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**CITY** *of* **CLOVIS**

Nexus Sheets

for

Development Impact Fees

Fiscal Year  
2024-2025

Fiscal Year  
2024-2025

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**Findings in Support of the Continuation of City Policies to Impose Residential Development Impact Fees on a Per Unit or Per Acreage Basis**

**Sewer Major Facilities Fee**

2024-2025

Existing Rates	
Single Family Residential	\$9,584 per Unit*
Multi-Family Residential	\$7,763 per Unit*
Retail	\$5.75 per bldg sf ^^
Office	\$4.89 per bldg sf ^^
Industrial	\$2.68 per bldg sf ^^
Assisted Living	\$9,584 per EDU
*Other	\$9,584 per EDU
^ Unit is defined as each separate dwelling unit ^^ Non-residential Fees are based on building square footage.	

Proposed Rates			% change
<b>Single Family Residential</b>	<b>\$10,322 per Unit^</b>		7.7%
<b>Multi-Family Residential</b>	<b>\$8,361 per Unit^</b>		7.7%
<b>Retail</b>	<b>\$6.19 per bldg sf ^^</b>		7.7%
<b>Office/PF/School</b>	<b>\$5.27 per bldg sf ^^</b>		7.7%
<b>Industrial</b>	<b>\$2.89 per bldg sf ^^</b>		7.7%
<b>Assisted Living</b>	<b>\$10,322 per EDU</b>		7.7%
<b>*Other</b>	<b>\$10,322 per EDU</b>		7.7%
^ 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.

AB602: Residential usage have been measured on a land usage basis and then correlated to a per home basis. This same measurement is used to predict future capacity and treatment needs. There is a better correlation between City data and the number of homes than residential square footage.

**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 adjustment.

**Sewer Oversize Fee**

2024-2025

Existing Rates	
All Areas except RT Ph 1, 2	\$1,114 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		
All Areas except RT Ph 1, 2	\$1,200 per Gr. Ac.^	% change
RT Park Phase1, 2	\$0 per Gr. Ac.^	7.7%
^ 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

AB602: Acreage is a common denominator between all land uses. Acreage is used for the basis of this fee in order to evenly distribute the share across the City. Therefore an acreage basis is more appropriate than a residential square footage basis.

**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 adjustment.

**Sewer Front Footage Fee**

2024-2025

Existing Rates	
All Areas except RT Ph 1, 2	\$32.05 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	\$34.50 per Linear Ft.^	7.7%
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 8" mains the along all adjacent streets alleys and easements. The Sewer Front Footage Fee pays for 1/2 of the 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.

AB602: The repayment of this fee is on a lineal footage basis. There is no correlation with the size of the home.

**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 adjustment.

**Sewer House Branch Construction**

2024-2025

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	\$146 per Linear Ft.^	7.7%
6" Lateral	\$149 per Linear Ft.^	7.7%
^ 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.

AB602: The costs are per each item with no dependence upon size of the home. Therefore the per each basis is more appropriate than residential square footage.

**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 adjustment.

**Water Major Facilities Fee**

2024-2025

Existing Rates		
Residential	2.0 or less	\$8,580 per Unit
Residential	2.1 to 2.5	\$8,580 per Unit
Residential	2.6 to 3.0	\$8,580 per Unit
Residential	3.1 to 3.5	\$8,580 per Unit
Residential	3.6 to 4.0	\$8,580 per Unit
Residential	4.1 to 4.5	\$8,580 per Unit
Residential	4.6 to 5.0	\$7,283 per Unit
Residential	5.1 to 5.5	\$5,987 per Unit
Residential	5.6 to 6.0	\$5,851 per Unit
Residential	6.1 to 6.5	\$5,716 per Unit
Residential	6.6 to 7.0	\$5,581 per Unit
Residential	7.1 to 7.5	\$5,445 per Unit
Residential	7.6 to 8.0	\$5,311 per Unit
Residential	8.1 to 8.5	\$5,174 per Unit
Residential	8.6 to 9.0	\$5,038 per Unit
Residential	9.1 to 9.5	\$4,902 per Unit
Residential	9.6 to 10.0	\$4,768 per Unit
Residential	10.1 to 10.5	\$4,632 per Unit
Residential	10.6 to 11.0	\$4,490 per Unit
Residential	11.1 to 11.5	\$4,437 per Unit
Residential	11.6 to 12.0	\$4,383 per Unit
Residential	12.1 to 12.5	\$4,330 per Unit
Residential	12.6 to 13.0	\$4,275 per Unit
Residential	13.1 to 13.5	\$4,221 per Unit
Residential	13.6 to 14.0	\$4,168 per Unit
Residential	14.1 to 14.5	\$4,114 per Unit
Residential	14.6 to 15.0	\$4,058 per Unit
Residential	15.1 to 15.5	\$4,005 per Unit
Residential	15.6 to 16.0	\$3,951 per Unit
Residential	16.1 to 16.5	\$3,899 per Unit
Residential	16.6 to 17.0	\$3,843 per Unit
Residential	17.1 to 17.5	\$3,789 per Unit
Residential	17.6 to 18.0	\$3,735 per Unit
Residential	18.1 to 18.5	\$3,682 per Unit
Residential	18.6 to 19.0	\$3,628 per Unit
Residential	19.1 to 19.5	\$3,574 per Unit
Residential	19.6 to 20.0	\$3,518 per Unit
Commercial Retail		\$4.29 per bldg sf ^^
Professional Office		\$4.29 per bldg sf ^^
Industrial		\$1.16 per bldg sf ^^
Schools/Parks		\$8,980 per Gr. Ac.^
Public Facilities		\$2.32 per bldg sf ^^
Assisted Living		\$4.06 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	<b>\$17,568</b>	per Unit	104.8%
Residential	2.1 to 2.5	<b>\$17,568</b>	per Unit	104.8%
Residential	2.6 to 3.0	<b>\$17,568</b>	per Unit	104.8%
Residential	3.1 to 3.5	<b>\$17,568</b>	per Unit	104.8%
Residential	3.6 to 4.0	<b>\$17,568</b>	per Unit	104.8%
Residential	4.1 to 4.5	<b>\$17,568</b>	per Unit	104.8%
Residential	4.6 to 5.0	<b>\$14,912</b>	per Unit	104.8%
Residential	5.1 to 5.5	<b>\$12,256</b>	per Unit	104.7%
Residential	5.6 to 6.0	<b>\$11,977</b>	per Unit	104.7%
Residential	6.1 to 6.5	<b>\$11,698</b>	per Unit	104.7%
Residential	6.6 to 7.0	<b>\$11,419</b>	per Unit	104.6%
Residential	7.1 to 7.5	<b>\$11,140</b>	per Unit	104.6%
Residential	7.6 to 8.0	<b>\$10,861</b>	per Unit	104.5%
Residential	8.1 to 8.5	<b>\$10,582</b>	per Unit	104.5%
Residential	8.6 to 9.0	<b>\$10,303</b>	per Unit	104.5%
Residential	9.1 to 9.5	<b>\$10,024</b>	per Unit	104.5%
Residential	9.6 to 10.0	<b>\$9,745</b>	per Unit	104.4%
Residential	10.1 to 10.5	<b>\$9,466</b>	per Unit	104.4%
Residential	10.6 to 11.0	<b>\$9,192</b>	per Unit	104.7%
Residential	11.1 to 11.5	<b>\$9,081</b>	per Unit	104.7%
Residential	11.6 to 12.0	<b>\$8,970</b>	per Unit	104.7%
Residential	12.1 to 12.5	<b>\$8,859</b>	per Unit	104.6%
Residential	12.6 to 13.0	<b>\$8,748</b>	per Unit	104.7%
Residential	13.1 to 13.5	<b>\$8,637</b>	per Unit	104.6%
Residential	13.6 to 14.0	<b>\$8,526</b>	per Unit	104.6%
Residential	14.1 to 14.5	<b>\$8,415</b>	per Unit	104.6%
Residential	14.6 to 15.0	<b>\$8,304</b>	per Unit	104.6%
Residential	15.1 to 15.5	<b>\$8,193</b>	per Unit	104.5%
Residential	15.6 to 16.0	<b>\$8,082</b>	per Unit	104.5%
Residential	16.1 to 16.5	<b>\$7,971</b>	per Unit	104.5%
Residential	16.6 to 17.0	<b>\$7,860</b>	per Unit	104.5%
Residential	17.1 to 17.5	<b>\$7,749</b>	per Unit	104.5%
Residential	17.6 to 18.0	<b>\$7,638</b>	per Unit	104.5%
Residential	18.1 to 18.5	<b>\$7,527</b>	per Unit	104.4%
Residential	18.6 to 19.0	<b>\$7,416</b>	per Unit	104.4%
Residential	19.1 to 19.5	<b>\$7,305</b>	per Unit	104.4%
Residential	19.6 to 20.0	<b>\$7,201</b>	per Unit	104.7%
Commercial Retail		<b>\$8.78</b>	per bldg sf ^^	104.8%
Professional Office		<b>\$8.78</b>	per bldg sf ^^	104.8%
Industrial		<b>\$2.36</b>	per bldg sf ^^	102.9%
Schools/Parks		<b>\$18,384</b>	per Gr. Ac.^	104.7%
Public Facilities		<b>\$4.77</b>	per bldg sf ^^	105.2%
Assisted Living		<b>\$8.33</b>	per bldg sf ^^	105.3%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets				
^^ bldg sf = building square foot				

**Purpose of Fee**

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

**Scope of Improvements covered**

Debt Service on the existing surface water treatment facility.

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

**Nexus**

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

AB602: Residential usage have been measured on a land usage basis and then correlated to a per home basis. This same measurement is used to predict future capacity and treatment needs. There is a better correlation between City data and the number of homes than residential square footage.

**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 comprehensive cost evaluation which indicated a 105% increase.



## Water Oversize Fee

2024-2025

Existing Rates	
All areas except RT Phase 1, 2	\$1,682 per Gr. Ac.*
RT Phase 1, 2	\$182 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	\$1,812 per Gr. Ac.^	7.7%
RT Phase 1, 2	\$196 per Gr. Ac.^	7.7%
^ 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.

AB602: Acreage is a common denominator between all land uses. Acreage is used for the basis of this fee in order to evenly distribute the share across the City. Therefore an acreage basis is more appropriate than a residential square footage basis.

### 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 adjustment.

**Water Front Footage Fee**

2024-2025

Existing Rates	
All areas except RT Phase 1, 2	\$27.40 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	\$29.50 per Linear Ft.^	7.7%
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.

AB602: The repayment of this fee is on a lineal footage basis. There is no correlation with the size of the home.

**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 adjustment.

## Non-Potable Water Fee

2024-2025

Existing Rates	
All Land Uses	\$2,454 per Gr. Ac.*
<p>* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets</p>	

Proposed Rates		% change
All Land Uses	\$2,643 per Gr. Ac.^	7.7%
<p>^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets</p>		

### 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.

AB602: The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.

### 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 adjustment.

## Water Supply Fee

2024-2025

Existing Rates
Rates vary according to density and land use See attached schedule

Proposed Rates
Rates vary according to density and land use 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 2.2 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. The Water Supply Fee includes a share of the cost to secure a firm water supply from FID. The current cost to development for the firm water supply is \$4,300 per ac/ft.

### Scope of Improvements covered

The funds are used to buy water entitlement, acquire new water resources and participate in water banking infrastructure.

### 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 projects lying within the FID, they provide their water entitlement to the City at the time of development and receive a fee credit for the allocation. All other projects lying outside the FID 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.

AB602: Residential usage have been measured on land usage basis. This same measurement is used to predict future needs. There is a better correlation between City data and the land use than residential square footage.

### 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
4. Prorate the FID annual allotment as credit to development within FID

### Summary of Factors contributing to Rate Change

- No change in rate proposed.

**Water Supply Fee**

2024-2025

<b>Land Use</b>	<b>Water Supply Fee *Outside FID (\$/gross acre)</b>	<b>Water Supply Fee Inside FID (\$/gross acre)</b>
Residential (1 DU/2 AC)	\$16,100	\$11,320
Residential (0.6 – 2.0 DU/AC)	\$16,100	\$11,320
Residential (2.1 – 4.0 DU/AC)	\$13,880	\$9,100
Residential (4.1 – 7.0 DU/AC)	\$12,210	\$7,440
Residential (7.1 – 15.0 DU/AC)	\$18,320	\$13,540
Residential (15.1 – 25.0 DU/AC)	\$26,090	\$21,310
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.

## Water Meter and Water Service with Meter

2024-2025

Existing Rates		Proposed Rates		% change
3/4" meter	\$348 Each	3/4" meter	\$375 Each	7.7%
1" meter	\$435 Each	1" meter	\$468 Each	7.7%
1 1/2" meter (residential only)	\$737 Each	1 1/2" meter (residential only)	\$794 Each	7.7%
2" meter (residential only)	\$940 Each	2" meter (residential only)	\$1,012 Each	7.7%
1 1/2" turbo (landscape) meter	\$946 Each	1 1/2" turbo (landscape) meter	\$1,019 Each	7.7%
2" turbo (landscape) meter	\$1,080 Each	2" turbo (landscape) meter	\$1,163 Each	7.7%
3" turbo (landscape) meter	\$1,520 Each	3" turbo (landscape) meter	\$1,637 Each	7.7%
4" turbo (landscape) meter	\$2,523 Each	4" turbo (landscape) meter	\$2,717 Each	7.7%
6" turbo (landscape) meter	\$4,559 Each	6" turbo (landscape) meter	\$4,910 Each	7.7%
1 1/2" (MFR & Non-res) meter	\$1,277	1 1/2" (MFR & Non-res) meter	\$1,375 Each	7.7%
2" (MFR & Non-res) meter	\$1,449 Each	2" (MFR & Non-res) meter	\$1,561 Each	7.7%
3" (MFR & Non-res) meter	\$1,991 Each	3" (MFR & Non-res) meter	\$2,144 Each	7.7%
4" (MFR & Non-res) meter	\$3,120 Each	4" (MFR & Non-res) meter	\$3,360 Each	7.7%
6" (MFR & Non-res) meter	\$5,438 Each	6" (MFR & Non-res) meter	\$5,857 Each	7.7%
3/4" service w/meter	\$6,485 Each	3/4" service w/meter	\$6,984 Each	7.7%
1" service w/meter	\$6,572 Each	1" service w/meter	\$7,078 Each	7.7%
1 1/2" service w/ meter	\$7,522 Each	1 1/2" service w/ meter	\$8,101 Each	7.7%
2" service w/meter	\$8,166 Each	2" service w/meter	\$8,795 Each	7.7%
Transceiver*	\$170 Each	Transceiver*	\$183 Each	7.7%
* 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.

AB602: The costs are per each item with very little dependence upon size of the home. Therefore the per each basis is more appropriate than residential square footage.

### 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

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

**Outside Travel Lane Fee**

2024-2025

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$7,968	per unit
SFR - Very Low Density (0.6 - 2)	\$7,968	per unit
SFR - Low Density (2.1 - 4)	\$7,968	per unit
SFR - Medium Density (4.1 - 7)	\$7,968	per unit
MFR - Medium High Density (7.1 - 15)	\$4,781	per unit
MFR - High (15.1 - 25)	\$4,781	per unit
MFR - Very High (25.1 - 43)	\$4,781	per 1000 bldg sf
Retail	\$12,575	per 1000 bldg sf
Office, Public Facilities	\$5,734	per 1000 bldg sf
Industrial, Assisted Living	\$1,543	per 1000 bldg sf
Schools	\$10,060	per 1000 bldg sf
Churches	\$5,734	per 1000 bldg sf
Mini Storage	\$20,164	per gross acre

Proposed Rates, Area 1		% change
<b>\$8,582</b>	<b>per unit</b>	7.7%
<b>\$8,582</b>	<b>per unit</b>	7.7%
<b>\$8,582</b>	<b>per unit</b>	7.7%
<b>\$8,582</b>	<b>per unit</b>	7.7%
<b>\$5,149</b>	<b>per unit</b>	7.7%
<b>\$5,149</b>	<b>per unit</b>	7.7%
<b>\$5,149</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$13,543</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$6,176</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,662</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$10,835</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$6,176</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$21,717</b>	<b>per gross acre</b>	7.7%

<b>Area 1</b>	<b>RT</b>	Existing Rates, Area 1	
<b>Park Phase 1, 2</b>			
Industrial		\$1,256	per 1000 bldg sf
Office		\$4,667	per 1000 bldg sf

Proposed Rates, Area 1		% change
<b>\$1,353</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$5,026</b>	<b>per 1000 bldg sf</b>	7.7%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$412	per unit
SFR - Very Low Density (0.6 - 2)	\$412	per unit
SFR - Low Density (2.1 - 4)	\$412	per unit
SFR - Medium Density (4.1 - 7)	\$412	per unit
MFR - Medium High Density (7.1 - 15)	\$248	per unit
MFR - High (15.1 - 25)	\$248	per unit
MFR - Very High (25.1 - 43)	\$248	per 1000 bldg sf
Retail	\$649	per 1000 bldg sf
Office, Public Facilities	\$296	per 1000 bldg sf
Industrial, Assisted Living	\$79	per 1000 bldg sf
Schools	\$520	per 1000 bldg sf
Churches	\$296	per 1000 bldg sf
Mini Storage	\$1,040	per gross acre

Proposed Rates, Area 2		% change
<b>\$412</b>	<b>per unit</b>	0.0%
<b>\$412</b>	<b>per unit</b>	0.0%
<b>\$412</b>	<b>per unit</b>	0.0%
<b>\$412</b>	<b>per unit</b>	0.0%
<b>\$412</b>	<b>per unit</b>	0.0%
<b>\$248</b>	<b>per unit</b>	0.0%
<b>\$248</b>	<b>per unit</b>	0.0%
<b>\$248</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$649</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$296</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$79</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$520</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$296</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$1,040</b>	<b>per gross acre</b>	0.0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$76	per unit
SFR - Very Low Density (0.6 - 2)	\$77	per unit
SFR - Low Density (2.1 - 4)	\$77	per unit
SFR - Medium Density (4.1 - 7)	\$77	per unit
MFR - Medium High Density (7.1 - 15)	\$47	per unit
MFR - High (15.1 - 25)	\$47	per unit
MFR - Very High (25.1 - 43)	\$47	per 1000 bldg sf
Retail	\$122	per 1000 bldg sf
Office, Public Facilities	\$55	per 1000 bldg sf
Industrial, Assisted Living	\$15	per 1000 bldg sf
Schools	\$99	per 1000 bldg sf
Churches	\$55	per 1000 bldg sf
Mini Storage	\$200	per gross acre

Proposed Rates, Area 3		% change
<b>\$76</b>	<b>per unit</b>	0.0%
<b>\$77</b>	<b>per unit</b>	0.0%
<b>\$77</b>	<b>per unit</b>	0.0%
<b>\$77</b>	<b>per unit</b>	0.0%
<b>\$77</b>	<b>per unit</b>	0.0%
<b>\$47</b>	<b>per unit</b>	0.0%
<b>\$47</b>	<b>per unit</b>	0.0%
<b>\$47</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$122</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$55</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$15</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$99</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$55</b>	<b>per 1000 bldg sf</b>	0.0%
<b>\$200</b>	<b>per gross acre</b>	0.0%

**Outside Travel Lane Fee**

2024-2025

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$7,034	per unit
SFR - Very Low Density (0.6 - 2)	\$7,033	per unit
SFR - Low Density (2.1 - 4)	\$7,033	per unit
SFR - Medium Density (4.1 - 7)	\$7,033	per unit
MFR - Medium High Density (7.1 - 15)	\$4,220	per unit
MFR - High (15.1 - 25)	\$4,220	per unit
MFR - Very High (25.1 - 43)	\$4,220	per 1000 bldg sf
Retail	\$11,100	per 1000 bldg sf
Office, Public Facilities	\$5,062	per 1000 bldg sf
Industrial, Assisted Living	\$1,362	per 1000 bldg sf
Schools	\$8,880	per 1000 bldg sf
Churches	\$5,062	per 1000 bldg sf
Mini Storage	\$17,799	per gross acre

Proposed Rates, Area 4		% change
<b>\$7,576</b>	<b>per unit</b>	7.7%
<b>\$7,575</b>	<b>per unit</b>	7.7%
<b>\$7,575</b>	<b>per unit</b>	7.7%
<b>\$7,575</b>	<b>per unit</b>	7.7%
<b>\$4,545</b>	<b>per unit</b>	7.7%
<b>\$4,545</b>	<b>per unit</b>	7.7%
<b>\$4,545</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$11,955</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$5,452</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,467</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$9,564</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$5,452</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$19,170</b>	<b>per gross acre</b>	7.7%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$3,322	per unit
SFR - Very Low Density (0.6 - 2)	\$3,321	per unit
SFR - Low Density (2.1 - 4)	\$3,321	per unit
SFR - Medium Density (4.1 - 7)	\$3,321	per unit
MFR - Medium High Density (7.1 - 15)	\$1,993	per unit
MFR - High (15.1 - 25)	\$1,993	per unit
MFR - Very High (25.1 - 43)	\$1,993	per 1000 bldg sf
Retail	\$5,242	per 1000 bldg sf
Office, Public Facilities	\$2,390	per 1000 bldg sf
Industrial, Assisted Living	\$643	per 1000 bldg sf
Schools	\$4,194	per 1000 bldg sf
Churches	\$2,390	per 1000 bldg sf
Mini Storage	\$8,403	per gross acre

Proposed Rates, Area 5		% change
<b>\$3,578</b>	<b>per unit</b>	7.7%
<b>\$3,577</b>	<b>per unit</b>	7.7%
<b>\$3,577</b>	<b>per unit</b>	7.7%
<b>\$3,577</b>	<b>per unit</b>	7.7%
<b>\$2,146</b>	<b>per unit</b>	7.7%
<b>\$2,146</b>	<b>per unit</b>	7.7%
<b>\$2,146</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$5,646</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$2,574</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$693</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$4,517</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$2,574</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$9,050</b>	<b>per gross acre</b>	7.7%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area



## Outside Travel Lane Fee

2024-2025

### **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.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

### **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 adjustment.

**Center Travel Lane Fee**

2024-2025

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$2,062	per unit
SFR - Very Low Density (0.6 - 2)	\$2,062	per unit
SFR - Low Density (2.1 - 4)	\$2,062	per unit
SFR - Medium Density (4.1 - 7)	\$2,062	per unit
MFR - Medium High Density (7.1 - 15)	\$1,237	per unit
MFR - High (15.1 - 25)	\$1,237	per unit
MFR - Very High (25.1 - 43)	\$1,237	per 1000 bldg sf
Retail	\$3,254	per 1000 bldg sf
Office, Public Facilities	\$1,484	per 1000 bldg sf
Industrial, Assisted Living	\$399	per 1000 bldg sf
Schools	\$2,603	per 1000 bldg sf
Churches	\$1,484	per 1000 bldg sf
Mini Storage	\$5,214	per gross acre

Proposed Rates, Area 1			% change
<b>\$2,221</b>	<b>per unit</b>		7.7%
<b>\$2,221</b>	<b>per unit</b>		7.7%
<b>\$2,221</b>	<b>per unit</b>		7.7%
<b>\$2,221</b>	<b>per unit</b>		7.7%
<b>\$1,332</b>	<b>per unit</b>		7.7%
<b>\$1,332</b>	<b>per unit</b>		7.7%
<b>\$1,332</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$3,505</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$1,598</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$430</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$2,803</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$1,598</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$5,615</b>	<b>per gross acre</b>		7.7%

<b>Area 1</b> <b>Park Phase 1, 2</b>	<b>RT</b>	Existing Rates, Area 1	
Industrial		\$222	per 1000 bldg sf
Office		\$825	per 1000 bldg sf

Proposed Rates, Area 1			% change
<b>\$239</b>	<b>per 1000 bldg sf</b>		7.7%
<b>\$889</b>	<b>per 1000 bldg sf</b>		7.7%

	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
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per gross acre</b>		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
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per unit</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>		0%
<b>\$0.00</b>	<b>per gross acre</b>		0%

**Center Travel Lane Fee**

2024-2025

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$2,482	per unit
SFR - Very Low Density (0.6 - 2)	\$2,482	per unit
SFR - Low Density (2.1 - 4)	\$2,483	per unit
SFR - Medium Density (4.1 - 7)	\$2,482	per unit
MFR - Medium High Density (7.1 - 15)	\$1,489	per unit
MFR - High (15.1 - 25)	\$1,489	per unit
MFR - Very High (25.1 - 43)	\$1,489	per 1000 bldg sf
Retail	\$3,918	per 1000 bldg sf
Office, Public Facilities	\$1,787	per 1000 bldg sf
Industrial, Assisted Living	\$481	per 1000 bldg sf
Schools	\$3,134	per 1000 bldg sf
Churches	\$1,787	per 1000 bldg sf
Mini Storage	\$6,286	per gross acre

Proposed Rates, Area 4		% change
<b>\$2,673</b>	<b>per unit</b>	
<b>\$2,673</b>	<b>per unit</b>	7.7%
<b>\$2,674</b>	<b>per unit</b>	7.7%
<b>\$2,673</b>	<b>per unit</b>	7.7%
<b>\$1,604</b>	<b>per unit</b>	7.7%
<b>\$1,604</b>	<b>per unit</b>	7.7%
<b>\$1,604</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$4,220</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,925</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$518</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$3,375</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,925</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$6,770</b>	<b>per gross acre</b>	7.7%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$1,710	per unit
SFR - Very Low Density (0.6 - 2)	\$1,710	per unit
SFR - Low Density (2.1 - 4)	\$1,710	per unit
SFR - Medium Density (4.1 - 7)	\$1,710	per unit
MFR - Medium High Density (7.1 - 15)	\$1,026	per unit
MFR - High (15.1 - 25)	\$1,026	per unit
MFR - Very High (25.1 - 43)	\$1,026	per 1000 bldg sf
Retail	\$2,699	per 1000 bldg sf
Office, Public Facilities	\$1,231	per 1000 bldg sf
Industrial, Assisted Living	\$331	per 1000 bldg sf
Schools	\$2,159	per 1000 bldg sf
Churches	\$1,231	per 1000 bldg sf
Mini Storage	\$4,326	per gross acre

Proposed Rates, Area 5		% change
<b>\$1,842</b>	<b>per unit</b>	
<b>\$1,842</b>	<b>per unit</b>	7.7%
<b>\$1,842</b>	<b>per unit</b>	7.7%
<b>\$1,842</b>	<b>per unit</b>	7.7%
<b>\$1,105</b>	<b>per unit</b>	7.7%
<b>\$1,105</b>	<b>per unit</b>	7.7%
<b>\$1,105</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$2,907</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,326</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$356</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$2,325</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,326</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$4,659</b>	<b>per gross acre</b>	7.7%

\* 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

## Center Travel Lane Fee

2024-2025

### **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.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

### **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 adjustment.

**Traffic Signal Fee**

2024-2025

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$860	per unit
SFR - Very Low Density (0.6 - 2)	\$859	per unit
SFR - Low Density (2.1 - 4)	\$860	per unit
SFR - Medium Density (4.1 - 7)	\$859	per unit
MFR - Medium High Density (7.1 - 15)	\$516	per unit
MFR - High (15.1 - 25)	\$516	per unit
MFR - Very High (25.1 - 43)	\$516	per 1000 bldg sf
Retail	\$1,356	per 1000 bldg sf
Office, Public Facilities	\$619	per 1000 bldg sf
Industrial, Assisted Living	\$166	per 1000 bldg sf
Schools	\$1,085	per 1000 bldg sf
Churches	\$619	per 1000 bldg sf
Mini Storage	\$2,169	per gross acre

Proposed Rates, Area 1			% change
\$926	per unit		7.7%
\$925	per unit		7.7%
\$926	per unit		7.7%
\$925	per unit		7.7%
\$556	per unit		7.7%
\$556	per unit		7.7%
\$556	per 1000 bldg sf		7.7%
\$1,460	per 1000 bldg sf		7.7%
\$667	per 1000 bldg sf		7.7%
\$179	per 1000 bldg sf		7.7%
\$1,169	per 1000 bldg sf		7.7%
\$667	per 1000 bldg sf		7.7%
\$2,336	per gross acre		7.7%

Area 1 Park Phase 1, 2	RT	Existing Rates, Area 1	
Industrial		\$121	per 1000 bldg sf
Office		\$450	per 1000 bldg sf

Proposed Rates, Area 1			% change
\$130	per 1000 bldg sf		7.7%
\$485	per 1000 bldg sf		7.7%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$105	per unit
SFR - Very Low Density (0.6 - 2)	\$106	per unit
SFR - Low Density (2.1 - 4)	\$106	per unit
SFR - Medium Density (4.1 - 7)	\$106	per unit
MFR - Medium High Density (7.1 - 15)	\$63	per unit
MFR - High (15.1 - 25)	\$63	per unit
MFR - Very High (25.1 - 43)	\$63	per 1000 bldg sf
Retail	\$166	per 1000 bldg sf
Office, Public Facilities	\$76	per 1000 bldg sf
Industrial, Assisted Living	\$21	per 1000 bldg sf
Schools	\$133	per 1000 bldg sf
Churches	\$76	per 1000 bldg sf
Mini Storage	\$270	per gross acre

Proposed Rates, Area 2			% change
\$105	per unit		0.0%
\$106	per unit		0.0%
\$106	per unit		0.0%
\$106	per unit		0.0%
\$63	per unit		0.0%
\$63	per unit		0.0%
\$63	per 1000 bldg sf		0.0%
\$166	per 1000 bldg sf		0.0%
\$76	per 1000 bldg sf		0.0%
\$21	per 1000 bldg sf		0.0%
\$133	per 1000 bldg sf		0.0%
\$76	per 1000 bldg sf		0.0%
\$270	per gross acre		0.0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$37	per unit
SFR - Very Low Density (0.6 - 2)	\$38	per unit
SFR - Low Density (2.1 - 4)	\$38	per unit
SFR - Medium Density (4.1 - 7)	\$38	per unit
MFR - Medium High Density (7.1 - 15)	\$23	per unit
MFR - High (15.1 - 25)	\$23	per unit
MFR - Very High (25.1 - 43)	\$23	per 1000 bldg sf
Retail	\$60	per 1000 bldg sf
Office, Public Facilities	\$27	per 1000 bldg sf
Industrial, Assisted Living	\$7	per 1000 bldg sf
Schools	\$48	per 1000 bldg sf
Churches	\$27	per 1000 bldg sf
Mini Storage	\$100	per gross acre

Proposed Rates, Area 3			% change
\$37	per unit		0.0%
\$38	per unit		0.0%
\$38	per unit		0.0%
\$38	per unit		0.0%
\$23	per unit		0.0%
\$23	per unit		0.0%
\$23	per 1000 bldg sf		0.0%
\$60	per 1000 bldg sf		0.0%
\$27	per 1000 bldg sf		0.0%
\$7	per 1000 bldg sf		0.0%
\$48	per 1000 bldg sf		0.0%
\$27	per 1000 bldg sf		0.0%
\$100	per gross acre		0.0%

**Traffic Signal Fee**

2024-2025

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$586	per unit
SFR - Very Low Density (0.6 - 2)	\$585	per unit
SFR - Low Density (2.1 - 4)	\$585	per unit
SFR - Medium Density (4.1 - 7)	\$585	per unit
MFR - Medium High Density (7.1 - 15)	\$351	per unit
MFR - High (15.1 - 25)	\$351	per unit
MFR - Very High (25.1 - 43)	\$351	per 1000 bldg sf
Retail	\$924	per 1000 bldg sf
Office, Public Facilities	\$421	per 1000 bldg sf
Industrial, Assisted Living	\$113	per 1000 bldg sf
Schools	\$739	per 1000 bldg sf
Churches	\$421	per 1000 bldg sf
Mini Storage	\$1,477	per gross acre

Proposed Rates, Area 4		% change
<b>\$631</b>	<b>per unit</b>	
<b>\$630</b>	<b>per unit</b>	7.7%
<b>\$630</b>	<b>per unit</b>	7.7%
<b>\$630</b>	<b>per unit</b>	7.7%
<b>\$378</b>	<b>per unit</b>	7.7%
<b>\$378</b>	<b>per unit</b>	7.7%
<b>\$378</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$995</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$453</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$122</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$796</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$453</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,591</b>	<b>per gross acre</b>	7.7%

	Existing Rates, Area 5	
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)	\$377	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 5		% change
<b>\$407</b>	<b>per unit</b>	
<b>\$407</b>	<b>per unit</b>	7.7%
<b>\$407</b>	<b>per unit</b>	7.7%
<b>\$406</b>	<b>per unit</b>	7.7%
<b>\$244</b>	<b>per unit</b>	7.7%
<b>\$244</b>	<b>per unit</b>	7.7%
<b>\$244</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$642</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$293</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$79</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$514</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$293</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,027</b>	<b>per gross acre</b>	7.7%

\* 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

2024-2025

### **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.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

### **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 adjustment.

**Bridge Fee**

2024-2025

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$78	per unit
SFR - Very Low Density (0.6 - 2)	\$78	per unit
SFR - Low Density (2.1 - 4)	\$78	per unit
SFR - Medium Density (4.1 - 7)	\$78	per unit
MFR - Medium High Density (7.1 - 15)	\$47	per unit
MFR - High (15.1 - 25)	\$47	per unit
MFR - Very High (25.1 - 43)	\$47	per 1000 bldg sf
Retail	\$122	per 1000 bldg sf
Office, Public Facilities	\$56	per 1000 bldg sf
Industrial, Assisted Living	\$13	per 1000 bldg sf
Schools	\$98	per 1000 bldg sf
Churches	\$56	per 1000 bldg sf
Mini Storage	\$196	per gross acre

Proposed Rates, Area 1			% change
\$84	per unit		7.7%
\$84	per unit		7.7%
\$84	per unit		7.7%
\$84	per unit		7.7%
\$51	per unit		7.7%
\$51	per unit		7.7%
\$51	per 1000 bldg sf		7.7%
\$131	per 1000 bldg sf		7.7%
\$60	per 1000 bldg sf		7.7%
\$14	per 1000 bldg sf		7.7%
\$106	per 1000 bldg sf		7.7%
\$60	per 1000 bldg sf		7.7%
\$211	per gross acre		7.7%

Area 1 Park Phase 1. 2	RT	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%
\$0	per 1000 bldg sf		0.0%

	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 gross acre		0%



**Bridge Fee**

2024-2025

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$686	per unit
SFR - Very Low Density (0.6 - 2)	\$686	per unit
SFR - Low Density (2.1 - 4)	\$687	per unit
SFR - Medium Density (4.1 - 7)	\$687	per unit
MFR - Medium High Density (7.1 - 15)	\$412	per unit
MFR - High (15.1 - 25)	\$412	per unit
MFR - Very High (25.1 - 43)	\$412	per 1000 bldg sf
Retail	\$1,083	per 1000 bldg sf
Office, Public Facilities	\$494	per 1000 bldg sf
Industrial, Assisted Living	\$133	per 1000 bldg sf
Schools	\$867	per 1000 bldg sf
Churches	\$494	per 1000 bldg sf
Mini Storage	\$1,738	per gross acre

Proposed Rates, Area 4		% change
<b>\$739</b>	<b>per unit</b>	7.7%
<b>\$739</b>	<b>per unit</b>	7.7%
<b>\$740</b>	<b>per unit</b>	7.7%
<b>\$740</b>	<b>per unit</b>	7.7%
<b>\$444</b>	<b>per unit</b>	7.7%
<b>\$444</b>	<b>per unit</b>	7.7%
<b>\$444</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,166</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$532</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$143</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$934</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$532</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$1,872</b>	<b>per gross acre</b>	7.7%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$214	per unit
SFR - Very Low Density (0.6 - 2)	\$213	per unit
SFR - Low Density (2.1 - 4)	\$213	per unit
SFR - Medium Density (4.1 - 7)	\$213	per unit
MFR - Medium High Density (7.1 - 15)	\$128	per unit
MFR - High (15.1 - 25)	\$128	per unit
MFR - Very High (25.1 - 43)	\$128	per 1000 bldg sf
Retail	\$337	per 1000 bldg sf
Office, Public Facilities	\$154	per 1000 bldg sf
Industrial, Assisted Living	\$41	per 1000 bldg sf
Schools	\$270	per 1000 bldg sf
Churches	\$154	per 1000 bldg sf
Mini Storage	\$536	per gross acre

Proposed Rates, Area 5		% change
<b>\$230</b>	<b>per unit</b>	7.7%
<b>\$229</b>	<b>per unit</b>	7.7%
<b>\$229</b>	<b>per unit</b>	7.7%
<b>\$229</b>	<b>per unit</b>	7.7%
<b>\$138</b>	<b>per unit</b>	7.7%
<b>\$138</b>	<b>per unit</b>	7.7%
<b>\$138</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$363</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$166</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$44</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$291</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$166</b>	<b>per 1000 bldg sf</b>	7.7%
<b>\$577</b>	<b>per gross acre</b>	7.7%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

## Bridge Fee

2024-2025

### 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.

AB602: ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of residential square footage.

### 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 adjustment.

**Utility Undergrounding Fee**

2024-2025

Existing Rates	
Area 1	\$8,400 per Gr. Ac.
RT Park Phase1, 2	\$2,797 per Gr. Ac.
Area 2	\$0 per Gr. Ac.
Area 3	\$8,003 per Gr. Ac.
Area 4	\$7,823 per Gr. Ac.

Proposed Rates			% change
<b>Area 1</b>	<b>\$9,047 per Gr. Ac.</b>		
<b>RT Park Phase1, 2</b>	<b>\$3,012 per Gr. Ac.</b>		7.7%
<b>Area 2</b>	<b>\$0 per Gr. Ac.</b>		0.0%
<b>Area 3</b>	<b>\$8,619 per Gr. Ac.</b>		7.7%
<b>Area 4</b>	<b>\$8,425 per Gr. Ac.</b>		7.7%

**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.

AB602: The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.

**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 adjustment.

**Park Acquisition & Development Fee**

2024-2025

Existing Rates	
All Residential	\$5,662 per Unit
Retail	\$0.69 per Bldg. sf.
Office	\$1.50 per Bldg. sf.
Industrial	\$0.49 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	\$6,098 per Unit	7.7%
Retail	\$0.74 per Bldg. sf.	7.7%
Office	\$1.62 per Bldg. sf.	7.7%
Industrial	\$0.53 per Bldg. sf.	7.7%
^ 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.

AB602: The need for additional open park space is identified in the Quimby Act as one (1) acre per 1000 residents. The Census data provides an average population per dwelling unit but does not connect population to dwelling size. Therefore, an average fee based on dwelling units is more empirical and accurate than basing the fee on residential square footage.

**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 a CCI adjustment.

**Community Sanitation Fee**

2024-2025

Existing Rates	
Single Family	\$509 per Unit
Multi-Family, non-Res	\$412 per Unit
* Unit is defined as each separate dwelling unit or EDU EDU = Equivalent Dwelling Unit is defined as follows Office - 1 EDU = 9680 square feet of gross parcel area Industrial - 1 EDU = 9680 square feet of gross parcel area Retail - 1 EDU = 9680 square feet of gross parcel area	

Proposed Rates		% change
Single Family	\$548 per Unit	7.7%
Multi-Family, non-Res	\$444 per Unit	7.7%
* Unit is defined as each separate dwelling unit or EDU EDU = Equivalent Dwelling Unit is defined as follows Office - 1 EDU = 9680 square feet of gross parcel area Industrial - 1 EDU = 9680 square feet of gross parcel area Retail - 1 EDU = 9680 square feet of gross parcel area		

**Purpose of Fee**

The Community Sanitation Fee is for the purchase of residential carts, commercial bins, disposal and community cleanup trucks and loaders, and street sweeping equipment.

**Scope of Improvements covered**

The fee covers initial capital outlay for garbage trucks, community cleanup trucks and loaders, residential carts, and commercial bins.

**Nexus**

The Community Sanitation Fee is to finance initial community sanitation capital outlay to reduce the impacts of increased user demand from increased population and diminished community sanitation service capacity caused by new development in the City.

AB602: Residential service is once a week per dwelling unit with no variation for dwelling size. The current method is unit based which is a more direct connection to the service provided than using residential square footage.

**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 adjustment.

**Fire Department Fee**

2024-2025

Existing Rates	
All Land Uses	\$2,075 per Unit *
<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>	

Proposed Rates		% change
All Land Uses	\$2,235 per Unit ^	7.7%
<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.

AB602: There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on residential square footage.

**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**

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

**Police Department Fee**

2024-2025

Existing Rates	
All Land Uses	\$1,457 per Unit *
<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>	

Proposed Rates		% change
All Land Uses	\$1,569 per Unit ^	7.7%
<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.

AB602: There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on residential square footage.

**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**

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

**Library Fee**  
2024-2025

Existing Rates	
Single Family Residential	\$760 per Unit *
Multi Family Residential	\$621 per Unit*
* Unit is defined as each separate dwelling unit . Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments. EDU = equivalent Dwelling Unit is defined as follows: Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.	

Proposed Rates		% change
Single Family Residential	\$819 per Unit ^	7.7%
Multi Family Residential	\$669 per Unit ^	7.7%
^ Unit is defined as each separate dwelling unit . Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments. EDU = equivalent Dwelling Unit is defined as follows: Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.		

**Purpose of Fee**

The Library Fee pays for the mitigation of adverse impacts to public library facilities and equipment attributed to new development.

**Scope of Improvements covered**

The library fee includes all costs related to the acquisition, construction, and/ or financing of public library facilities and or equipment, including land acquisition, building construction, parking, landscaping, signs, monuments, computer stations, books shelving, furniture and other related equipment required to meet the needs of the new development with the City's sphere of influence.

**Nexus**

Fresno County in 2003 adopted a Heart of the Community study that addressed the planning, needs, and growth impacts to the County library system for the entire Fresno County. This study identified the library facilities that will be required in the future. The Clovis Library fee was approved to capture Clovis's portion of the Fresno County Library fee and use it only in the City of Clovis. The City Library fee does not include all the funding required to construct all the Library facilities in Clovis' Sphere of Influence, since the Clovis library service area extends beyond the sphere boundaries. Additional funding would have to come from other sources including tax measures, grants, and contributions.

AB602: The Fresno County study identified the needs based on new home counts with no correlation between home sizes and system needs. Therefore a per home basis is more appropriate than a square footage basis.

**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**

-This year's adjustment is based on a CCI adjustment.



**Appendix A**

Findings in Support of the Continuation of City Policies to Impose Residential Development Impact Fees  
on a Per Unit or Per Acreage Basis

**CITY OF CLOVIS  
MASTER DEVELOPMENT FEE SCHEDULE 2022-2023  
ANALYSIS**

Effective: Aug. 29, 2022

		Current Rate	Proposed Rate		Percent Change			Current Rate	Proposed Rate		Percent Change
<b>Water Major Facilities</b>											
Residential	(Units per Acre)					<b>Water</b>					
Residential	2.0 or less	\$8,580	\$17,568	per unit	104.8%	Water oversize					
Residential	2.1 to 2.5	\$8,580	\$17,568	per unit	104.8%	All Areas except RT Ph 1,2	\$1,682	\$1,812	per gross acre		7.7%
Residential	2.6 to 3.0	\$8,580	\$17,568	per unit	104.8%	RT Park Phase 1, 2	\$182	\$196	per gross acre		7.7%
Residential	3.1 to 3.5	\$8,580	\$17,568	per unit	104.8%	Water front footage					
Residential	3.6 to 4.0	\$8,580	\$17,568	per unit	104.8%	All Areas except RT Ph 1,2	\$27.40	\$29.50	per linear foot		7.7%
Residential	4.1 to 4.5	\$8,580	\$17,568	per unit	104.8%	RT Park Phase 1, 2	\$0	\$0			0.0%
Residential	4.6 to 5.0	\$7,283	\$14,912	per unit	104.8%	Non-Potable Water System	\$2,454	\$2,643	per gross acre		7.7%
Residential	5.1 to 5.5	\$5,987	\$12,256	per unit	104.7%	<b>Water Service</b>					
Residential	5.6 to 6.0	\$5,851	\$11,977	per unit	104.7%	Water meter:					
Residential	6.1 to 6.5	\$5,716	\$11,698	per unit	104.7%	3/4"	\$348	\$375	each		7.7%
Residential	6.6 to 7.0	\$5,581	\$11,419	per unit	104.6%	1"	\$435	\$468	each		7.7%
Residential	7.1 to 7.5	\$5,445	\$11,140	per unit	104.6%	1 1/2" (residential only)	\$737	\$794	each		7.7%
Residential	7.6 to 8.0	\$5,311	\$10,861	per unit	104.5%	2" (residential only)	\$940	\$1,012	each		7.7%
Residential	8.1 to 8.5	\$5,174	\$10,582	per unit	104.5%	1 1/2" (landscape)	\$946	\$1,019	each		7.7%
Residential	8.6 to 9.0	\$5,038	\$10,303	per unit	104.5%	2" (landscape)	\$1,080	\$1,163	each		7.7%
Residential	9.1 to 9.5	\$4,902	\$10,024	per unit	104.5%	3" (landscape)	\$1,520	\$1,637	each		7.7%
Residential	9.6 to 10.0	\$4,768	\$9,745	per unit	104.4%	4" (landscape)	\$2,523	\$2,717	each		7.7%
Residential	10.1 to 10.5	\$4,632	\$9,466	per unit	104.4%	6" (landscape)	\$4,559	\$4,910	each		7.7%
Residential	10.6 to 11.0	\$4,490	\$9,192	per unit	104.7%	1 1/2" (MFR & Non-res)	\$1,277	\$1,375	each		7.7%
Residential	11.1 to 11.5	\$4,437	\$9,081	per unit	104.7%	2" (MFR & Non-res)	\$1,449	\$1,561	each		7.7%
Residential	11.6 to 12.0	\$4,383	\$8,970	per unit	104.7%	3" (MFR & Non-res)	\$1,991	\$2,144	each		7.7%
Residential	12.1 to 12.5	\$4,330	\$8,859	per unit	104.6%	4" (MFR & Non-res)	\$3,120	\$3,360	each		7.7%
Residential	12.6 to 13.0	\$4,275	\$8,748	per unit	104.7%	6" (MFR & Non-res)	\$5,438	\$5,857	each		7.7%
Residential	13.1 to 13.5	\$4,221	\$8,637	per unit	104.6%	Transceiver Fee	\$170	\$183	each		7.7%
Residential	13.6 to 14.0	\$4,168	\$8,526	per unit	104.6%	Water service w/meter:					
Residential	14.1 to 14.5	\$4,114	\$8,415	per unit	104.6%	3/4"	\$6,485	\$6,984	each		7.7%
Residential	14.6 to 15.0	\$4,058	\$8,304	per unit	104.6%	1"	\$6,572	\$7,078	each		7.7%
Residential	15.1 to 15.5	\$4,005	\$8,193	per unit	104.5%	1 1/2"	\$7,522	\$8,101	each		7.7%
Residential	15.6 to 16.0	\$3,951	\$8,082	per unit	104.5%	2"	\$8,166	\$8,795	each		7.7%
Residential	16.1 to 16.5	\$3,899	\$7,971	per unit	104.5%						
Residential	16.6 to 17.0	\$3,843	\$7,860	per unit	104.5%						
Residential	17.1 to 17.5	\$3,789	\$7,749	per unit	104.5%						
Residential	17.6 to 18.0	\$3,735	\$7,638	per unit	104.5%						
Residential	18.1 to 18.5	\$3,682	\$7,527	per unit	104.4%						
Residential	18.6 to 19.0	\$3,628	\$7,416	per unit	104.4%						
Residential	19.1 to 19.5	\$3,574	\$7,305	per unit	104.4%						
Residential	19.6 to 20.0	\$3,518	\$7,201	per unit	104.7%						
Commercial Retail		\$4.29	\$8.78	per bldg sf	104.8%						
Professional Office		\$4.29	\$8.78	per bldg sf	104.8%						
Industrial		\$1.16	\$2.36	per bldg sf	102.9%						
Schools		\$8,980	\$18,384	per gross acre	104.7%						
Public Facilities		\$2.32	\$4.77	per bldg sf	105.2%						
FMFCD Basins		\$62,862.45	Exempt	per gross acre							
Parks		Exempt	Exempt								
Assisted Living		\$4.06	\$8.33	per bldg sf	105.3%						

**CITY OF CLOVIS  
MASTER DEVELOPMENT FEE SCHEDULE 2022-2023  
ANALYSIS**

Effective: Aug. 29, 2022

	Current Rate	Proposed Rate		Percent Change		Current Rate	Proposed Rate		Percent Change
<b>Sewer</b>					<b>Admin., Public Facilities, Misc.</b>				
Sewer Major Facilities					Undergrounding administration fee	1.50%	1.50%	of UG fees	0.0%
Single Family Residential	\$9,584	<b>\$10,322</b>	per unit	7.7%	Street administration fee	1.50%	1.50%	of street fees	0.0%
Multi-Family Residential	\$7,763	<b>\$8,361</b>	per unit	7.7%	Administration fee	1.50%	1.50%	of fees	0.0%
Commercial Retail	\$5.75	<b>\$6.19</b>	per bldg sf	7.7%	Fire Department Fee				
Professional Office	\$4.89	<b>\$5.27</b>	per bldg sf	7.7%	Growth Areas	\$2,075	<b>\$2,235</b>	per unit	7.7%
Industrial	\$2.68	<b>\$2.89</b>	per bldg sf	7.7%	Police Department Fee				
Assisted Living	\$9,584	<b>\$10,322</b>	per EDU	7.7%	Growth Areas	\$1,457	<b>\$1,569</b>	per unit	7.7%
*Other	\$9,584	<b>\$10,322</b>	per EDU	7.7%	Special Area Annexation Fee	\$0	<b>\$0</b>	per gross acre	0.0%
Sewer oversize					Fire Transition Fee	\$904	<b>\$1,209</b>	per gross acre	33.7%
All Areas except RT Ph 1,2	\$1,114	<b>\$1,200</b>	per gross acre	7.7%	Loma Vista Community Centers				
RT Park Phase 1, 2	\$0	<b>\$0</b>		0.0%	Master Plan Zone District Program Fee	\$1,591	<b>\$1,591</b>	per net acre	0.0%
Sewer front footage					Library Facilities Impact Fee***				
All Areas except RT Ph 1,2	\$32.05	<b>\$34.50</b>	per linear foot	7.7%	Single family lot	\$760	<b>\$819</b>	per unit	7.7%
RT Park Phase 1, 2	\$0	<b>\$0</b>		0.0%	Multi-family, assisted living/group homes	\$621	<b>\$669</b>	per unit	7.7%
Sewer house branch connection					<b>Utility Undergrounding (See Area Map on Page 7)</b>				
4" lateral	\$136	<b>\$146</b>	per linear foot	7.7%	Utility Undergrounding fee				
6" lateral	\$138	<b>\$149</b>	per linear foot	7.7%	Underground Area 1	\$8,400	<b>\$9,047</b>	per gross acre	7.7%
*Other includes hospitals, churches, hotels, motels, schools					RT Park Phase 1, 2	\$2,797	<b>\$3,012</b>	per gross acre	7.7%
					Underground Area 2	\$0	<b>\$0</b>	per gross acre	0.0%
<b>Parks</b>					Underground Area 3	\$8,003	<b>\$8,619</b>	per gross acre	7.7%
Park Acquisition and Development:					Underground Area 4	\$7,823	<b>\$8,425</b>	per gross acre	7.7%
All Residential	\$5,662	<b>\$6,098</b>	per unit	7.7%	Underground Area 5	\$0	<b>\$0</b>	per gross acre	0.0%
Retail	\$0.69	<b>\$0.74</b>	per bldg. sf.	7.7%					
Office	\$1.50	<b>\$1.62</b>	per bldg. sf.	7.7%					
Industrial	\$0.49	<b>\$0.53</b>	per bldg. sf.	7.7%					
<b>Refuse</b>									
Community sanitation fee									
Single family lot	\$509	<b>\$548</b>	per unit	7.7%					
Multi-family, non-residential	\$412	<b>\$444</b>	per unit	7.7%					
<b>Neighborhood Park Deposit</b>									
Neighborhood Park Deposit									
Street Area 4 (Loma Vista Specific Plan)	\$5,643	<b>\$6,078</b>	per unit	7.7%					

**CITY OF CLOVIS  
MASTER DEVELOPMENT FEE SCHEDULE 2022-2023  
ANALYSIS**

Effective: Aug. 29, 2022

	Current Rate	Proposed Rate		Percent Change
<b>Sewer Oversize/Overdepth Reimbursement Rates</b>				
<b>Sewer oversize mains</b>				
10"	\$9.25	<b>\$9.96</b>	per linear foot	7.7%
12"	\$23.05	<b>\$24.82</b>	per linear foot	7.7%
15"	\$53.40	<b>\$57.51</b>	per linear foot	7.7%
18"	\$90.90	<b>\$97.90</b>	per linear foot	7.7%
21"	\$125.30	<b>\$134.95</b>	per linear foot	7.7%
<b>Sewer overdepth mains:</b>				
<b>8' to 12' in depth</b>				
8" main	\$9.75	<b>\$10.50</b>	per linear foot	7.7%
10" main	\$12.35	<b>\$13.30</b>	per linear foot	7.7%
12" main	\$12.15	<b>\$13.09</b>	per linear foot	7.7%
15" main	\$16.55	<b>\$17.82</b>	per linear foot	7.7%
18" main	\$19.00	<b>\$20.46</b>	per linear foot	7.7%
21" main	\$22.70	<b>\$24.45</b>	per linear foot	7.7%
<b>12' to 16' in depth</b>				
8" main	\$21.10	<b>\$22.72</b>	per linear foot	7.7%
10" main	\$23.60	<b>\$25.42</b>	per linear foot	7.7%
12" main	\$23.70	<b>\$25.52</b>	per linear foot	7.7%
15" main	\$31.00	<b>\$33.39</b>	per linear foot	7.7%
18" main	\$45.15	<b>\$48.63</b>	per linear foot	7.7%
21" main	\$47.30	<b>\$50.94</b>	per linear foot	7.7%
<b>Greater than 16' in depth</b>				
8" main	\$27.80	<b>\$29.94</b>	per linear foot	7.7%
10" main	\$30.70	<b>\$33.06</b>	per linear foot	7.7%
12" main	\$31.00	<b>\$33.39</b>	per linear foot	7.7%
15" main	\$46.05	<b>\$49.60</b>	per linear foot	7.7%
18" main	\$56.20	<b>\$60.53</b>	per linear foot	7.7%
21" main	\$62.15	<b>\$66.94</b>	per linear foot	7.7%

	Current Rate	Proposed Rate		Percent Change
<b>Water Oversize Reimbursement Rates</b>				
<b>Water oversize mains:</b>				
12" main	\$18.06	<b>\$19.45</b>	per linear foot	7.7%
14" main	\$32.60	<b>\$35.11</b>	per linear foot	7.7%
16" main	\$54.80	<b>\$59.02</b>	per linear foot	7.7%
18" main	\$71.42	<b>\$76.92</b>	per linear foot	7.7%
20" main	\$89.22	<b>\$96.09</b>	per linear foot	7.7%
24" main	\$129.61	<b>\$139.59</b>	per linear foot	7.7%
<b>Water oversize valves:</b>				
12" valve	\$1,063.00	<b>\$1,144.85</b>	each	7.7%
14" valve	\$1,431.75	<b>\$1,541.99</b>	each	7.7%
16" valve	\$1,932.00	<b>\$2,080.76</b>	each	7.7%
18" valve	\$2,314.95	<b>\$2,493.20</b>	each	7.7%
20" valve	\$3,527.05	<b>\$3,798.63</b>	each	7.7%
24" valve	\$5,359.00	<b>\$5,771.64</b>	each	7.7%

**CITY OF CLOVIS  
MASTER DEVELOPMENT FEE SCHEDULE 2022-2023  
ANALYSIS**

Effective: Aug. 29, 2022

**Street Fees**

Area 1	Basis of Charge	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	
																				* Revised by Ord. 22-07
																				Total
SFR - Rural (0 - 0.5)	per unit	\$7,968	\$8,582	7.7%	\$2,062	\$2,221	7.7%	\$860	\$926	7.7%	\$78	\$84	7.7%	\$0	\$0		\$10,968	\$11,813	7.7%	
SFR - Very Low Density (0.6 - 2)	per unit	\$7,968	\$8,582	7.7%	\$2,062	\$2,221	7.7%	\$859	\$925	7.7%	\$78	\$84	7.7%	\$0	\$0		\$10,967	\$11,812	7.7%	
SFR - Low Density (2.1 - 4)	per unit	\$7,968	\$8,582	7.7%	\$2,062	\$2,221	7.7%	\$860	\$926	7.7%	\$78	\$84	7.7%	\$0	\$0		\$10,968	\$11,813	7.7%	
SFR - Medium Density (4.1 - 7)	per unit	\$7,968	\$8,582	7.7%	\$2,062	\$2,221	7.7%	\$859	\$925	7.7%	\$78	\$84	7.7%	\$0	\$0		\$10,967	\$11,812	7.7%	
MFR - Medium High Density (7.1 - 15)	per unit	\$4,781	\$5,149	7.7%	\$1,237	\$1,332	7.7%	\$516	\$556	7.7%	\$47	\$51	7.7%	\$0	\$0		658100.0%	\$7,088	7.7%	
MFR - High (15.1 - 25)	per unit	\$4,781	\$5,149	7.7%	\$1,237	\$1,332	7.7%	\$516	\$556	7.7%	\$47	\$51	7.7%	\$0	\$0		658100.0%	\$7,088	7.7%	
MFR - Very High (25.1 - 43)	per unit	\$4,781	\$5,149	7.7%	\$1,237	\$1,332	7.7%	\$516	\$556	7.7%	\$47	\$51	7.7%	\$0	\$0		658100.0%	\$7,088	7.7%	
Retail	per 1000 bldg sf	\$12,575	\$13,543	7.7%	\$3,254	\$3,505	7.7%	\$1,356	\$1,460	7.7%	\$122	\$131	7.7%	\$0	\$0		\$17,307	\$18,639	7.7%	
Office, Public Facilities	per 1000 bldg sf	\$5,734	\$6,176	7.7%	\$1,484	\$1,598	7.7%	\$619	\$667	7.7%	\$56	\$60	7.7%	\$0	\$0		\$7,893	\$8,501	7.7%	
Industrial, Assisted Living	per 1000 bldg sf	\$1,543	\$1,662	7.7%	\$399	\$430	7.7%	\$166	\$179	7.7%	\$13	\$14	7.7%	\$0	\$0		\$2,121	\$2,285	7.7%	
Schools	per 1000 bldg sf	\$10,060	\$10,835	7.7%	\$2,603	\$2,803	7.7%	\$1,085	\$1,169	7.7%	\$98	\$106	7.7%	\$0	\$0		\$13,846	\$14,913	7.7%	
Churches	per 1000 bldg sf	\$5,734	\$6,176	7.7%	\$1,484	\$1,598	7.7%	\$619	\$667	7.7%	\$56	\$60	7.7%	\$0	\$0		\$7,893	\$8,501	7.7%	
Mini Storage	per gross acre	\$20,164	\$21,717	7.7%	\$5,214	\$5,615	7.7%	\$2,169	\$2,336	7.7%	\$196	\$211	7.7%	\$0	\$0		\$27,743	\$29,879	7.7%	

RT Park Phase 1, 2	Basis of Charge	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	
																				* Revised by Ord. 22-07
																				Total
Industrial	per 1000 bldg sf	\$1,256	\$1,353	7.7%	\$222	\$239	7.7%	\$121	\$130	7.7%	\$0	\$0	0.0%	\$0	\$0		\$1,599	\$1,722	7.7%	
Office	per 1000 bldg sf	\$4,667	\$5,026	7.7%	\$825	\$889	7.7%	\$450	\$485	7.7%	\$0	\$0	0.0%	\$0	\$0		\$5,942	\$6,400	7.7%	

Area 2	Basis of Charge	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	
																				* Revised by Ord. 22-07
																				Total
SFR - Rural (0 - 0.5)	per unit	\$412	\$412	0.0%	\$0	\$0	0.0%	\$105	\$105	0.0%	\$0	\$0	0.0%	\$0	\$0		\$517	\$517	0.0%	
SFR - Very Low Density (0.6 - 2)	per unit	\$412	\$412	0.0%	\$0	\$0	0.0%	\$106	\$106	0.0%	\$0	\$0	0.0%	\$0	\$0		\$518	\$518	0.0%	
SFR - Low Density (2.1 - 4)	per unit	\$412	\$412	0.0%	\$0	\$0	0.0%	\$106	\$106	0.0%	\$0	\$0	0.0%	\$0	\$0		\$518	\$518	0.0%	
SFR - Medium Density (4.1 - 7)	per unit	\$412	\$412	0.0%	\$0	\$0	0.0%	\$106	\$106	0.0%	\$0	\$0	0.0%	\$0	\$0		\$518	\$518	0.0%	
MFR - Medium High Density (7.1 - 15)	per unit	\$248	\$248	0.0%	\$0	\$0	0.0%	\$63	\$63	0.0%	\$0	\$0	0.0%	\$0	\$0		\$311	\$311	0.0%	
MFR - High (15.1 - 25)	per unit	\$248	\$248	0.0%	\$0	\$0	0.0%	\$63	\$63	0.0%	\$0	\$0	0.0%	\$0	\$0		\$311	\$311	0.0%	
MFR - Very High (25.1 - 43)	per unit	\$248	\$248	0.0%	\$0	\$0	0.0%	\$63	\$63	0.0%	\$0	\$0	0.0%	\$0	\$0		\$311	\$311	0.0%	
Retail	per 1000 bldg sf	\$649	\$649	0.0%	\$0	\$0	0.0%	\$166	\$166	0.0%	\$0	\$0	0.0%	\$0	\$0		\$815	\$815	0.0%	
Office, Public Facilities	per 1000 bldg sf	\$296	\$296	0.0%	\$0	\$0	0.0%	\$76	\$76	0.0%	\$0	\$0	0.0%	\$0	\$0		\$372	\$372	0.0%	
Industrial, Assisted Living	per 1000 bldg sf	\$79	\$79	0.0%	\$0	\$0	0.0%	\$21	\$21	0.0%	\$0	\$0	0.0%	\$0	\$0		\$100	\$100	0.0%	
Schools	per 1000 bldg sf	\$520	\$520	0.0%	\$0	\$0	0.0%	\$133	\$133	0.0%	\$0	\$0	0.0%	\$0	\$0		\$653	\$653	0.0%	
Churches	per 1000 bldg sf	\$296	\$296	0.0%	\$0	\$0	0.0%	\$76	\$76	0.0%	\$0	\$0	0.0%	\$0	\$0		\$372	\$372	0.0%	
Mini Storage	per gross acre	\$1,040	\$1,040	0.0%	\$0	\$0	0.0%	\$270	\$270	0.0%	\$0	\$0	0.0%	\$0	\$0		\$1,310	\$1,310	0.0%	

**CITY OF CLOVIS  
MASTER DEVELOPMENT FEE SCHEDULE 2022-2023  
ANALYSIS**

Effective: Aug. 29, 2022

**Street Fees**

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change			
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate							
<b>Area 3</b>																				* Revised by Ord. 22-07		
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections *			Total					
SFR - Rural (0 - 0.5)	per unit	\$76	<b>\$76</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$37	<b>\$37</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$113	<b>\$113</b>	0.0%			
SFR - Very Low Density (0.6 - 2)	per unit	\$77	<b>\$77</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$38	<b>\$38</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$115	<b>\$115</b>	0.0%			
SFR - Low Density (2.1 - 4)	per unit	\$77	<b>\$77</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$38	<b>\$38</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$115	<b>\$115</b>	0.0%			
SFR - Medium Density (4.1 - 7)	per unit	\$77	<b>\$77</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$38	<b>\$38</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$115	<b>\$115</b>	0.0%			
MFR - Medium High Density (7.1 - 15)	per unit	\$47	<b>\$47</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$23	<b>\$23</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$70	<b>\$70</b>	0.0%			
MFR - High (15.1 - 25)	per unit	\$47	<b>\$47</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$23	<b>\$23</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$70	<b>\$70</b>	0.0%			
MFR - Very High (25.1 - 43)	per unit	\$47	<b>\$47</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$23	<b>\$23</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$70	<b>\$70</b>	0.0%			
Retail	per 1000 bldg sf	\$122	<b>\$122</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$60	<b>\$60</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$182	<b>\$182</b>	0.0%			
Office, Public Facilities	per 1000 bldg sf	\$55	<b>\$55</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$27	<b>\$27</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$82	<b>\$82</b>	0.0%			
Industrial, Assisted Living	per 1000 bldg sf	\$15	<b>\$15</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$7	<b>\$7</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$22	<b>\$22</b>	0.0%			
Schools	per 1000 bldg sf	\$99	<b>\$99</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$48	<b>\$48</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$147	<b>\$147</b>	0.0%			
Churches	per 1000 bldg sf	\$55	<b>\$55</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$27	<b>\$27</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$82	<b>\$82</b>	0.0%			
Mini Storage	per gross acre	\$200	<b>\$200</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$100	<b>\$100</b>	0.0%	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>		\$300	<b>\$300</b>	0.0%			

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change			
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate							
<b>Area 4</b>																				* Revised by Ord. 22-07		
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections *			Total					
SFR - Rural (0 - 0.5)	per unit	\$7,034	<b>\$7,576</b>	7.7%	\$2,482	<b>\$2,673</b>	7.7%	\$586	<b>\$631</b>	7.7%	\$686	<b>\$739</b>	7.7%	\$0	<b>\$0</b>		\$10,788	<b>\$11,619</b>	7.7%			
SFR - Very Low Density (0.6 - 2)	per unit	\$7,033	<b>\$7,575</b>	7.7%	\$2,482	<b>\$2,673</b>	7.7%	\$585	<b>\$630</b>	7.7%	\$686	<b>\$739</b>	7.7%	\$0	<b>\$0</b>		\$10,786	<b>\$11,617</b>	7.7%			
SFR - Low Density (2.1 - 4)	per unit	\$7,033	<b>\$7,575</b>	7.7%	\$2,483	<b>\$2,674</b>	7.7%	\$585	<b>\$630</b>	7.7%	\$687	<b>\$740</b>	7.7%	\$0	<b>\$0</b>		\$10,788	<b>\$11,619</b>	7.7%			
SFR - Medium Density (4.1 - 7)	per unit	\$7,033	<b>\$7,575</b>	7.7%	\$2,482	<b>\$2,673</b>	7.7%	\$585	<b>\$630</b>	7.7%	\$687	<b>\$740</b>	7.7%	\$0	<b>\$0</b>		\$10,787	<b>\$11,618</b>	7.7%			
MFR - Medium High Density (7.1 - 15)	per unit	\$4,220	<b>\$4,545</b>	7.7%	\$1,489	<b>\$1,604</b>	7.7%	\$351	<b>\$378</b>	7.7%	\$412	<b>\$444</b>	7.7%	\$0	<b>\$0</b>		\$6,472	<b>\$6,971</b>	7.7%			
MFR - High (15.1 - 25)	per unit	\$4,220	<b>\$4,545</b>	7.7%	\$1,489	<b>\$1,604</b>	7.7%	\$351	<b>\$378</b>	7.7%	\$412	<b>\$444</b>	7.7%	\$0	<b>\$0</b>		\$6,472	<b>\$6,971</b>	7.7%			
MFR - Very High (25.1 - 43)	per unit	\$4,220	<b>\$4,545</b>	7.7%	\$1,489	<b>\$1,604</b>	7.7%	\$351	<b>\$378</b>	7.7%	\$412	<b>\$444</b>	7.7%	\$0	<b>\$0</b>		\$6,472	<b>\$6,971</b>	7.7%			
Retail	per 1000 bldg sf	\$11,100	<b>\$11,955</b>	7.7%	\$3,918	<b>\$4,220</b>	7.7%	\$924	<b>\$995</b>	7.7%	\$1,083	<b>\$1,166</b>	7.7%	\$0	<b>\$0</b>		\$17,025	<b>\$18,336</b>	7.7%			
Office, Public Facilities	per 1000 bldg sf	\$5,062	<b>\$5,452</b>	7.7%	\$1,787	<b>\$1,925</b>	7.7%	\$421	<b>\$453</b>	7.7%	\$494	<b>\$532</b>	7.7%	\$0	<b>\$0</b>		\$7,764	<b>\$8,362</b>	7.7%			
Industrial, Assisted Living	per 1000 bldg sf	\$1,362	<b>\$1,467</b>	7.7%	\$481	<b>\$518</b>	7.7%	\$113	<b>\$122</b>	7.7%	\$133	<b>\$143</b>	7.7%	\$0	<b>\$0</b>		\$2,089	<b>\$2,250</b>	7.7%			
Schools	per 1000 bldg sf	\$8,880	<b>\$9,564</b>	7.7%	\$3,134	<b>\$3,375</b>	7.7%	\$739	<b>\$796</b>	7.7%	\$867	<b>\$934</b>	7.7%	\$0	<b>\$0</b>		\$13,620	<b>\$14,669</b>	7.7%			
Churches	per 1000 bldg sf	\$5,062	<b>\$5,452</b>	7.7%	\$1,787	<b>\$1,925</b>	7.7%	\$421	<b>\$453</b>	7.7%	\$494	<b>\$532</b>	7.7%	\$0	<b>\$0</b>		\$7,764	<b>\$8,362</b>	7.7%			
Mini Storage	per gross acre	\$17,799	<b>\$19,170</b>	7.7%	\$6,286	<b>\$6,770</b>	7.7%	\$1,477	<b>\$1,591</b>	7.7%	\$1,738	<b>\$1,872</b>	7.7%	\$0	<b>\$0</b>		\$27,300	<b>\$29,403</b>	7.7%			

	Basis of Charge	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change	Current	Proposed	Percent Change			
		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate		Rate	Rate							
<b>Area 5</b>																				* Revised by Ord. 22-07		
		Outside Travel Lane			Center Travel Lane			Traffic Signals			Bridges			Quadrant Intersections *			Total					
SFR - Rural (0 - 0.5)	per unit	\$3,322	<b>\$3,578</b>	7.7%	\$1,710	<b>\$1,842</b>	7.7%	\$378	<b>\$407</b>	7.7%	\$214	<b>\$230</b>	7.7%	\$0	<b>\$0</b>		\$5,624	<b>\$6,057</b>	7.7%			
SFR - Very Low Density (0.6 - 2)	per unit	\$3,321	<b>\$3,577</b>	7.7%	\$1,710	<b>\$1,842</b>	7.7%	\$378	<b>\$407</b>	7.7%	\$213	<b>\$229</b>	7.7%	\$0	<b>\$0</b>		\$5,622	<b>\$6,055</b>	7.7%			
SFR - Low Density (2.1 - 4)	per unit	\$3,321	<b>\$3,577</b>	7.7%	\$1,710	<b>\$1,842</b>	7.7%	\$378	<b>\$407</b>	7.7%	\$213	<b>\$229</b>	7.7%	\$0	<b>\$0</b>		\$5,622	<b>\$6,055</b>	7.7%			
SFR - Medium Density (4.1 - 7)	per unit	\$3,321	<b>\$3,577</b>	7.7%	\$1,710	<b>\$1,842</b>	7.7%	\$377	<b>\$406</b>	7.7%	\$213	<b>\$229</b>	7.7%	\$0	<b>\$0</b>		\$5,621	<b>\$6,054</b>	7.7%			
MFR - Medium High Density (7.1 - 15)	per unit	\$1,993	<b>\$2,146</b>	7.7%	\$1,026	<b>\$1,105</b>	7.7%	\$227	<b>\$244</b>	7.7%	\$128	<b>\$138</b>	7.7%	\$0	<b>\$0</b>		\$3,374	<b>\$3,633</b>	7.7%			
MFR - High (15.1 - 25)	per unit	\$1,993	<b>\$2,146</b>	7.7%	\$1,026	<b>\$1,105</b>	7.7%	\$227	<b>\$244</b>	7.7%	\$128	<b>\$138</b>	7.7%	\$0	<b>\$0</b>		\$3,374	<b>\$3,633</b>	7.7%			
MFR - Very High (25.1 - 43)	per unit	\$1,993	<b>\$2,146</b>	7.7%	\$1,026	<b>\$1,105</b>	7.7%	\$227	<b>\$244</b>	7.7%	\$128	<b>\$138</b>	7.7%	\$0	<b>\$0</b>		\$3,374	<b>\$3,633</b>	7.7%			
Retail	per 1000 bldg sf	\$5,242	<b>\$5,646</b>	7.7%	\$2,699	<b>\$2,907</b>	7.7%	\$596	<b>\$642</b>	7.7%	\$337	<b>\$363</b>	7.7%	\$0	<b>\$0</b>		\$8,874	<b>\$9,558</b>	7.7%			
Office, Public Facilities	per 1000 bldg sf	\$2,390	<b>\$2,574</b>	7.7%	\$1,231	<b>\$1,326</b>	7.7%	\$272	<b>\$293</b>	7.7%	\$154	<b>\$166</b>	7.7%	\$0	<b>\$0</b>		\$4,047	<b>\$4,359</b>	7.7%			
Industrial	per 1000 bldg sf	\$643	<b>\$693</b>	7.7%	\$331	<b>\$356</b>	7.7%	\$73	<b>\$79</b>	7.7%	\$41	<b>\$44</b>	7.7%	\$0	<b>\$0</b>		\$1,088	<b>\$1,172</b>	7.7%			
Schools	per 1000 bldg sf	\$4,194	<b>\$4,517</b>	7.7%	\$2,159	<b>\$2,325</b>	7.7%	\$477	<b>\$514</b>	7.7%	\$270	<b>\$291</b>	7.7%	\$0	<b>\$0</b>		\$7,100	<b>\$7,647</b>	7.7%			
Churches	per 1000 bldg sf	\$2,390	<b>\$2,574</b>	7.7%	\$1,231	<b>\$1,326</b>	7.7%	\$272	<b>\$293</b>	7.7%	\$154	<b>\$166</b>	7.7%	\$0	<b>\$0</b>		\$4,047	<b>\$4,359</b>	7.7%			
Mini Storage	per gross acre	\$8,403	<b>\$9,050</b>	7.7%	\$4,326	<b>\$4,659</b>	7.7%	\$954	<b>\$1,027</b>	7.7%	\$536	<b>\$577</b>	7.7%	\$0	<b>\$0</b>		\$14,219	<b>\$15,313</b>	7.7%			

**CITY OF CLOVIS**  
**MASTER DEVELOPMENT FEE SCHEDULE 2022-2023**  
**ANALYSIS**

Effective: Aug. 29, 2022

* Revised by Ord. 22-07																
Area 6	Basis of Charge	Outside Travel Lane		Center Travel Lane		Traffic Signals		Bridges		Quadrant Intersections *		Total				
		\$	NEW	\$	NEW	\$	NEW	\$	NEW	\$	NEW	\$	NEW			
SFR - Rural (0 - 0.5)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
SFR - Very Low Density (0.6 - 2)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
SFR - Low Density (2.1 - 4)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
SFR - Medium Density (4.1 - 7)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
MFR - Medium High Density (7.1 - 15)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
MFR - High (15.1 - 25)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
MFR - Very High (25.1 - 43)	per unit	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Retail	per 1000 bldg sf	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Office, Public Facilities	per 1000 bldg sf	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Industrial	per 1000 bldg sf	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Schools	per 1000 bldg sf	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Churches	per 1000 bldg sf	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			
Mini Storage	per gross acre	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW	\$0	NEW			

**Quadrant Intersection Fee**

2023-2024

	Existing Rates, Area 1	
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 1		% change
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per gross acre	

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

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

	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	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per gross acre	

	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	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per gross acre	



**Quadrant Intersection Fee**

2023-2024

	Existing Rates, Area 4	
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 4		% change
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per gross acre	

	Existing Rates, Area 5	
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 5		% change
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per unit	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per 1000 bldg sf	
\$0	per gross acre	

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

^ Unit is defined as each separate dwelling unit.

^^ EDU = Equivalent Dwelling Unit is defined as follows:  
 Retail - 1 EDU = 2450 square feet of building area  
 Office - 1 EDU = 2450 square feet of building area  
 Industrial - 1 EDU = 2450 square feet of building area

## Quadrant Intersection Fee

2023-2024

### **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 fee program was eliminated by Ordinance 22-07.