

RESOLUTION 20-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING THE SCHEDULE OF CHARGES FOR THE WATER SUPPLY FEE, REVISING THE MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF FEES TO BE REQUESTED FOR COUNTY ADOPTION.

WHEREAS, on July 15, 2019, the City Council approved the Cooperative Agreement between Fresno Irrigation District and City of Clovis for Water Utilization and Conveyance, and the Firm Surface Water Supply and Purchase Agreement, for the City to continue receiving Kings River water and include the addition of a new water supply to meet future growth and support implementation of the Sustainable Groundwater Management Act (SGMA); and

WHEREAS, the agreements provide additional water supply throughout the City Sphere of Influence, with the exception that the additional water supply cannot supplant water that would be provided by other water districts; and

WHEREAS, the investment to secure a firm water supply is to be paid for by both the City Water Enterprise Fund and development impact fees, where the Water Enterprise share of the investment is for sustainability (SGMA) related reasons and the development share is to serve future growth; and

WHEREAS, the purpose of the Water Supply Fee is to fund the development share of the investment to secure a firm water supply, as well as investment in banking facilities; and

WHEREAS, the impact fee will be used to pay for the cost of acquiring new water resources and the cost of the City's water banking facilities; and

WHEREAS, the need for the additional water supply is directly tied to land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply; and

WHEREAS, without the Water Supply Fee, the City will not be able to meet its obligations under the agreements to pay for the firm water supply, and would prohibit the City from providing essential water services to new development or redevelopment, which would result in a specific, adverse impact upon the public health or safety; and

WHEREAS, the City performed a fee study which establishes a reasonable relationship between 1) the use of the Water Supply Fee to develop additional water supplies and the land development and redevelopment at a land use or intensity that creates or increases the demand for additional water supply, 2) the need for additional water supply due to land development or redevelopment and the land that is developed or redeveloped at a land use or intensity that creates or increases the demand for additional water supply, and 3) the amount of the Water Supply Fee and the cost of acquiring additional water supply; and

WHEREAS, the City worked with stakeholders and agreed that the Water Supply Fee shall be implemented on May 15, 2020; and

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.

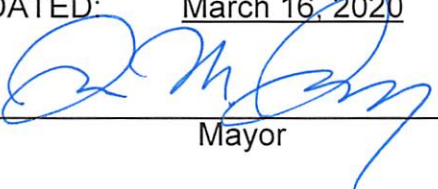
NOW, THEREFORE, IT IS RESOLVED AND ORDERED AS FOLLOWS:

1. The schedule of charges for the Water Supply Fee provided and attached as Attachment A is hereby approved.
2. The provisions of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Water Supply Fee Schedule.
3. The Water Supply Fee shall be effective sixty (60) days from the adoption of the fee pursuant to this Resolution, which will be on May 15, 2020.
4. Notwithstanding the effective date, the Water Supply Fee shall not apply to any project for which a complete application for all entitlements applicable to the project was submitted to the City before May 15, 2020.
5. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Water Supply Fee Schedule (Attachment 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 March 16, 2020 at the hour of 6:00 p.m. in the City of Clovis, by the following vote, to wit:

AYES: Councilmembers Ashbeck, Flores, Mouanoutoua, Whalen, Mayor Bessinger
NOES: None
ABSENT: None
ABSTAIN: None

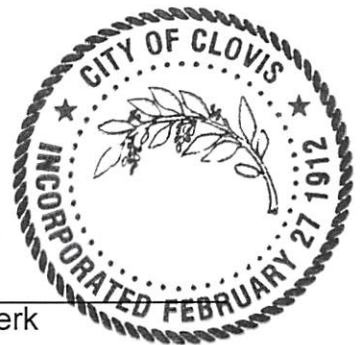
DATED: March 16, 2020



Mayor



City Clerk



ATTACHMENT A

WATER SUPPLY FEE SCHEDULE

March 16, 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.