg sf	4.4%
\$621	per 1000 bldg sf	4.2%
\$283	per 1000 bldg sf	4.0%
\$76	per 1000 bldg sf	4.1%
\$497	per 1000 bldg sf	4.2%
\$283	per 1000 bldg sf	4.0%
\$994	per gross acre	4.2%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$70	per unit
SFR - Very Low Density (0.6 - 2)	\$71	per unit
SFR - Low Density (2.1 - 4)	\$71	per unit
SFR - Medium Density (4.1 - 7)	\$71	per unit
MFR - Medium High Density (7.1 - 15)	\$43	per unit
MFR - High (15.1 - 25)	\$43	per unit
MFR - Very High (25.1 - 43)	\$43	per 1000 bldg sf
Retail	\$112	per 1000 bldg sf
Office, Public Facilities	\$51	per 1000 bldg sf
Industrial, Assisted Living	\$14	per 1000 bldg sf
Schools	\$90	per 1000 bldg sf
Churches	\$51	per 1000 bldg sf
Mini Storage	\$183	per gross acre

Proposed Rates, Area 3		% change
\$73	per unit	4.3%
\$74	per unit	4.2%
\$74	per unit	4.2%
\$74	per unit	4.2%
\$45	per unit	4.7%
\$45	per unit	4.7%
\$45	per 1000 bldg sf	4.7%
\$117	per 1000 bldg sf	4.5%
\$53	per 1000 bldg sf	3.9%
\$15	per 1000 bldg sf	7.1%
\$94	per 1000 bldg sf	4.4%
\$53	per 1000 bldg sf	3.9%
\$191	per gross acre	4.4%

Outside Travel Lane Fee

2019-2020

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$4,606	per unit
SFR - Very Low Density (0.6 - 2)	\$4,606	per unit
SFR - Low Density (2.1 - 4)	\$4,606	per unit
SFR - Medium Density (4.1 - 7)	\$4,606	per unit
MFR - Medium High Density (7.1 - 15)	\$2,764	per unit
MFR - High (15.1 - 25)	\$2,764	per unit
MFR - Very High (25.1 - 43)	\$2,764	per 1000 bldg sf
Retail	\$7,269	per 1000 bldg sf
Office, Public Facilities	\$3,315	per 1000 bldg sf
Industrial, Assisted Living	\$892	per 1000 bldg sf
Schools	\$5,815	per 1000 bldg sf
Churches	\$3,315	per 1000 bldg sf
Mini Storage	\$11,657	per gross acre

	Proposed Rates, Area 4		% change
SFR - Rural (0 - 0.5)	\$4,799	per unit	4.2%
SFR - Very Low Density (0.6 - 2)	\$4,799	per unit	4.2%
SFR - Low Density (2.1 - 4)	\$4,799	per unit	4.2%
SFR - Medium Density (4.1 - 7)	\$4,799	per unit	4.2%
MFR - Medium High Density (7.1 - 15)	\$2,880	per unit	4.2%
MFR - High (15.1 - 25)	\$2,880	per unit	4.2%
MFR - Very High (25.1 - 43)	\$2,880	per 1000 bldg sf	4.2%
Retail	\$7,574	per 1000 bldg sf	4.2%
Office, Public Facilities	\$3,454	per 1000 bldg sf	4.2%
Industrial, Assisted Living	\$929	per 1000 bldg sf	4.1%
Schools	\$6,059	per 1000 bldg sf	4.2%
Churches	\$3,454	per 1000 bldg sf	4.2%
Mini Storage	\$12,147	per gross acre	4.2%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$2,096	per unit
SFR - Very Low Density (0.6 - 2)	\$2,097	per unit
SFR - Low Density (2.1 - 4)	\$2,097	per unit
SFR - Medium Density (4.1 - 7)	\$2,097	per unit
MFR - Medium High Density (7.1 - 15)	\$1,258	per unit
MFR - High (15.1 - 25)	\$1,258	per unit
MFR - Very High (25.1 - 43)	\$1,258	per 1000 bldg sf
Retail	\$3,309	per 1000 bldg sf
Office, Public Facilities	\$1,509	per 1000 bldg sf
Industrial, Assisted Living	\$406	per 1000 bldg sf
Schools	\$2,648	per 1000 bldg sf
Churches	\$1,509	per 1000 bldg sf
Mini Storage	\$5,306	per gross acre

	Proposed Rates, Area 5		% change
SFR - Rural (0 - 0.5)	\$2,184	per unit	4.2%
SFR - Very Low Density (0.6 - 2)	\$2,185	per unit	4.2%
SFR - Low Density (2.1 - 4)	\$2,185	per unit	4.2%
SFR - Medium Density (4.1 - 7)	\$2,185	per unit	4.2%
MFR - Medium High Density (7.1 - 15)	\$1,311	per unit	4.2%
MFR - High (15.1 - 25)	\$1,311	per unit	4.2%
MFR - Very High (25.1 - 43)	\$1,311	per 1000 bldg sf	4.2%
Retail	\$3,448	per 1000 bldg sf	4.2%
Office, Public Facilities	\$1,572	per 1000 bldg sf	4.2%
Industrial, Assisted Living	\$423	per 1000 bldg sf	4.2%
Schools	\$2,759	per 1000 bldg sf	4.2%
Churches	\$1,572	per 1000 bldg sf	4.2%
Mini Storage	\$5,529	per gross acre	4.2%

* 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 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

- This year's adjustment was based on a CCI increase.

Center Travel Lane Fee

2019-2020

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$1,736	per unit
SFR - Very Low Density (0.6 - 2)	\$1,737	per unit
SFR - Low Density (2.1 - 4)	\$1,737	per unit
SFR - Medium Density (4.1 - 7)	\$1,737	per unit
MFR - Medium High Density (7.1 - 15)	\$1,042	per unit
MFR - High (15.1 - 25)	\$1,042	per unit
MFR - Very High (25.1 - 43)	\$1,042	per 1000 bldg sf
Retail	\$2,741	per 1000 bldg sf
Office, Public Facilities	\$1,250	per 1000 bldg sf
Industrial, Assisted Living	\$336	per 1000 bldg sf
Schools	\$2,193	per 1000 bldg sf
Churches	\$1,250	per 1000 bldg sf
Mini Storage	\$4,391	per gross acre

Proposed Rates, Area 1		% change
\$1,809	per unit	4.2%
\$1,810	per unit	4.2%
\$1,810	per unit	4.2%
\$1,810	per unit	4.2%
\$1,086	per unit	4.2%
\$1,086	per unit	4.2%
\$1,086	per 1000 bldg sf	4.2%
\$2,856	per 1000 bldg sf	4.2%
\$1,303	per 1000 bldg sf	4.2%
\$350	per 1000 bldg sf	4.2%
\$2,285	per 1000 bldg sf	4.2%
\$1,303	per 1000 bldg sf	4.2%
\$4,575	per gross acre	4.2%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$196	per 1000 bldg sf	
Office	\$727	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$204	per 1000 bldg sf	4.2%
\$758	per 1000 bldg sf	4.2%

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

Proposed Rates, Area 2		% change
\$0.00	per unit	0%
\$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

2019-2020

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$2,156	per unit
SFR - Very Low Density (0.6 - 2)	\$2,155	per unit
SFR - Low Density (2.1 - 4)	\$2,155	per unit
SFR - Medium Density (4.1 - 7)	\$2,155	per unit
MFR - Medium High Density (7.1 - 15)	\$1,293	per unit
MFR - High (15.1 - 25)	\$1,293	per unit
MFR - Very High (25.1 - 43)	\$1,293	per 1000 bldg sf
Retail	\$3,402	per 1000 bldg sf
Office, Public Facilities	\$1,551	per 1000 bldg sf
Industrial, Assisted Living	\$417	per 1000 bldg sf
Schools	\$2,721	per 1000 bldg sf
Churches	\$1,551	per 1000 bldg sf
Mini Storage	\$5,449	per gross acre

Proposed Rates, Area 4		% change
\$2,247	per unit	4.2%
\$2,246	per unit	4.2%
\$2,246	per unit	4.2%
\$2,246	per unit	4.2%
\$1,347	per unit	4.2%
\$1,347	per unit	4.2%
\$1,347	per 1000 bldg sf	4.2%
\$3,545	per 1000 bldg sf	4.2%
\$1,616	per 1000 bldg sf	4.2%
\$435	per 1000 bldg sf	4.3%
\$2,835	per 1000 bldg sf	4.2%
\$1,616	per 1000 bldg sf	4.2%
\$5,678	per gross acre	4.2%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$1,300	per unit
SFR - Very Low Density (0.6 - 2)	\$1,299	per unit
SFR - Low Density (2.1 - 4)	\$1,299	per unit
SFR - Medium Density (4.1 - 7)	\$1,299	per unit
MFR - Medium High Density (7.1 - 15)	\$779	per unit
MFR - High (15.1 - 25)	\$779	per unit
MFR - Very High (25.1 - 43)	\$779	per 1000 bldg sf
Retail	\$2,050	per 1000 bldg sf
Office, Public Facilities	\$935	per 1000 bldg sf
Industrial, Assisted Living	\$252	per 1000 bldg sf
Schools	\$1,640	per 1000 bldg sf
Churches	\$935	per 1000 bldg sf
Mini Storage	\$3,293	per gross acre

Proposed Rates, Area 5		% change
\$1,355	per unit	4.2%
\$1,354	per unit	4.2%
\$1,354	per unit	4.2%
\$1,354	per unit	4.2%
\$812	per unit	4.2%
\$812	per unit	4.2%
\$812	per 1000 bldg sf	4.2%
\$2,136	per 1000 bldg sf	4.2%
\$974	per 1000 bldg sf	4.2%
\$263	per 1000 bldg sf	4.4%
\$1,709	per 1000 bldg sf	4.2%
\$974	per 1000 bldg sf	4.2%
\$3,431	per gross acre	4.2%

* 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

- This year's adjustment was based on a CCI increase.

Traffic Signal Fee

2019-2020

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$696	per unit
SFR - Very Low Density (0.6 - 2)	\$695	per unit
SFR - Low Density (2.1 - 4)	\$695	per unit
SFR - Medium Density (4.1 - 7)	\$695	per unit
MFR - Medium High Density (7.1 - 15)	\$417	per unit
MFR - High (15.1 - 25)	\$417	per unit
MFR - Very High (25.1 - 43)	\$417	per 1000 bldg sf
Retail	\$1,097	per 1000 bldg sf
Office, Public Facilities	\$500	per 1000 bldg sf
Industrial, Assisted Living	\$135	per 1000 bldg sf
Schools	\$878	per 1000 bldg sf
Churches	\$500	per 1000 bldg sf
Mini Storage	\$1,764	per gross acre

Proposed Rates, Area 1		% change
\$725	per unit	4.2%
\$724	per unit	4.2%
\$724	per unit	4.2%
\$724	per unit	4.2%
\$435	per unit	4.3%
\$435	per unit	4.3%
\$435	per 1000 bldg sf	4.3%
\$1,143	per 1000 bldg sf	4.2%
\$521	per 1000 bldg sf	4.2%
\$141	per 1000 bldg sf	4.4%
\$915	per 1000 bldg sf	4.2%
\$521	per 1000 bldg sf	4.2%
\$1,838	per gross acre	4.2%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$127	per 1000 bldg sf	
Office	\$473	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$132	per 1000 bldg sf	4.2%
\$493	per 1000 bldg sf	4.2%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$96	per unit
SFR - Very Low Density (0.6 - 2)	\$97	per unit
SFR - Low Density (2.1 - 4)	\$97	per unit
SFR - Medium Density (4.1 - 7)	\$97	per unit
MFR - Medium High Density (7.1 - 15)	\$58	per unit
MFR - High (15.1 - 25)	\$58	per unit
MFR - Very High (25.1 - 43)	\$58	per 1000 bldg sf
Retail	\$153	per 1000 bldg sf
Office, Public Facilities	\$70	per 1000 bldg sf
Industrial, Assisted Living	\$19	per 1000 bldg sf
Schools	\$122	per 1000 bldg sf
Churches	\$70	per 1000 bldg sf
Mini Storage	\$248	per gross acre

Proposed Rates, Area 2		% change
\$100	per unit	4.2%
\$101	per unit	4.1%
\$101	per unit	4.1%
\$101	per unit	4.1%
\$60	per unit	3.4%
\$60	per unit	3.4%
\$60	per 1000 bldg sf	3.4%
\$159	per 1000 bldg sf	4.1%
\$73	per 1000 bldg sf	4.3%
\$20	per 1000 bldg sf	5.3%
\$127	per 1000 bldg sf	4.0%
\$73	per 1000 bldg sf	4.3%
\$258	per gross acre	4.0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$34	per unit
SFR - Very Low Density (0.6 - 2)	\$35	per unit
SFR - Low Density (2.1 - 4)	\$35	per unit
SFR - Medium Density (4.1 - 7)	\$35	per unit
MFR - Medium High Density (7.1 - 15)	\$21	per unit
MFR - High (15.1 - 25)	\$21	per unit
MFR - Very High (25.1 - 43)	\$21	per 1000 bldg sf
Retail	\$55	per 1000 bldg sf
Office, Public Facilities	\$25	per 1000 bldg sf
Industrial, Assisted Living	\$7	per 1000 bldg sf
Schools	\$44	per 1000 bldg sf
Churches	\$25	per 1000 bldg sf
Mini Storage	\$91	per gross acre

Proposed Rates, Area 3		% change
\$35	per unit	2.9%
\$36	per unit	2.9%
\$36	per unit	2.9%
\$36	per unit	2.9%
\$22	per unit	4.8%
\$22	per unit	4.8%
\$22	per 1000 bldg sf	4.8%
\$57	per 1000 bldg sf	4.1%
\$26	per 1000 bldg sf	4.0%
\$7	per 1000 bldg sf	0.0%
\$46	per 1000 bldg sf	4.9%
\$26	per 1000 bldg sf	4.0%
\$95	per gross acre	4.4%

Traffic Signal Fee

2019-2020

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$442	per unit
SFR - Very Low Density (0.6 - 2)	\$441	per unit
SFR - Low Density (2.1 - 4)	\$441	per unit
SFR - Medium Density (4.1 - 7)	\$441	per unit
MFR - Medium High Density (7.1 - 15)	\$265	per unit
MFR - High (15.1 - 25)	\$265	per unit
MFR - Very High (25.1 - 43)	\$265	per 1000 bldg sf
Retail	\$696	per 1000 bldg sf
Office, Public Facilities	\$317	per 1000 bldg sf
Industrial, Assisted Living	\$85	per 1000 bldg sf
Schools	\$557	per 1000 bldg sf
Churches	\$317	per 1000 bldg sf
Mini Storage	\$1,111	per gross acre

Proposed Rates, Area 4		% change
\$461	per unit	4.3%
\$460	per unit	4.3%
\$460	per unit	4.3%
\$460	per unit	4.3%
\$276	per unit	4.2%
\$276	per unit	4.2%
\$276	per 1000 bldg sf	4.2%
\$725	per 1000 bldg sf	4.2%
\$330	per 1000 bldg sf	4.1%
\$89	per 1000 bldg sf	4.7%
\$580	per 1000 bldg sf	4.1%
\$330	per 1000 bldg sf	4.1%
\$1,158	per gross acre	4.2%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$143	per unit
SFR - Very Low Density (0.6 - 2)	\$285	per unit
SFR - Low Density (2.1 - 4)	\$285	per unit
SFR - Medium Density (4.1 - 7)	\$285	per unit
MFR - Medium High Density (7.1 - 15)	\$171	per unit
MFR - High (15.1 - 25)	\$171	per unit
MFR - Very High (25.1 - 43)	\$171	per 1000 bldg sf
Retail	\$450	per 1000 bldg sf
Office, Public Facilities	\$205	per 1000 bldg sf
Industrial, Assisted Living	\$55	per 1000 bldg sf
Schools	\$360	per 1000 bldg sf
Churches	\$205	per 1000 bldg sf
Mini Storage	\$719	per gross acre

Proposed Rates, Area 5		% change
\$149	per unit	4.2%
\$297	per unit	4.2%
\$297	per unit	4.2%
\$297	per unit	4.2%
\$178	per unit	4.1%
\$178	per unit	4.1%
\$178	per 1000 bldg sf	4.1%
\$469	per 1000 bldg sf	4.2%
\$214	per 1000 bldg sf	4.4%
\$57	per 1000 bldg sf	3.6%
\$375	per 1000 bldg sf	4.2%
\$214	per 1000 bldg sf	4.4%
\$749	per gross acre	4.2%

* 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

2019-2020

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

- This year's adjustment was based on a CCI increase.

Bridge Fee

2019-2020

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$46	per unit
SFR - Very Low Density (0.6 - 2)	\$47	per unit
SFR - Low Density (2.1 - 4)	\$47	per unit
SFR - Medium Density (4.1 - 7)	\$47	per unit
MFR - Medium High Density (7.1 - 15)	\$28	per unit
MFR - High (15.1 - 25)	\$28	per unit
MFR - Very High (25.1 - 43)	\$28	per 1000 bldg sf
Retail	\$74	per 1000 bldg sf
Office, Public Facilities	\$34	per 1000 bldg sf
Industrial, Assisted Living	\$9	per 1000 bldg sf
Schools	\$59	per 1000 bldg sf
Churches	\$34	per 1000 bldg sf
Mini Storage	\$118	per gross acre

Proposed Rates, Area 1		% change
\$64	per unit	39.1%
\$65	per unit	38.3%
\$65	per unit	38.3%
\$65	per unit	38.3%
\$39	per unit	39.3%
\$39	per unit	39.3%
\$39	per 1000 bldg sf	39.3%
\$102	per 1000 bldg sf	37.8%
\$46	per 1000 bldg sf	35.3%
\$13	per 1000 bldg sf	44.4%
\$81	per 1000 bldg sf	37.3%
\$46	per 1000 bldg sf	35.3%
\$170	per gross acre	44.1%

Area 1 RT Park Phase 1.2		Existing Rates, Area 1	
Industrial	\$0	per 1000 bldg sf	
Office	\$0	per 1000 bldg sf	

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

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

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

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

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

Bridge Fee

2019-2020

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$316	per unit
SFR - Very Low Density (0.6 - 2)	\$317	per unit
SFR - Low Density (2.1 - 4)	\$317	per unit
SFR - Medium Density (4.1 - 7)	\$317	per unit
MFR - Medium High Density (7.1 - 15)	\$190	per unit
MFR - High (15.1 - 25)	\$190	per unit
MFR - Very High (25.1 - 43)	\$190	per 1000 bldg sf
Retail	\$500	per 1000 bldg sf
Office, Public Facilities	\$228	per 1000 bldg sf
Industrial, Assisted Living	\$61	per 1000 bldg sf
Schools	\$400	per 1000 bldg sf
Churches	\$228	per 1000 bldg sf
Mini Storage	\$797	per gross acre

Proposed Rates, Area 4		% change
\$494	per unit	56.3%
\$494	per unit	55.8%
\$494	per unit	55.8%
\$494	per unit	55.8%
\$296	per unit	55.8%
\$296	per unit	55.8%
\$296	per 1000 bldg sf	55.8%
\$779	per 1000 bldg sf	55.8%
\$355	per 1000 bldg sf	55.7%
\$96	per 1000 bldg sf	57.4%
\$624	per 1000 bldg sf	56.0%
\$355	per 1000 bldg sf	55.7%
\$1,255	per gross acre	57.5%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$112	per unit
SFR - Very Low Density (0.6 - 2)	\$111	per unit
SFR - Low Density (2.1 - 4)	\$111	per unit
SFR - Medium Density (4.1 - 7)	\$111	per unit
MFR - Medium High Density (7.1 - 15)	\$67	per unit
MFR - High (15.1 - 25)	\$67	per unit
MFR - Very High (25.1 - 43)	\$67	per 1000 bldg sf
Retail	\$176	per 1000 bldg sf
Office, Public Facilities	\$80	per 1000 bldg sf
Industrial, Assisted Living	\$22	per 1000 bldg sf
Schools	\$140	per 1000 bldg sf
Churches	\$80	per 1000 bldg sf
Mini Storage	\$287	per gross acre

Proposed Rates, Area 5		% change
\$192	per unit	71.4%
\$192	per unit	73.0%
\$193	per unit	73.9%
\$192	per unit	73.0%
\$115	per unit	71.6%
\$115	per unit	71.6%
\$115	per 1000 bldg sf	71.6%
\$304	per 1000 bldg sf	72.7%
\$139	per 1000 bldg sf	73.8%
\$37	per 1000 bldg sf	68.2%
\$243	per 1000 bldg sf	73.6%
\$139	per 1000 bldg sf	73.8%
\$484	per gross acre	68.6%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

Purpose of Fee

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

Scope of Improvements covered

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

Nexus

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

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 costs within Areas 1, 4 and 5. 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.

Quadrant Intersection Fee

2019-2020

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$62	per unit
SFR - Very Low Density (0.6 - 2)	\$61	per unit
SFR - Low Density (2.1 - 4)	\$56	per unit
SFR - Medium Density (4.1 - 7)	\$56	per unit
MFR - Medium High Density (7.1 - 15)	\$34	per unit
MFR - High (15.1 - 25)	\$34	per unit
MFR - Very High (25.1 - 43)	\$34	per 1000 bldg sf
Retail	\$88	per 1000 bldg sf
Office, Public Facilities	\$40	per 1000 bldg sf
Industrial, Assisted Living	\$11	per 1000 bldg sf
Schools	\$70	per 1000 bldg sf
Churches	\$40	per 1000 bldg sf
Mini Storage	\$144	per gross acre

Proposed Rates, Area 1		% change
\$65	per unit	4.2%
\$64	per unit	4.2%
\$58	per unit	4.2%
\$58	per unit	4.2%
\$35	per unit	4.2%
\$35	per unit	4.2%
\$35	per 1000 bldg sf	4.2%
\$92	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$11	per 1000 bldg sf	4.2%
\$73	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$150	per gross acre	4.2%

Area 1 RT Park Phase 1, 2		Existing Rates, Area 1	
Industrial	\$11	per 1000 bldg sf	
Office	\$40	per 1000 bldg sf	

Proposed Rates, Area 1		% change
\$11	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$62	per unit
SFR - Very Low Density (0.6 - 2)	\$61	per unit
SFR - Low Density (2.1 - 4)	\$56	per unit
SFR - Medium Density (4.1 - 7)	\$56	per unit
MFR - Medium High Density (7.1 - 15)	\$34	per unit
MFR - High (15.1 - 25)	\$34	per unit
MFR - Very High (25.1 - 43)	\$34	per 1000 bldg sf
Retail	\$88	per 1000 bldg sf
Office, Public Facilities	\$40	per 1000 bldg sf
Industrial, Assisted Living	\$11	per 1000 bldg sf
Schools	\$70	per 1000 bldg sf
Churches	\$40	per 1000 bldg sf
Mini Storage	\$144	per gross acre

Proposed Rates, Area 2		% change
\$65	per unit	4.2%
\$64	per unit	4.2%
\$58	per unit	4.2%
\$58	per unit	4.2%
\$35	per unit	4.2%
\$35	per unit	4.2%
\$35	per 1000 bldg sf	4.2%
\$92	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$11	per 1000 bldg sf	4.2%
\$73	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$150	per gross acre	4.2%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$62	per unit
SFR - Very Low Density (0.6 - 2)	\$61	per unit
SFR - Low Density (2.1 - 4)	\$56	per unit
SFR - Medium Density (4.1 - 7)	\$56	per unit
MFR - Medium High Density (7.1 - 15)	\$34	per unit
MFR - High (15.1 - 25)	\$34	per unit
MFR - Very High (25.1 - 43)	\$34	per 1000 bldg sf
Retail	\$88	per 1000 bldg sf
Office, Public Facilities	\$40	per 1000 bldg sf
Industrial, Assisted Living	\$11	per 1000 bldg sf
Schools	\$70	per 1000 bldg sf
Churches	\$40	per 1000 bldg sf
Mini Storage	\$144	per gross acre

Proposed Rates, Area 3		% change
\$65	per unit	4.2%
\$64	per unit	4.2%
\$58	per unit	4.2%
\$58	per unit	4.2%
\$35	per unit	4.2%
\$35	per unit	4.2%
\$35	per 1000 bldg sf	4.2%
\$92	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$11	per 1000 bldg sf	4.2%
\$73	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$150	per gross acre	4.2%

Quadrant Intersection Fee

2019-2020

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$62	per unit
SFR - Very Low Density (0.6 - 2)	\$61	per unit
SFR - Low Density (2.1 - 4)	\$56	per unit
SFR - Medium Density (4.1 - 7)	\$56	per unit
MFR - Medium High Density (7.1 - 15)	\$34	per unit
MFR - High (15.1 - 25)	\$34	per unit
MFR - Very High (25.1 - 43)	\$34	per 1000 bldg sf
Retail	\$88	per 1000 bldg sf
Office, Public Facilities	\$40	per 1000 bldg sf
Industrial, Assisted Living	\$11	per 1000 bldg sf
Schools	\$70	per 1000 bldg sf
Churches	\$40	per 1000 bldg sf
Mini Storage	\$144	per gross acre

Proposed Rates, Area 4		% change
\$65	per unit	4.2%
\$64	per unit	4.2%
\$58	per unit	4.2%
\$58	per unit	4.2%
\$35	per unit	4.2%
\$35	per unit	4.2%
\$35	per 1000 bldg sf	4.2%
\$92	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$11	per 1000 bldg sf	4.2%
\$73	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$150	per gross acre	4.2%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$62	per unit
SFR - Very Low Density (0.6 - 2)	\$61	per unit
SFR - Low Density (2.1 - 4)	\$56	per unit
SFR - Medium Density (4.1 - 7)	\$56	per unit
MFR - Medium High Density (7.1 - 15)	\$34	per unit
MFR - High (15.1 - 25)	\$34	per unit
MFR - Very High (25.1 - 43)	\$34	per 1000 bldg sf
Retail	\$88	per 1000 bldg sf
Office, Public Facilities	\$40	per 1000 bldg sf
Industrial, Assisted Living	\$11	per 1000 bldg sf
Schools	\$70	per 1000 bldg sf
Churches	\$40	per 1000 bldg sf
Mini Storage	\$144	per gross acre

Proposed Rates, Area 5		% change
\$65	per unit	4.2%
\$64	per unit	4.2%
\$58	per unit	4.2%
\$58	per unit	4.2%
\$35	per unit	4.2%
\$35	per unit	4.2%
\$35	per 1000 bldg sf	4.2%
\$92	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$11	per 1000 bldg sf	4.2%
\$73	per 1000 bldg sf	4.2%
\$42	per 1000 bldg sf	4.2%
\$150	per gross acre	4.2%

* 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 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

- This year's adjustment was based on a CCI increase.

Utility Undergrounding Fee

2019-2020

Existing Rates			
Area 1	\$6,710	per	Gr. Ac.
RT Park Phase1, 2	\$2,512	per	Gr. Ac.
Area 2	\$0	per	Gr. Ac.
Area 3	\$7,361	per	Gr. Ac.
Area 4	\$7,035	per	Gr. Ac.

Proposed Rates				% change
Area 1	\$6,992	per	Gr. Ac.	4.2%
RT Park Phase1, 2	\$2,618	per	Gr. Ac.	4.2%
Area 2	\$0	per	Gr. Ac.	
Area 3	\$7,670	per	Gr. Ac.	4.2%
Area 4	\$7,330	per	Gr. Ac.	4.2%

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

- This year's adjustment was based on a CCI increase.

Park Acquisition & Development Fee

2019-2020

Existing Rates	
All Residential	\$3,431 per Unit
Retail	\$0.42 per Bldg. sf.
Office	\$0.89 per Bldg. sf.
Industrial	\$0.32 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	\$3,771 per Unit	10%
Retail	\$0.46 per Bldg. sf.	10%
Office	\$0.98 per Bldg. sf.	10%
Industrial	\$0.35 per Bldg. sf.	9%
^ 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

2019-2020

Existing Rates	
Single Family	\$393 per Unit
Multi-Family, non-Res	\$223 per Unit
<p>* 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</p>	

Proposed Rates		% change
Single Family	\$410 per Unit	4.3%
Multi-Family, non-Res	\$232 per Unit	4.0%
<p>* 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</p>		

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

- This year's adjustment was based on a CCI increase.

Fire Department Fee

2019-2020

Existing Rates		Proposed Rates	% change
All Land Uses	\$1,014 per Unit *	All Land Uses	\$1,295 per Unit ^ 28%
<p>* Unit is defined as each separate dwelling unit. Residential unit is defined as each separate living dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		<p>^ Unit is defined as each separate dwelling unit. Residential unit is defined as each living separate dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>	

Purpose of Fee

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

Scope of Improvements covered

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

Nexus

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

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 cost per square foot to construct new fire stations and included the cost of new radio towers.

Police Department Fee

2019-2020

Existing Rates		Proposed Rates		% change
All Land Uses	\$100 per Unit *	All Land Uses	\$726 per Unit ^	626%
<p>* Unit is defined as each separate dwelling unit. Residential unit is defined as each separate living dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		<p>^ Unit is defined as each separate dwelling unit. Residential unit is defined as each living separate dwelling unit for single family and multi family developments. EDU = equivalent Dwelling Unit is defined as follows: Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre. Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area. Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		

Purpose of Fee

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

Scope of Improvements covered

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

Nexus

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

Methodology

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

Summary of Factors contributing to Rate Change

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

Library Fee

2019-2020

Existing Rates	
Single Family Residential	\$604 per Unit *
Multi Family Residential	\$494 per Unit*
<p>* Unit is defined as each separate dwelling unit .</p> <p>Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments.</p> <p>EDU = equivalent Dwelling Unit is defined as follows:</p> <p>Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.</p>	

Proposed Rates		% change
Single Family Residential	\$604 per Unit ^	0%
Multi Family Residential	\$494 per Unit ^	0%
<p>^ Unit is defined as each separate dwelling unit .</p> <p>Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments.</p> <p>EDU = equivalent Dwelling Unit is defined as follows:</p> <p>Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.</p>		

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

ATTACHMENT B

Chapter 17.92 - CLOVIS DEVELOPMENT FEES APPLICABLE WITHIN THE SPHERE OF INFLUENCE OF THE CITY OF CLOVIS, AND A SCHEDULE OF FEES

Sections:

17.92.010 - Definitions.

For purposes of this chapter, the following definitions shall apply:

- (1) "Board" means the board of supervisors of the county.
- (2) "Clovis" means the city of Clovis, a municipal corporation, organized and existing under the constitution and laws of the State of California.
- (3) "Clovis development fees" means fees to be charged and collected by the county, on behalf of Clovis, pursuant to this chapter, in connection with the county's approval of a discretionary development application with respect to a development project within the Clovis SOI, for the purposes of (i) defraying all or a portion, as applicable, of the costs of certain public facilities that may be provided by Clovis, and which are related to such development project, and of the costs of county library facilities that may be provided within Clovis, and which are related to such development project, (ii) providing for Clovis' administrative costs in relation to such fees, and (iii) if, adopted by the board, providing for the county's administrative costs in relation to such fees.
- (4) "Clovis SOI" means the then-current Fresno County Local Agency Formation Commission ("LAFCO") adopted sphere of influence of Clovis, including any LAFCO updates thereto and any changes thereto by annexations of territory by Clovis.
- (5) "County" means the County of Fresno, a charter county organized and existing under the constitution and laws of the State of California.
- (6) "Director" means the director of the department.
- (7) "Department" means the county department of public works and planning, or its successor county department or agency.
- (8) "Discretionary development application to the county" means an application to the county with respect to any of the following: general plan amendments; rezonings; tentative tract maps; tentative parcel maps; conditional use permits; director review and approvals; or variances.

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

17.92.020 - Purposes.

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

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

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

The Clovis city council adopted Resolution No. 08-54, dated May 5, 2008, which adopted Clovis's proposed master development fee schedule for 2008-09, and transmitted such resolution and fee schedule to the county for the county's adoption, imposition, and collection of the Clovis development fees in such fee schedule, pursuant to a county ordinance, on behalf of Clovis. Such Clovis proposed master development fee schedule for 2008-09 was thereby adopted by the board as the schedule of fees for Clovis development fees under this chapter. As more fully described in the Clovis city council Resolution No. 08-54, the Clovis city council did thereby find that the Clovis development fees for 2008-09 referred to therein were in compliance with applicable state laws including Section 66000 of the Government Code. The board relied upon such findings in adopting this chapter, including the schedule of fees. Subsequently, the Clovis city council adopted Resolution No. 10-129, dated November 1, 2010, which adopted the City of Clovis proposed master development fee schedule for 2010-11, and transmitted such resolution and fee schedule to the county for the county's adoption, imposition, and collection of the Clovis development fees in such fee schedule, pursuant to a county ordinance, on behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2013-14 was thereby adopted by the board on December 6, 2011 as the schedule of fees for Clovis development fees under this chapter.

In 2013 the Clovis city council adopted Resolution No. 2013-52, dated May 6, 2013, which adopted the City of Clovis proposed master development fee schedule for 2013-14, and transmitted such resolution and fee schedule to the county for the county's adoption, imposition, and collection of the Clovis development fees in such fee schedule, pursuant to a county ordinance, on behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2013-14 was thereby adopted by the board on April 29, 2014 as the schedule of fees for Clovis development fees under this chapter.

In 2015, the Clovis city council adopted Resolution No. 2015-27, dated February 17, 2015, which adopted the City of Clovis proposed master development fee schedule for 2014-15, and transmitted such resolution and fee schedule to the county for the county's adoption, imposition, and collection of the Clovis development fees in such fee schedule, pursuant to a county ordinance, on behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2014-15 was thereby adopted by the board on September 22, 2015 as the schedule of fees for Clovis development fees under this chapter.

~~More recently, the Clovis city council adopted Resolution No. 2018-91 dated July 2, 2018, which adopted the City of Clovis proposed master development fee schedule for 2018-19, and transmitted such resolution and fee schedule to the county for the county's adoption, imposition, and collection of the Clovis development fees in such fee schedule, pursuant to a county ordinance, on behalf of Clovis. The adopted City of Clovis proposed master development fee schedule for 2018-19 is attached as Exhibit A, and as may be updated in the future from time to time. As more fully described in the Clovis city council Resolution No. 2018-91, the Clovis city council did thereby find that the Clovis development fees for 2018-19 referred to therein are in compliance with applicable state laws including Section 66000 of the Government Code. The board relies upon such findings in adopting this chapter, including the schedule of fees.~~

In 2018, the Clovis City Council adopted Resolution No. 2018-91, dated July 2, 2018, which adopted the City of Clovis proposed master development fee schedule for 2018-19, and transmitted such resolution and fee schedule to the County for the County's adoption, imposition, and collection of the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on behalf of Clovis. The adopted City of

Clovis proposed master development fee schedule for 2018-19 was thereby adopted by the Board on January 8, 2019 as the schedule of fees for Clovis development fees under this chapter.

More recently, the Clovis City Council adopted Resolution No. 19-91 dated July 1, 2019, which adopted the City of Clovis proposed master development fee schedule for 2019-20, and transmitted such resolution and fee schedule to the County for the County's adoption, imposition, and collection of the Clovis Development Fees in such fee schedule, pursuant to a County ordinance, on behalf of Clovis. The adopted City of Clovis proposed Master Development Fee Schedule for 2019-20 is attached as Exhibit A, and as may be updated in the future from time to time. As more fully described in the Clovis City Council Resolution No. 19-91, the Clovis City Council did thereby find that the Clovis development fees for 2019-20 referred to therein are in compliance with applicable State laws including Section 66000 of the Government Code. The Board relies upon such findings in adopting this chapter, including the schedule of fees.

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 15-020, § 1, 9-22-2015; Ord. No. 14-008, § 1, 4-29-2014; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

17.92.040 - Collection of the Clovis development fees.

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

- (i) the Clovis development fees set forth in the schedule of fees for this chapter shall be a requirement for the county's approval of any discretionary development application submitted to the county after the effective date of this chapter, with respect to any development project within the Clovis SOI; and
- (ii) the Clovis development fees shall be collected by the county on behalf of Clovis with respect to such development project, and shall be due and paid in full pursuant to the provisions of this chapter either at the time of the county's final map approval, or at the time of county's issuance of building permits, with respect to such development project, provided however, the county instead may require the applicant for any such discretionary development application to the county:
 - (a) To present a voucher issued by Clovis evidencing the full payment of the Clovis development fees, pursuant to this chapter, directly to Clovis, or
 - (b) To present written confirmation by Clovis that the Clovis development fees are inapplicable to such discretionary development application to the county.

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

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

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

17.92.050 - Amendments to this chapter.

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

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

17.92.060 - Severability.

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

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)

17.92.080 - Director's administration of this chapter.

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

(Ord. No. 19-003, § 1, 1-8-2019; Ord. No. 11-015, § 1, 12-6-2011; Ord. 08-028, § 1)