

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE**

Water Major Facilities			
Residential	(Units per Acre)		
Residential	2.0 or less	\$7,329	per unit
Residential	2.1 to 2.5	\$7,329	per unit
Residential	2.6 to 3.0	\$7,329	per unit
Residential	3.1 to 3.5	\$7,329	per unit
Residential	3.6 to 4.0	\$7,329	per unit
Residential	4.1 to 4.5	\$7,329	per unit
Residential	4.6 to 5.0	\$6,221	per unit
Residential	5.1 to 5.5	\$5,114	per unit
Residential	5.6 to 6.0	\$4,998	per unit
Residential	6.1 to 6.5	\$4,882	per unit
Residential	6.6 to 7.0	\$4,767	per unit
Residential	7.1 to 7.5	\$4,651	per unit
Residential	7.6 to 8.0	\$4,536	per unit
Residential	8.1 to 8.5	\$4,419	per unit
Residential	8.6 to 9.0	\$4,304	per unit
Residential	9.1 to 9.5	\$4,188	per unit
Residential	9.6 to 10.0	\$4,073	per unit
Residential	10.1 to 10.5	\$3,957	per unit
Residential	10.6 to 11.0	\$3,835	per unit
Residential	11.1 to 11.5	\$3,790	per unit
Residential	11.6 to 12.0	\$3,744	per unit
Residential	12.1 to 12.5	\$3,698	per unit
Residential	12.6 to 13.0	\$3,651	per unit
Residential	13.1 to 13.5	\$3,605	per unit
Residential	13.6 to 14.0	\$3,560	per unit
Residential	14.1 to 14.5	\$3,514	per unit
Residential	14.6 to 15.0	\$3,467	per unit
Residential	15.1 to 15.5	\$3,421	per unit
Residential	15.6 to 16.0	\$3,375	per unit
Residential	16.1 to 16.5	\$3,330	per unit
Residential	16.6 to 17.0	\$3,283	per unit
Residential	17.1 to 17.5	\$3,237	per unit
Residential	17.6 to 18.0	\$3,191	per unit
Residential	18.1 to 18.5	\$3,145	per unit
Residential	18.6 to 19.0	\$3,099	per unit
Residential	19.1 to 19.5	\$3,053	per unit
Residential	19.6 to 20.0	\$3,005	per unit
Commercial Retail		\$3.66	per bldg sf
Professional Office		\$3.66	per bldg sf
Industrial		\$0.99	per bldg sf
Schools		\$7,671	per gross acre
Public Facilities		\$1.98	per bldg sf
Assisted Living		\$3.47	per bldg sf

Water			
Water oversize			
All Areas except RT Ph 1,2		\$1,437	per gross acre
RT Park Phase 1, 2		\$155	per gross acre
Water front footage			
All Areas except RT Ph 1,2		\$23.41	per linear foot
RT Park Phase 1, 2		\$0	
Non-Potable Water System		\$2,096	per gross acre

Water Service			
Water meter:			
3/4"		\$296	each
1"		\$376	each
1 1/2" (residential only)		\$765	each
2" (residential only)		\$1,002	each
1 1/2" (landscape)		\$1,164	each
2" (landscape)		\$1,349	each
3" (landscape)		\$1,806	each
4" (landscape)		\$3,192	each
6" (landscape)		\$5,754	each
1 1/2" (MFR & Non-res)		\$1,541	each
2" (MFR & Non-res)		\$1,751	each
3" (MFR & Non-res)		\$2,341	each
4" (MFR & Non-res)		\$3,812	each
6" (MFR & Non-res)		\$6,616	each
Transceiver Fee		\$174	each
Water service w/meter:			
3/4"		\$5,168	each
1"		\$5,278	each
1 1/2"		\$6,193	each
2"		\$6,788	each

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE**

Sewer		
Sewer Major Facilities		
Single Family Residential	\$7,966	per unit
Multi-Family Residential	\$6,453	per unit
Commercial Retail	\$4.78	per bldg sf
Professional Office	\$4.06	per bldg sf
Industrial	\$2.23	per bldg sf
Assisted Living	\$7,966	per EDU
*Other	\$7,966	per EDU
All Projects in Core Area (Page 7)	\$0	
Sewer oversize		
All Areas except RT Ph 1,2	\$1,017	per gross acre
RT Park Phase 1, 2	\$0	
Sewer front footage		
All Areas except RT Ph 1,2	\$19.34	per linear foot
RT Park Phase 1, 2	\$0	
Sewer house branch connection		
4" lateral	\$145.68	per linear foot
6" lateral	\$147.82	per linear foot

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

Parks		
Park Acquisition and Development:		
All Residential	\$4,260	per unit
Retail	\$0.52	per bldg. sf.
Office	\$1.11	per bldg. sf.
Industrial	\$0.39	per bldg. sf.
All projects in core area (Page 7)	\$0	

Refuse		
Community sanitation fee		
Single family lot	\$421	per unit
Multi-family, non-residential	\$238	per unit

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

Utility Undergrounding		
Utility Undergrounding fee		
Underground Area 1	\$7,188	per gross acre
RT Park Phase 1, 2	\$2,691	per gross acre
Underground Area 2	\$0	per gross acre
Underground Area 3	\$7,885	per gross acre
Underground Area 4	\$7,535	per gross acre

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

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE**

Street Fees

Area 1	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$5,375	\$1,860	\$745	\$66	\$67	\$8,113
SFR - Very Low Density (0.6 - 2)	per unit	\$5,376	\$1,861	\$744	\$67	\$66	\$8,114
SFR - Low Density (2.1 - 4)	per unit	\$5,376	\$1,861	\$744	\$67	\$60	\$8,108
SFR - Medium Density (4.1 - 7)	per unit	\$5,376	\$1,861	\$744	\$67	\$60	\$8,108
MFR - Medium High Density (7.1 - 15)	per unit	\$3,225	\$1,116	\$447	\$40	\$36	\$4,864
MFR - High (15.1 - 25)	per unit	\$3,225	\$1,116	\$447	\$40	\$36	\$4,864
MFR - Very High (25.1 - 43)	per unit	\$3,225	\$1,116	\$447	\$40	\$36	\$4,864
Retail	per 1000 bldg sf	\$8,485	\$2,936	\$1,175	\$105	\$95	\$12,796
Office, Public Facilities	per 1000 bldg sf	\$3,869	\$1,339	\$536	\$47	\$43	\$5,834
Industrial, Assisted Living	per 1000 bldg sf	\$1,041	\$360	\$145	\$13	\$11	\$1,570
Schools	per 1000 bldg sf	\$6,788	\$2,349	\$941	\$83	\$75	\$10,236
Churches	per 1000 bldg sf	\$3,869	\$1,339	\$536	\$47	\$43	\$5,834
Mini Storage	per gross acre	\$13,606	\$4,703	\$1,889	\$175	\$154	\$20,527

Area 1 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	\$847	\$210	\$136	\$0	\$11	\$1,204
Office	per 1000 bldg sf	\$3,149	\$779	\$507	\$0	\$43	\$4,478

Area 2	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$405	\$0	\$103	\$0	\$67	\$575
SFR - Very Low Density (0.6 - 2)	per unit	\$405	\$0	\$104	\$0	\$66	\$575
SFR - Low Density (2.1 - 4)	per unit	\$405	\$0	\$104	\$0	\$60	\$569
SFR - Medium Density (4.1 - 7)	per unit	\$405	\$0	\$104	\$0	\$60	\$569
MFR - Medium High Density (7.1 - 15)	per unit	\$244	\$0	\$62	\$0	\$36	\$342
MFR - High (15.1 - 25)	per unit	\$244	\$0	\$62	\$0	\$36	\$342
MFR - Very High (25.1 - 43)	per unit	\$244	\$0	\$62	\$0	\$36	\$342
Retail	per 1000 bldg sf	\$638	\$0	\$163	\$0	\$95	\$896
Office, Public Facilities	per 1000 bldg sf	\$291	\$0	\$75	\$0	\$43	\$409
Industrial, Assisted Living	per 1000 bldg sf	\$78	\$0	\$21	\$0	\$11	\$110
Schools	per 1000 bldg sf	\$511	\$0	\$131	\$0	\$75	\$717
Churches	per 1000 bldg sf	\$291	\$0	\$75	\$0	\$43	\$409
Mini Storage	per gross acre	\$1,022	\$0	\$265	\$0	\$154	\$1,441

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE**

Street Fees

Area 3	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$75	\$0	\$36	\$0	\$67	\$178
SFR - Very Low Density (0.6 - 2)	per unit	\$76	\$0	\$37	\$0	\$66	\$179
SFR - Low Density (2.1 - 4)	per unit	\$76	\$0	\$37	\$0	\$60	\$173
SFR - Medium Density (4.1 - 7)	per unit	\$76	\$0	\$37	\$0	\$60	\$173
MFR - Medium High Density (7.1 - 15)	per unit	\$46	\$0	\$23	\$0	\$36	\$105
MFR - High (15.1 - 25)	per unit	\$46	\$0	\$23	\$0	\$36	\$105
MFR - Very High (25.1 - 43)	per unit	\$46	\$0	\$23	\$0	\$36	\$105
Retail	per 1000 bldg sf	\$120	\$0	\$59	\$0	\$95	\$274
Office, Public Facilities	per 1000 bldg sf	\$54	\$0	\$27	\$0	\$43	\$124
Industrial, Assisted Living	per 1000 bldg sf	\$15	\$0	\$7	\$0	\$11	\$33
Schools	per 1000 bldg sf	\$97	\$0	\$47	\$0	\$75	\$219
Churches	per 1000 bldg sf	\$54	\$0	\$27	\$0	\$43	\$124
Mini Storage	per gross acre	\$196	\$0	\$98	\$0	\$154	\$448

Area 4	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$4,933	\$2,310	\$474	\$508	\$67	\$8,292
SFR - Very Low Density (0.6 - 2)	per unit	\$4,933	\$2,309	\$473	\$508	\$66	\$8,289
SFR - Low Density (2.1 - 4)	per unit	\$4,933	\$2,309	\$473	\$508	\$60	\$8,283
SFR - Medium Density (4.1 - 7)	per unit	\$4,933	\$2,309	\$473	\$508	\$60	\$8,283
MFR - Medium High Density (7.1 - 15)	per unit	\$2,961	\$1,385	\$284	\$304	\$36	\$4,970
MFR - High (15.1 - 25)	per unit	\$2,961	\$1,385	\$284	\$304	\$36	\$4,970
MFR - Very High (25.1 - 43)	per unit	\$2,961	\$1,385	\$284	\$304	\$36	\$4,970
Retail	per 1000 bldg sf	\$7,786	\$3,644	\$745	\$801	\$95	\$13,071
Office, Public Facilities	per 1000 bldg sf	\$3,551	\$1,661	\$339	\$365	\$43	\$5,959
Industrial, Assisted Living	per 1000 bldg sf	\$955	\$447	\$91	\$99	\$11	\$1,603
Schools	per 1000 bldg sf	\$6,229	\$2,914	\$596	\$641	\$75	\$10,455
Churches	per 1000 bldg sf	\$3,551	\$1,661	\$339	\$365	\$43	\$5,959
Mini Storage	per gross acre	\$12,487	\$5,837	\$1,190	\$1,290	\$154	\$20,958

Area 5	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$2,245	\$1,393	\$153	\$197	\$67	\$4,055
SFR - Very Low Density (0.6 - 2)	per unit	\$2,246	\$1,392	\$305	\$197	\$66	\$4,206
SFR - Low Density (2.1 - 4)	per unit	\$2,246	\$1,392	\$305	\$198	\$60	\$4,201
SFR - Medium Density (4.1 - 7)	per unit	\$2,246	\$1,392	\$305	\$197	\$60	\$4,200
MFR - Medium High Density (7.1 - 15)	per unit	\$1,348	\$835	\$183	\$118	\$36	\$2,520
MFR - High (15.1 - 25)	per unit	\$1,348	\$835	\$183	\$118	\$36	\$2,520
MFR - Very High (25.1 - 43)	per unit	\$1,348	\$835	\$183	\$118	\$36	\$2,520
Retail	per 1000 bldg sf	\$3,545	\$2,196	\$482	\$313	\$95	\$6,631
Office, Public Facilities	per 1000 bldg sf	\$1,616	\$1,001	\$220	\$143	\$43	\$3,023
Industrial	per 1000 bldg sf	\$435	\$270	\$59	\$38	\$11	\$813
Schools	per 1000 bldg sf	\$2,836	\$1,757	\$386	\$250	\$75	\$5,304
Churches	per 1000 bldg sf	\$1,616	\$1,001	\$220	\$143	\$43	\$3,023
Mini Storage	per gross acre	\$5,684	\$3,527	\$770	\$498	\$154	\$10,633

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE**

Sewer Oversize/Overdepth Reimbursement Rates	
<i>Sewer oversize mains:</i>	
10"	\$3.32 per linear foot
12"	\$9.32 per linear foot
15"	\$21.53 per linear foot
18"	\$38.19 per linear foot
21"	\$52.06 per linear foot
<i>Sewer overdepth mains:</i>	
<u>8' to 12' in depth</u>	
8" main	\$8.46 per linear foot
10" main	\$10.71 per linear foot
12" main	\$10.55 per linear foot
15" main	\$14.41 per linear foot
18" main	\$16.44 per linear foot
21" main	\$19.66 per linear foot
<u>12' to 16' in depth</u>	
8" main	\$16.44 per linear foot
10" main	\$18.37 per linear foot
12" main	\$18.26 per linear foot
15" main	\$23.78 per linear foot
18" main	\$34.92 per linear foot
21" main	\$36.58 per linear foot
<u>Greater than 16' in depth</u>	
8" main	\$21.85 per linear foot
10" main	\$24.16 per linear foot
12" main	\$24.21 per linear foot
15" main	\$35.72 per linear foot
18" main	\$43.76 per linear foot
21" main	\$48.68 per linear foot

Water Oversize Reimbursement Rates	
<i>Water oversize mains:</i>	
12" main	\$15.42 per linear foot
14" main	\$27.85 per linear foot
16" main	\$46.81 per linear foot
18" main	\$61.00 per linear foot
20" main	\$76.21 per linear foot
24" main	\$110.71 per linear foot
<i>Water oversize valves:</i>	
12" valve	\$935 each
14" valve	\$1,223 each
16" valve	\$1,650 each
18" valve	\$1,977 each
20" valve	\$3,013 each
24" valve	\$4,578 each

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2020-2021
Applicable to Projects with Applications Deemed Complete before May 15, 2020

Water Supply Fee within the Jurisdiction of FID

Water Supply Fee Outside 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

Non-Residential Projects

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

Residential Projects

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

Residential Projects

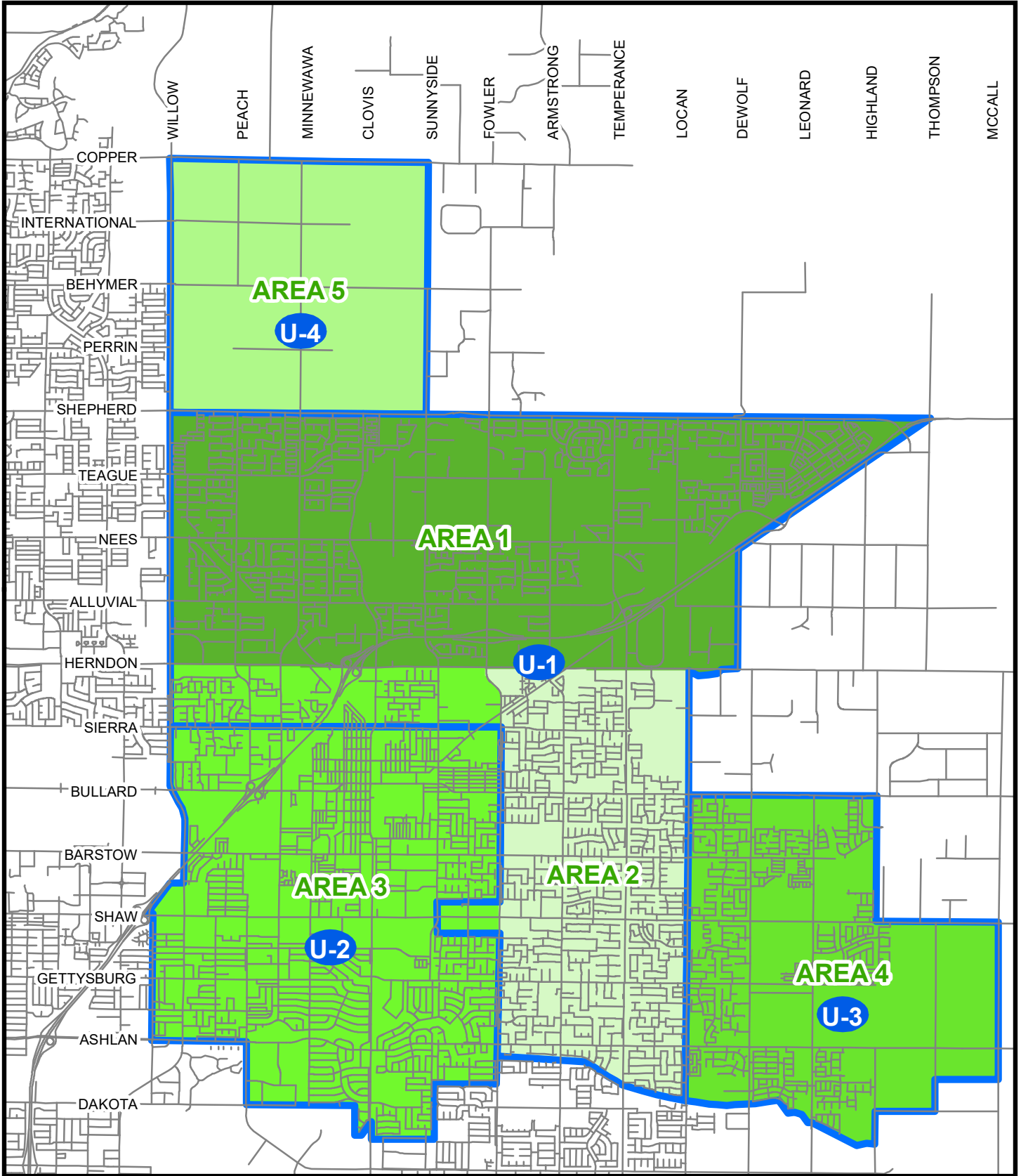
<u>Units per Acre</u>	<u>Fee per Unit</u>	<u>Units per Acre</u>	<u>Fee per Unit</u>
0.2	\$3,875	10.0	\$375
0.4	\$3,875	10.2	\$375
0.6	\$3,875	10.4	\$375
0.8	\$3,875	10.6	\$375
1.0	\$3,875	10.8	\$375
1.2	\$3,333	11.0	\$375
1.4	\$2,792	11.2	\$375
1.6	\$2,250	11.4	\$375
1.8	\$1,709	11.6	\$375
2.0	\$1,167	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 SUPPLY FEE SCHEDULE

Applicable to Projects with Applications Deemed Complete after May 15, 2020



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

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



JAN 18, 2018

STREET & UNDERGROUNDING BOUNDARIES

 UNDERGROUNDING AREAS  STREET AREAS



NOT TO SCALE