

FY 2023 CITY OF FRESNO DEVELOPMENT IMPACT CHARGE & FEE SUMMARY

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments to be completed with development.

The following fees are based on preliminary conceptual information. The exact fee obligation will be computed prior to Final Map approval by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of Final Map approval, determined by the Master Fee Schedule, shall apply (Reso. No. 2016-258).

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
a. Lateral Sewer Charge [1]	\$0.10/sq. ft. (lineal foot, to 100' depth)
b. Oversize Charge (inclusive of UGM Service Area) [1]	\$0.05/sq. ft. (lineal foot, to 100' depth)
c. Trunk Sewer Charge [2]	
- Service Area: Cornelia	\$419/living unit
Commercial, Industrial, Residential (4+ units) [4]	S.T.E.P. **
- Service Area: Grantland	\$419/living unit,
Commercial, Industrial, Residential (4+ units) [4]	S.T.E.P. **
- Service Area: Herndon	\$496/living unit
Commercial, Industrial, Residential (4+ units) [4]	S.T.E.P. **
- Service Area: Fowler	\$344/living unit
Commercial, Industrial, Residential (4+ units) [4]	S.T.E.P. **
d. Wastewater Facilities Charge	
- Residential (SFR, Duplex, Triplex) [3]	\$2,119/living unit
- Commercial, Industrial, Residential (4+ units) [4]	S.T.E.P. **
e. Copper Avenue Sewer Lift Station Charge [4]	\$650/ living unit, living unit equivalent*
f. Fowler Trunk Sewer Interim Fee Surety [1]	\$843/ living unit, living unit equivalent*
g. Herndon Trunk Sewer Capacity Enhancement Fee [1]	\$893/ living unit, living unit equivalent*

WATER CONNECTION CHARGES**FEE RATE**

h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.	
i. Frontage Charge [1]	\$6.50/lineal foot	
j. Water Capacity Fee		(Core Areas/Infill)
- Up to ¾" Meter Size	\$3,551/each	(1,775.50/each)
- 1" Meter Size	\$5,684/each	(2,842/each)
- 1½" Meter size	\$7,106/each	(3,553/each)
- 2" Meter Size	\$14,206/each	(7,103/each)
- 3" Meter Size	\$22,732/each	(11,366/each)
- 4" Meter Size	\$35,518/each	(17,759/each)
- 6" Meter Size	\$71,036/each	(35,518/each)
- 8" Meter Size	\$340,967/each	(170,483.50/each)

CITYWIDE DEVELOPMENT IMPACT FEES**FEE RATE**

k. Fire Facilities Impact Fee – Citywide [4]	
- Residential, SFR	\$2,285/living unit
- Residential, MFR	\$1,743/living unit
- Commercial Office	\$688/1000 sq.ft. †
- Commercial Retail	\$602/1000 sq.ft. †
- Industrial	\$344/1000 sq.ft. †
l. Park Facility Impact Fee – Citywide [4]	
- Residential, SFR	\$5,108/living unit
- Residential, MFR	\$3,852/living unit
- Residential, SFR w/ Quimby obligation satisfied	\$3,566/living unit
- Residential, MFR w/ Quimby obligation satisfied	\$2,688/living unit
m. Quimby Parkland Dedication Fee [2]	
- Residential, SFR	\$1,542/living unit
- Residential, MFR	\$1,164/living unit
n. Citywide Regional Street Fee [3]	
- Residential	\$8,783/adj. acre
- Residential, Multi-Family	\$17,054/adj. acre
- Commercial Office	\$16,517/adj. acre
- Commercial Retail	\$15,769/adj. acre
- Light Industrial	\$4,728/adj. acre
- Heavy Industrial	\$2,874/adj. acre

CITYWIDE DEVELOPMENT IMPACT FEES (cont.) **FEE RATE**

o. New Growth Area Major Street Fee [3]

- Residential	\$27,490/adj. acre
- Residential, Multi-Family	\$53,424/adj. acre
- Commercial Office	\$47,189/adj. acre
- Commercial Retail	\$50,710/adj. acre
- Light Industrial	\$15,396/adj. acre
- Heavy Industrial	\$9,196/adj. acre

p. Police Facilities Impact Fee – Citywide [4]

- Residential, SFR	\$948/living unit
- Residential, MFR	\$723/living unit
- Commercial Office	\$844/1000 sq.ft. †
- Commercial Retail	\$886/1000 sq.ft. †
- Industrial	\$422/1000 sq.ft. †

q. Traffic Signal Charge [1]

- Residential	\$762/living unit
- Residential, Multi-Family	\$591/living unit
- Assisted Living	\$334/ # beds
- Lodging	\$987/ # rooms
- Health/Fitness Club	\$2,662/1000 sq.ft. †
- Industrial	\$400/1000 sq.ft. †
- Warehouse	\$140/1000 sq.ft. †

Institutional

- Elementary School	\$153/ # students
- Middle/Jr. High School	\$172/ # students
- High School	\$164/ # students
- Private School (K-12)	\$200/ # students
- Community College	\$93/ # students
- University	\$126/ # students
- Place of Worship	\$51/ # seats
- Day Care/Preschool	\$330/ # students
- Library	\$5,817/1000 sq.ft. †
- Hospital	\$1,802/ # beds
- Clinic	\$3,081/1000 sq.ft. †
- Medical/Dental Office	\$2,809/1000 sq.ft. †
- Office	\$786/1000 sq.ft. †

<u>CITYWIDE DEVELOPMENT IMPACT FEES (cont.)</u>	<u>FEE RATE</u>
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q. Traffic Signal Charge (cont.) [1]

Commercial

- Discount Store	\$2,906/1000 sq.ft. †
- General Retail	\$3,048/1000 sq.ft. †
- Supermarket	\$5,517/1000 sq.ft. †
- Discount Club	\$2,126/1000 sq.ft. †
- Home Improvement Store	\$1,439/1000 sq.ft. †
- Pharmacy	\$4,494/1000 sq.ft. †
- Restaurant	\$5,162/1000 sq.ft. †
- Fast-Food Restaurant	\$19,010/1000 sq.ft. †
- Convenience Market w/ Gas Station	\$7,295/ # fueling positions
- Convenience Market (no pumps)	\$7,295/1000 sq.ft. †
- Bank	\$7,050/ # drive-in lanes
- Tire Store	\$2,466/ # service bays
- Automobile Care Center	\$1,008/ # service bays
- Car Wash	\$8,719/ # stalls
- All Other	\$80.73/ADT ***

<u>COPPER RIVER RANCH IMPACT FEES</u>	<u>FEE RATE</u>
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r. CRR Major Roadway Infrastructure Facility Fee [1]	\$4,386/adj. acre
s. CRR Major Interior Collector Roadway Facility Fee [1]	\$31,155/adj. acre
t. CRR Sewer Backbone System [1]	\$479/ living unit, living unit equivalent*
u. CRR Clovis Mitigation Fee [2]	\$38.99/ADT [2]
v. CRR Friant Widening Mitigation Fee [2]	\$9.76/ADT [2]

Notes:

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.

On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.

* Living Unit Equivalents are calculated by multiplying the number of Net Acres by 5.8 Living Unit Equivalents for commercial or 3.0 Living Unit Equivalents for industrial to arrive at the total number of Living Unit Equivalents.

Notes (cont.):

**Upon occupancy of the project, the subdivider/developer/owner shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

***Average Daily Trip (ADT) generation to be determined by Traffic and Engineering Services Division staff.

† Building areas to be calculated to the nearest square foot.

[1] Deferrable through Fee Deferral Covenant.

[2] Due prior to Final Map approval.

[3] Due at issuance of Building Permit.

[4] Due prior to Final Building Inspection and/or issuance of Certificate of Occupancy.