

Development Impact Fee Study Summary (December 13, 2019)

PARK FEES:

Table 1. Park Land Acquisition Impact Fees Per Unit

Development Type	Units ¹	Cost per Capita	Population per DU	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 298.30	2.80	\$ 835.24
Residential - Multi-Family	DU	\$ 298.30	2.40	\$ 715.92

Table 1 footnotes:

1. Units of development: DU= dwelling unit
2. Impact fee per unit = cost per capita X population per dwelling unit

Table 2. Park Improvement Impact Fees Per Unit

Development Type	Units ¹	Cost per Capita	Population per DU	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 1,491.49	2.80	\$ 4,176.17
Residential - Multi-Family	DU	\$ 1,491.49	2.40	\$ 3,579.58

Table 2 footnotes:

1. Units of development: DU= dwelling unit
2. Impact fee per unit = cost per capita X population per dwelling unit

Table 3. Park Maintenance Vehicle/ Equipment Fees per Unit

Development Type	Units ¹	Cost per Capita	Population per DU	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 14.35	2.80	\$ 40.18
Residential - Multi-Family	DU	\$ 14.35	2.40	\$ 34.44

Table 3 footnotes:

1. Units of development: DU= dwelling unit
2. Impact fee per unit = cost per capita X population per dwelling unit

COMMUNITY AND RECREATION FEES:

Table 4. Community and Recreation Facilities Fees per Unit

Development Type	Units ¹	Cost per Capita	Population per Unit	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 727.47	2.80	\$ 2,036.92
Residential - Multi-Family	DU	\$ 727.47	2.40	\$ 1,745.93

Table 4 footnotes:

1. Units of development: DU= dwelling unit
2. Impact fee per unit = cost per capita X population per dwelling unit

PUBLIC SAFETY FACILITIES AND EQUIPMENT FEES:

Table 5. Public Facility Impact Fees per Unit

Development Type	Units ¹	Cost per Capita ²	Service Pop per Unit	Impact Fee per Unit
Residential - Single Family	DU	\$ 963.51	2.80	\$ 2,697.83
Residential - Multi-Family	DU	\$ 963.51	2.40	\$ 2,312.43
Commercial - Retail	KSF	\$ 963.51	0.78	\$ 751.54
Commercial - Office	KSF	\$ 963.51	0.94	\$ 905.70
Industrial - Light	KSF	\$ 963.51	0.56	\$ 539.57
Industrial - Heavy	KSF	\$ 963.51	0.31	\$ 298.69

LIBRARY FEES:

Table 6. Library Facilities and Materials Fees per Unit

Development Type	Units ¹	Cost per Capita	Population per Unit	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 484.31	2.80	\$ 1,356.07
Residential - Multi-Family	DU	\$ 484.31	2.40	\$ 1,162.35

CITY HALL FACILITIES FEES:

Table 7. City Hall Facilities Fees per Unit

Development Type	Units ¹	Cost per Capita	Service Pop per Unit	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 144.89	2.80	\$ 405.69
Residential - Multi-Family	DU	\$ 144.89	2.40	\$ 347.73
Commercial - Retail	KSF	\$ 144.89	0.78	\$ 113.01
Commercial - Office	KSF	\$ 144.89	0.94	\$ 136.20
Industrial - Light	KSF	\$ 144.89	0.56	\$ 81.14
Industrial - Heavy	KSF	\$ 144.89	0.31	\$ 44.92

Table 5 footnotes:

1. Units of development: DU= dwelling unit
2. Cost per capita is determined by cost of the new public safety facility which will be shared by police and fire, plus the cost of existing police vehicles and equipment. The cost of fire protection apparatus and equipment is not included in the fees because those assets are a top priority for funding from tax revenue generated by the City's Measure A.

Table 6 footnotes:

1. Units of development: DU= dwelling unit,
2. Impact fee per unit = cost per capita X population per dwelling unit

Table 7 footnotes:

1. Units of development: DU= dwelling unit, KSF = 1,000 gross square feet of building area
2. Impact fee per unit = cost per capita X population per dwelling unit

TRANSPORTATION IMPROVEMENTS:

Table 8. Transportation Impact Fees Per Unit

Development Type	Units ¹	Cost per Pk Hr Trip	Pk Hr Trips per Unit	Impact Fee per Unit ²
Residential - Single Family	DU	\$ 1,719.21	1.01	\$ 1,736.41
Residential - Multi-Family	DU	\$ 1,719.21	0.62	\$ 1,065.91
Commercial - Retail	KSF	\$ 1,719.21	3.73	\$ 6,412.67
Commercial - Office	KSF	\$ 1,719.21	1.85	\$ 3,188.99
Industrial - Light	KSF	\$ 1,719.21	0.42	\$ 716.34
Industrial - Heavy	KSF	\$ 1,719.21	0.10	\$ 170.50

WATER FEES:

Table 9. Water System Impact Fee by Meter Size

Meter Size	Capacity (GPM) ¹	Flow Factor ²	Avg Day Wtr Use (GPD) ³	Cost per GPD	Impact Fee ^{4, 5, 6}
1"	50	1.00	442	\$6.01	\$ 2,657.82
1-1/2"	100	2.00	884	\$6.01	\$ 5,315.63
2"	160	3.20	1,414	\$6.01	\$ 8,505.01
3"	300	6.00	2,652	\$6.01	\$ 15,946.89
4"	500	10.00	4,420	\$6.01	\$ 26,578.16
6"	1000	20.00	8,840	\$6.01	\$ 53,156.31

SEWER FEES:

Table 10. Sewer System, Impact Fee by Meter Size

Meter Size	Capacity (GPM) ¹	Flow Factor ²	Avg Day Flow (GPD) ³	Cost per GPD	Impact Fee ^{4, 5, 6}
1"	50	1.00	226	\$10.91	\$ 2,465.82
1-1/2"	100	2.00	452	\$10.91	\$ 4,931.64
2"	160	3.20	723	\$10.91	\$ 7,890.63
3"	300	6.00	1,356	\$10.91	\$ 14,794.93
4"	500	10.00	2,260	\$10.91	\$ 24,658.21
6"	1000	20.00	4,520	\$10.91	\$ 49,316.43

Table 8 footnotes:

1. Units of development: DU= dwelling unit, KSF = 1,000 gross square feet of building area
2. Impact fee per unit = cost per peak hour trip X peak hour trips per converted unit

Table 9 footnotes:

1. Meter capacity in gallons per minute based on data from the American Water Works Association (AWWA)
2. Flow factor = meter capacity /1" meter capacity
3. Average day water use for 1" meter is based on analysis of water billing data for fiscal year 2019; average day water use for larger meter sizes based on flow factors representing meter capacity relative to the capacity of the 1" meter
4. Impact fee = average day demand X cost per GPD
5. This fee applies to all development types BUT **single-family residential, which has a fee of \$2,711**
6. Fees for larger meters than shown shall be calculated using formula in footnotes 2 & 4

Table 10 footnotes:

1. Meter capacity in gallons per minute based on data from the AWWA
2. Flow factor = meter capacity /1" meter capacity
3. Winter average day flow for 1" meter is based on analysis of water billing data for two winter billing cycles in fiscal year 2019; flow for larger meter sizes based on flow factors representing meter capacity relative to the capacity of the 1" meter
4. Impact fee = average day demand X cost per GPD
5. This fee applies to all development types BUT **single-family residential, which has a fee of \$2,515**
6. Fees for larger meters than shown shall be calculated using formula in footnotes 2 & 4