



CITY of CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council
 FROM: Planning and Development Services
 DATE: June 20, 2022
 SUBJECT: Consider approval of various items associated with various fees under the Planning and Development Services Department:

- a. Consider Approval – Res. 22-____, A resolution revising the Master Development Fee Schedule and Providing a Description of Fees to be Requested for County Adoption; and
- b. Consider Approval – Res. 22-____, A resolution amending Plan Check, Inspection Services, Encroachment Permits and Community Investment Program Rates; and
- c. Consider Approval – Res. 22-____, A request to approve the 2022 City of Clovis Planning Division Fee Schedule.

Staff: Dave Merchen, City Planner / Sean Smith, Supervising Civil Engineer

Recommendation: Approve

- ATTACHMENTS:**
1. Res. 22-____, Revising Master Development Fee Schedule
 2. Res. 22-____, Amending Plan Check, Inspection Services, Encroachment Permits and Community Investment Program Rates
 3. Res. 22-____, Approving the 2022 City of Clovis Planning Division Fee Schedule
 4. Correspondence from Stakeholders

CONFLICT OF INTEREST

None.

RECOMMENDATION

For the City Council to approve Res. 22-____, revising the Master Development Fee Schedule and providing a description of fees to be requested for County Adoption.

For the City Council to approve Res. 22-____, amending Plan Check, Inspection Services, Encroachment Permits and Community Investment Program Rates.

For the City Council to approve Res. 22-____, approving the 2022 City of Clovis Planning Division fee schedule.

EXECUTIVE SUMMARY

Staff is recommending updates to the following fee programs:

1. Development Impact Fees (DIF's)
2. Engineering Division hourly rates and inspection fees
3. Planning Division fees

Development Impact Fees (DIF's)

Staff performed a comprehensive evaluation of the costs and infrastructure that comprise the DIF's, including obtaining updated cost estimate updates from our sewer and water Master Plan consultants. This evaluation resulted in the determination of the rates as indicated by the Full Implementation option (**Attachment 1A and 1B**). For residential and non-residential development, the full implementation would result in an increase in overall fees that ranges from 27% to 40%, depending on location and land use of the proposed project. For example, for a single-family residential home built in Heritage Grove (15.5 units per acre) the DIF would increase from \$25,429 to \$32,903 for a total increase of \$7,474 or 29% increase. For a home that sells for \$375,000 the Full Implementation option would represent a 2% increase to the selling price ($\$7,474 / \$375,000 = 2\%$).

In meetings with stakeholders and the Master Plan consultants, staff recognizes that the cost outlook for some facilities and construction elements are uncertain with the large fluctuations we have seen in recent months. Based on the uncertainty in those fee categories and the potential that costs may come down in the coming months, staff is proposing a Phased Implementation option (**Attachments 1C and 1D**) as an alternative for consideration and is recommending Council approval. The Phased implementation option implements 50% of the fee increases for sewer, water, and street fees immediately (60 days after approval in accordance with statute) with a full re-evaluation of these categories at the next fee update to see where prices are at that time and make the appropriate adjustments. If the Phased Implementation option is approved, staff will perform a comprehensive evaluation for the next fiscal year update to validate the proposed rates and for consideration by Council.

Under the Phased Implementation alternative, 50% of the increases for sewer, water, and streets is being deferred for a year pending future confirmation of the amount of the increase through a reevaluation of construction costs. Under this alternative, the immediate increases would range from 17% to 28%, depending on location and land use of the proposed project. For example, for a single-family residential home built in Heritage Grove (15.5 units per acre) the DIF would increase from \$25,429 to \$30,181 for a total increase of \$4,753 or 18.7% increase. For a home that sells for \$375,000 the Phased Implementation option would represent a 1.3% increase to the selling price ($\$4,753 / \$375,000 = 1.3\%$).

Engineering Division Hourly Rates

Engineering Division hourly rates need to be adjusted from \$119 to \$140 in order to offset increases in operational costs and maintain a functional level of service to the development community and operation of the Community Investment Program. Staff is proposing to begin implementing the new rates on August 29, 2022.

Planning Division Fee Schedule

The Planning Division fee schedule was last updated by Resolution 21-103, which took effect November 15, 2021. The operational costs have increased for the Planning Division similar to the costs for the Engineering Division. A 2.94% across-the-board increase is recommended, based on the 5-year average change in the consumer price index (CPI). This methodology was used because it accounts for the changes in costs that have occurred since the comprehensive fee analysis was completed last year while avoiding the “spiking effect” that would have occurred if only the most recent year’s CPI was utilized. The revised fee schedule will provide the funding necessary for the Planning Division to maintain a functional level of service to the public.

BACKGROUND

Master Development Fee Schedule

The municipal code provides for an annual update of the DIF program either through a comprehensive review of the fee rates or through an adjustment based on the average CCI between the Los Angeles and San Francisco areas for the twelve (12) month period ending the prior December. The average of the two cities for December 2020 to December 2021 was an increase of 7.5%, which has an overall impact to the fees of approximately 9.9%.

Frequent adjustments are needed in order to attempt to keep pace with construction cost increases and fully fund the infrastructure associated with growth. The CCI provides a measurement of construction cost fluctuations and serves as a reasonable basis for adjusting the fees between a comprehensive review and in-depth cost reevaluations.

In its review this year, staff performed an in-depth review. The analysis studied current construction costs, re-evaluated the remaining planned City infrastructure, updated the trust fund balances, and reviewed market trends. The review also included updated estimates from the City's sewer and water master plan consultants. Currently, certain costs are being affected by supply chain slowdowns, lack of availability of materials, and labor issues, just to name a few. Staff has prepared two alternative updates to the rates in recognition of the uncertainty of the land and construction costs and where they will be in the coming months.

The Full Implementation alternative reflects current (as of January 2022) infrastructure costs as determined by the studies. In recognition of the uncertainty of whether these “current” costs are the new norm, or whether the current costs represent a peak and will ultimately come down in the coming year, staff has provided a Phased Implementation alternative which would implement 50% of the increase shown in staff’s study now and defer the remaining 50% increase until next year pending a new evaluation of construction cost levels at that time. This 50% phase-in approach would apply only to the rates for the Sewer, Water, and Street fee categories. These are the categories which stakeholders, the consultants, and staff felt the cost outlook was less

stable and less predictable. Staff is recommending that Council consider approval of the Phased Implementation alternative for FY 2022-2023. Staff would then reevaluate construction and land costs in as part of the next regular fee update to confirm whether the second increment of the increase should be implemented at the full amount or an adjusted amount.

Overall Results

For residential and non-residential development, the full implementation would result in an increase in overall fees that ranges from 27% to 40%, depending on location and land use of the proposed project. Attachment 1A contains the revised rates and Attachment 1B contains a summary of estimated fee obligations for several theoretical projects under the Full Implementation alternative.

Under the Phased Implementation alternative, 50% of the increases for sewer, water, and streets is being deferred for a year pending future confirmation of the amount of the increase through a reevaluation of construction costs. Under this alternative, the immediate increases would range from 17% to 28%, depending on location and land use of the proposed project. Attachment 1C contains the initial, or first phase, rates and Attachment 1D contains a summary of estimated fee obligations for the same theoretical projects but under the first phase of the Phased Implementation alternative.

Stakeholder Outreach

The COVID-19 pandemic has continued to affect the look and number of public meetings. While staff has made itself fully available for meetings and open discussion regarding the fees, participation has been limited as the various companies and entities have varying comfort with meeting in person. An email was provided to over 130 stakeholders describing the proposed increases and providing information pertaining to the cost evaluations and fee rate methodologies. All stakeholders were invited to meet through a series of five (5) bi-weekly meetings from March to May with in-person and virtual attendance options. The stakeholders included the Building Industry Association (BIA), Fresno Metropolitan Flood Control District (FMFCD), the Clovis Unified School District, and several local residential and non-residential developers. The Full Implementation option was first discussed at the earliest meeting in March. The Phased Implementation option was developed and presented at the last meeting in April and was further discussed at the last and only meeting in May. Staff has included the written comments that have been received as Attachment 4. Other notable comments made at the meetings included, but are not limited to:

1. Discussion of the use and application of CCI for fee updates.
2. General description of the impacts already felt throughout the industry and concerns over the impacts that a large increase might have in today's market.
3. General description of the impact of increasing interest rates for new loans.
4. Alternatives for reimbursements in order to incentivize a greater cost control for reimbursable items.

Mitigation Fee Act (Government Code, Sections 66000 – 66024)

Section 66001 of the government code requires that the City shall do all of the following at the time that it establishes, increases or imposes a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put (identify the public facilities to be constructed).
3. Determine how there is a reasonable relationship (nexus) between the fees and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship (nexus) between the need for the public facility and the type of development project on which the fee is imposed.

Items 1 and 2 are clearly identified in the municipal code. Items 3 and 4 are met through multiple actions taken by the City Council such as:

1. The General Plan
2. Specific Plans
3. Master Plans for Sewer, Water, Recycled Water, etc.
4. The method by which fee rates are established which evaluates the cost of improvements identified in the various adopted plans and distributes that cost among the developable properties within the respective service areas in rough proportion to their impact on, or need for, the public facilities.

County Developments

The Memorandum of Understanding between the City of Clovis and the County of Fresno (MOU) includes a provision for county developments within the Clovis Sphere of Influence. The agreement states the following:

“CITY development fees shall be charged for any discretionary development applications to be approved by the COUNTY within the CITY’s sphere of influence. To establish or amend CITY development fees, CITY shall conduct a public hearing and notify property owners in accordance with State Law. At the conclusion of that hearing, CITY shall adopt a resolution describing the type, amount, and purpose of CITY fees to be requested for COUNTY adoption.”

“CITY shall transmit the adopted resolution to the COUNTY for its adoption of the fees. CITY shall include a draft ordinance for COUNTY’s adoption with appropriate supporting documentation or findings by the CITY demonstrating that the fees comply with Section 66000 of the Government Code and other applicable State Law requirements.”

The resolution under consideration includes a statement of finding that the fees are in compliance with the Government Code and describes the type, amount and purpose of the fees by reference to the Master Development Fee Schedule and the Municipal Code. This resolution and a draft ordinance will be transmitted to the County of Fresno for adoption upon approval by council.

State Assembly Bill (AB) 602

AB 602 took effect on January 1, 2022, affecting the adoption of development impact fees and their associated nexus studies. This new law imposes new rules for agencies who are imposing impact fees on new development, such as the need to post information related to its impact fees on its website, defining the process for adopting impact fees through a publicly noticed and public meeting, the need for large jurisdictions to adopt a capital improvement plan, and the need to update impact fee studies at least every eight years, all of which the City has been compliant with for some time.

AB 602 contains a requirement that new nexus studies adopted after July 1, 2022, will need to comply with Government Code Section 66001(a). New nexus studies that impose impact fees on housing development projects will also need to be based on the square footage of the proposing housing units or make a three-part finding that justifies the alternative basis for the fee. The Clovis DIF's currently apply impact fees on housing development projects on a per unit and gross acreage basis, but there is no need to make changes or the required findings at this time since there are no new fees proposed, no new nexus studies or revisions, and this action is occurring prior to July 1, 2022.

Plan Check, Inspection Services, Encroachment Permits and Community Investment Program Rates

The Engineering Division last updated the hourly rates in 2021. This adjustment was simply based on the CPI. The cost of operations, including employee benefits, has been increasing and is expected to continue to rise for the foreseeable future. Staff is recommending an hourly rate of \$140 to offset increases in operational costs and maintain a functional level of service to the development community and operation of the Community Investment Program. The proposed hourly rate is based on a recent evaluation of the specific cost for staff in the Planning and Development Services Department to operate, including salary, benefits, support services, and overhead.

In accordance with the Clovis Municipal Code, the Council establishes, by resolution, a schedule of fees for inspection, staking, and other services to be rendered by the City in connection with work performed by Engineering staff. Going forward, staff will continue to review the hourly rate and adjust accordingly as part of the annual, or biannual review of the Development Impact Fees. The new rates will take effect 60 days following the approval of the resolution by Council.

Stakeholder Outreach

An email was provided to a group of over 130 stakeholders describing the proposed increase in the hourly rate on June 7, 2022. The stakeholders were the same as the Development Impact Fees, which included the Building Industry Association (BIA), Fresno Metropolitan Flood Control District (FMFCD), the Clovis Unified School District, and several local residential and non-residential developers. No comments had been received as of the completion of this staff report.

Planning Division fee schedule

A comprehensive fee analysis and update to the Planning Division Fee Schedule was presented to the Council for adoption in September of 2021. The 2021 fee update included significant increases for most fee categories because the fees had not been updated since 2009. In its discussions with both stakeholders and the Council, Staff outlined its intent to proceed with routine or annual updates in the future to avoid the large increases seen in 2021. To the extent feasible, an analysis of the fees will be conducted annually as part of the budget preparation process and any recommended updates will be presented before the end of each fiscal year (June 30th).

Based on the evaluation completed this spring, Staff is recommending an update to the 2021 Planning Division Fee Schedule utilizing the Consumer Price Index (CPI) for All Urban Consumers. The CPI was identified as the most applicable index for an adjustment to the Planning fees, which are based primarily on personnel costs. The recommended methodology utilizes the average of the last five (5) years of the CPI percentage changes to arrive at a total increase of 2.94%. While it is relatively common to use the single year change in CPI to make these routine annual adjustments, a five-year average is recommended for the 2022 update because the change in most recent year CPI is over 7%, reflecting the high rate of inflation and related factors affecting the entire country is currently experiencing. Fee updates should avoid "spiking" factors that may not be sustained over time. An annual adjustment of over 7% would exceed actual and anticipated changes in processing costs.

Three entitlement types are excepted from this increase: Small Home Occupation Permits, Staff Research & Document Preparation, and the Redistribution Fee for applications during the commenting period. These three entitlements are proposed to be increased from the current hourly rate of \$119 per hour to \$140 per hour as proposed by the Engineering Division. The "per acre, per building permit, per sign, per unit, and per lot" fees are also not being proposed to change. Staff is proposing to include two new entitlement types and procedural workflows to the 2022 Planning Fee Schedule Update:

1. Tentative Parcel Maps under SB-9 (The California Home Act) requirements
2. Final Parcel Maps under SB-9 (The California Home Act) requirements

These new fee categories are necessary to properly implement the provisions of SB-9 allowing streamlined lot splits. The fees are based on the City's "standard" parcel map fees, with changes to reflect the specific requirements of SB-9. The most significant difference is that SB-9 prohibits public notice and public hearing processes, and costs related to those procedures

have been removed. The new rates within Planning Division Fee schedule will take effect 60 days following the approval of the resolution by Council.

Stakeholder Outreach

An email was provided to a group of over 130 stakeholders describing the proposed changes to the Planning Division Fee Schedule on June 7, 2022. The stakeholders were the same as the Development Impact Fees, which included the Building Industry Association (BIA), Fresno Metropolitan Flood Control District (FMFCD), the Clovis Unified School District, and several local residential and non-residential developers. No comments had been received as of the completion of this staff report.

California Environmental Quality Act

The proposed fee adjustments have been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and based upon the Public Resources Code Section 15061 (b)(3), there is no substantial evidence that the project will have a significant effect on the environment, therefore, all are exempt from CEQA.

FISCAL IMPACT

In general, the adjustments to the Development Impact Fee rates will provide funding commensurate with current land acquisition and construction costs for the public facilities needed to serve new development. With the 50% implementation alternative, there is potential that there could be a shortfall in revenue for the sewer, water, and street fee categories if it is later found that the current high costs of construction and right-of-way are sustained over the next year. If costs do not come down, the estimated revenue forgone would be around \$3,600,000.

Engineering Department Plan Check, Inspection Services, Encroachment Permits, and Community Investment Program revenue increases will offset increased staff costs and allow City staff to maintain the current level of plan check and inspection services. The increase in the hourly rate will cover the increased costs of CIP staff.

Planning Division revenue increases will offset increased staff costs and allow City staff to maintain the current level of service for entitlement applications.

REASON FOR RECOMMENDATION

The Municipal Code requires annual review and adjustment of the development fees based on actual land acquisition and construction costs or the percentage increase or decrease in the Engineering News Record Index for the California Cities for the twelve (12) month period ending the prior December. Staff is recommending an adjustment to the Development Impact Fee rates based on the Phased Implementation option in light of the current market conditions. Staff will perform a comprehensive evaluation of construction and land costs in order to confirm whether the second increment of the increase should be implemented at the full amount or an adjusted amount for the next fiscal year.

Staff is recommending an increase in the hourly billing rate to \$140 per hour to cover the cost of staff services provided on Plan Checks, Inspection Services, Encroachment Permits, and Community Investment Program projects.

Staff is recommending a revision to the Planning Division fee schedule to cover the cost of staff services provided on entitlement applications. The recommended adjustments are consistent with the discussion presented to stakeholders and the Council in 2021, during which Staff outlined its intent to proceed with routine or annual adjustments to the fees.

ACTIONS FOLLOWING APPROVAL

1. Staff will notify the development community and implement the new fee rates for the Development Impact Fees 60 days after approval of the resolution.
2. Staff will proceed with getting the fees adopted by the Fresno County Board of Supervisors.
3. Staff will notify the development community and implement the new rates for Plan Check, Inspection Services, Encroachment Permits, and the Community Investment Program 60 days after approval of the resolution.
4. Staff will notify the development community and implement the new rates for the Planning Fee Schedule 60 days after approval of the resolution.

Prepared by: Sean Smith, Supervising Civil Engineering/George González, Senior Planner/
Dave Merchen, City Planner

Reviewed by: City Manager DH

RESOLUTION 22-_____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS REVISING THE
MASTER DEVELOPMENT FEE SCHEDULE AND PROVIDING A DESCRIPTION OF
FEES TO BE REQUESTED FOR COUNTY ADOPTION**

WHEREAS, the State of California has enacted Section 66000 et seq. of the Government Code which allows for the collection of development impact fees; and

WHEREAS, the Clovis Municipal Code relating to Development Fees indicates that the fees shall be reviewed and adjusted as warranted annually by the percentage increase or decrease in the Engineering News Record Index for the California Cities for the twelve (12) month period preceding December, or by variation of the actual construction costs; and the fees shall be fixed by the City Council by resolution, and shall be included in the Master Development Fee Schedule; and

WHEREAS, the fees shall be fixed by the City Council by resolution, and shall be included in the Master Development Fee Schedule; and

WHEREAS, a new fee study has been performed by staff to establish new fee rates based on current actual construction costs; and

WHEREAS, the current actual construction costs for sewer, water, and streets have spiked sharply in the preceding year and these costs may be reflective of a cost spike and may come down as supply issues settle in the coming months; and

WHEREAS, the City Council recognizes the impact that costs that may be artificially inflated have on development projects in general; and

WHEREAS, the City Council wishes to implement the updated costs in a phased manner to allow time to monitor the construction market; and

WHEREAS, the first amendment to the memorandum of understanding between the County of Fresno and the City of Clovis (MOU) requires that the City adopt a resolution describing the type, amount, and purpose of City fees to be requested for County adoption, and

WHEREAS, the MOU further requires the City make findings demonstrating that the fees comply with Section 66000 of the Government Code and other applicable State law.

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

The Master Development Fee Schedule for charges therein provided and attached as Exhibit A and representing 50% of the full rate increases for sewer, water, and streets as determined by staff's study, is hereby approved and shall be effective after 60 days following approval. The development impact fee rates for sewer, water, and streets shall be updated next year based on a new construction cost analysis.

1. The provision of this Resolution shall not in any way affect provisions of any Resolution or Ordinance of the City for fees not provided in the Master Development Fee Schedule.
2. This Resolution will not be effective prior to 60 days following and will continue in force until amended by the City Council.
3. The types, amounts, and purposes of the fees to be adopted by the County of Fresno are indicated on the Master Development Fee Schedule (Attachment ____) and in the Clovis Municipal Code and the City Council of the City of Clovis does hereby find that the fees are in compliance with applicable state laws including Section 66000 of the Government Code.

* * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on June 20, 2022, by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: June 20, 2022

Mayor

City Clerk

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
FULL IMPLEMENTATION**

Water Major Facilities	
Residential	(Units per Acre)
Residential	2.0 or less
Residential	\$11,882 per unit
Residential	2.1 to 2.5
Residential	\$11,882 per unit
Residential	2.6 to 3.0
Residential	\$11,882 per unit
Residential	3.1 to 3.5
Residential	\$11,882 per unit
Residential	3.6 to 4.0
Residential	\$11,882 per unit
Residential	4.1 to 4.5
Residential	\$11,882 per unit
Residential	4.6 to 5.0
Residential	\$10,086 per unit
Residential	5.1 to 5.5
Residential	\$8,290 per unit
Residential	5.6 to 6.0
Residential	\$8,102 per unit
Residential	6.1 to 6.5
Residential	\$7,914 per unit
Residential	6.6 to 7.0
Residential	\$7,726 per unit
Residential	7.1 to 7.5
Residential	\$7,538 per unit
Residential	7.6 to 8.0
Residential	\$7,350 per unit
Residential	8.1 to 8.5
Residential	\$7,162 per unit
Residential	8.6 to 9.0
Residential	\$6,974 per unit
Residential	9.1 to 9.5
Residential	\$6,786 per unit
Residential	9.6 to 10.0
Residential	\$6,598 per unit
Residential	10.1 to 10.5
Residential	\$6,410 per unit
Residential	10.6 to 11.0
Residential	\$6,218 per unit
Residential	11.1 to 11.5
Residential	\$6,143 per unit
Residential	11.6 to 12.0
Residential	\$6,068 per unit
Residential	12.1 to 12.5
Residential	\$5,993 per unit
Residential	12.6 to 13.0
Residential	\$5,918 per unit
Residential	13.1 to 13.5
Residential	\$5,843 per unit
Residential	13.6 to 14.0
Residential	\$5,768 per unit
Residential	14.1 to 14.5
Residential	\$5,693 per unit
Residential	14.6 to 15.0
Residential	\$5,618 per unit
Residential	15.1 to 15.5
Residential	\$5,543 5543
Residential	15.6 to 16.0
Residential	\$5,468 per unit
Residential	16.1 to 16.5
Residential	\$5,393 per unit
Residential	16.6 to 17.0
Residential	\$5,318 per unit
Residential	17.1 to 17.5
Residential	\$5,243 per unit
Residential	17.6 to 18.0
Residential	\$5,168 per unit
Residential	18.1 to 18.5
Residential	\$5,093 per unit
Residential	18.6 to 19.0
Residential	\$5,018 per unit
Residential	19.1 to 19.5
Residential	\$4,943 per unit
Residential	19.6 to 20.0
Commercial Retail	\$4,870 per unit
Professional Office	\$5.94 per bldg sf
Industrial	\$5.94 per bldg sf
Schools	\$1.59 per bldg sf
Public Facilities	\$12,435 per gross acre
Assisted Living	\$3.22 per bldg sf
	\$5.64 per bldg sf

Water	
Water oversize	
All Areas except RT Ph 1,2	\$3,312 per gross acre
RT Park Phase 1, 2	\$358 per gross acre
Water front footage	
All Areas except RT Ph 1,2	\$41.05 per linear foot
RT Park Phase 1, 2	\$0
Non-Potable Water System	\$3,690 per gross acre

Water Service	
Water meter:	
3/4"	\$341 each
1"	\$424 each
1 1/2" (residential only)	\$712 each
2" (residential only)	\$906 each
1 1/2" (landscape)	\$912 each
2" (landscape)	\$1,039 each
3" (landscape)	\$1,470 each
4" (landscape)	\$2,425 each
6" (landscape)	\$4,382 each
1 1/2" (MFR & Non-res)	\$1,227 each
2" (MFR & Non-res)	\$1,391 each
3" (MFR & Non-res)	\$1,919 each
4" (MFR & Non-res)	\$2,993 each
6" (MFR & Non-res)	\$5,220 each
Transceiver Fee	\$145 each
Water service w/meter:	
3/4"	\$6,452 each
1"	\$6,536 each
1 1/2"	\$7,472 each
2"	\$8,107 each

Attachment A of Attachment 1

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
FULL IMPLEMENTATION**

Sewer		
Sewer Major Facilities		
Single Family Residential	\$10,346	per unit
Multi-Family Residential	\$8,380	per unit
Commercial Retail	\$6.21	per bldg sf
Professional Office	\$5.28	per bldg sf
Industrial	\$2.90	per bldg sf
Assisted Living	\$10,346	per EDU
*Other	\$10,346	per EDU
All Projects in Core Area (Page 7)	\$0	
Sewer oversize		
All Areas except RT Ph 1,2	\$1,473	per gross acre
RT Park Phase 1, 2	\$0	
Sewer front footage		
All Areas except RT Ph 1,2	\$31.15	per linear foot
RT Park Phase 1, 2	\$0	
Sewer house branch connection		
4" lateral	\$136.00	per linear foot
6" lateral	\$138.00	per linear foot

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

Parks		
Park Acquisition and Development:		
All Residential	\$5,354	per unit
Retail	\$0.68	per bldg. sf.
Office	\$1.48	per bldg. sf.
Industrial	\$0.48	per bldg. sf.
All projects in core area (Page 7)	\$0	

Refuse		
Community sanitation fee		
Single family lot	\$481	per unit
Multi-family, non-residential	\$396	per unit

Admin., Public Facilities, Misc.		
Undergrounding administration fee	1.50%	of UG fees
Street administration fee	1.50%	of street fees
Administration fee	1.50%	of fees
Fire Department Fee (Growth Areas)		
Outside Core Area	\$2,347	per unit
Core Area	\$0	
Police Department Fee		
Growth Areas	\$1,134	per unit
Core Area	\$0	
Special Area Annexation Fee	\$0	per gross acre
Loma Vista Community Centers		
Master Plan Zone District Program Fee	\$1,591	per net acre
Library Facilities Impact Fee***		
Single family lot	\$760	per unit
Multi-family, assisted living/group homes	\$621	per unit

Utility Undergrounding		
Utility Undergrounding fee		
Underground Area 1	\$8,692	per gross acre
RT Park Phase 1, 2	\$2,894	per gross acre
Underground Area 2	\$0	per gross acre
Underground Area 3	\$8,268	per gross acre
Underground Area 4	\$7,960	per gross acre
Underground Area 5	\$0	per gross acre

Neighborhood Park Deposit		
Neighborhood Park Deposit		
Street Area 4 (Loma Vista Specific Plan)	\$5,395	per unit

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
FULL IMPLEMENTATION

Street Fees

Area 1	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$8,622	\$2,044	\$802	\$68	\$74	\$11,610
SFR - Very Low Density (0.6 - 2)	per unit	\$8,621	\$2,044	\$801	\$69	\$74	\$11,609
SFR - Low Density (2.1 - 4)	per unit	\$8,621	\$2,044	\$801	\$69	\$74	\$11,609
SFR - Medium Density (4.1 - 7)	per unit	\$8,621	\$2,044	\$801	\$69	\$74	\$11,609
MFR - Medium High Density (7.1 - 15)	per unit	\$5,173	\$1,226	\$481	\$41	\$40	\$6,961
MFR - High (15.1 - 25)	per unit	\$5,173	\$1,226	\$481	\$41	\$40	\$6,961
MFR - Very High (25.1 - 43)	per unit	\$5,173	\$1,226	\$481	\$41	\$40	\$6,961
Retail	per 1000 bldg sf	\$13,607	\$3,226	\$1,264	\$108	\$105	\$18,310
Office, Public Facilities	per 1000 bldg sf	\$6,205	\$1,471	\$576	\$49	\$48	\$8,349
Industrial, Assisted Living	per 1000 bldg sf	\$1,669	\$396	\$155	\$13	\$13	\$2,246
Schools	per 1000 bldg sf	\$10,885	\$2,581	\$1,011	\$87	\$84	\$14,648
Churches	per 1000 bldg sf	\$6,205	\$1,471	\$576	\$49	\$48	\$8,349
Mini Storage	per gross acre	\$21,810	\$5,175	\$2,026	\$178	\$170	\$29,359

Area 1 RT Park Phase 1, 2	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
Industrial	per 1000 bldg sf	\$1,400	\$225	\$129	\$0	\$13	\$1,767
Office	per 1000 bldg sf	\$5,205	\$835	\$481	\$0	\$48	\$6,569

Area 2	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$412	\$0	\$105	\$0	\$74	\$591
SFR - Very Low Density (0.6 - 2)	per unit	\$412	\$0	\$106	\$0	\$74	\$592
SFR - Low Density (2.1 - 4)	per unit	\$412	\$0	\$106	\$0	\$74	\$592
SFR - Medium Density (4.1 - 7)	per unit	\$412	\$0	\$106	\$0	\$74	\$592
MFR - Medium High Density (7.1 - 15)	per unit	\$248	\$0	\$63	\$0	\$40	\$351
MFR - High (15.1 - 25)	per unit	\$248	\$0	\$63	\$0	\$40	\$351
MFR - Very High (25.1 - 43)	per unit	\$248	\$0	\$63	\$0	\$40	\$351
Retail	per 1000 bldg sf	\$649	\$0	\$166	\$0	\$105	\$920
Office, Public Facilities	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$48	\$420
Industrial, Assisted Living	per 1000 bldg sf	\$79	\$0	\$21	\$0	\$13	\$113
Schools	per 1000 bldg sf	\$520	\$0	\$133	\$0	\$84	\$737
Churches	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$48	\$420
Mini Storage	per gross acre	\$1,040	\$0	\$270	\$0	\$170	\$1,480

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
FULL IMPLEMENTATION

Street Fees

Area 3	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$76	\$0	\$37	\$0	\$74	\$187
SFR - Very Low Density (0.6 - 2)	per unit	\$77	\$0	\$38	\$0	\$74	\$189
SFR - Low Density (2.1 - 4)	per unit	\$77	\$0	\$38	\$0	\$74	\$189
SFR - Medium Density (4.1 - 7)	per unit	\$77	\$0	\$38	\$0	\$74	\$189
MFR - Medium High Density (7.1 - 15)	per unit	\$47	\$0	\$23	\$0	\$40	\$110
MFR - High (15.1 - 25)	per unit	\$47	\$0	\$23	\$0	\$40	\$110
MFR - Very High (25.1 - 43)	per unit	\$47	\$0	\$23	\$0	\$40	\$110
Retail	per 1000 bldg sf	\$122	\$0	\$60	\$0	\$105	\$287
Office, Public Facilities	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$48	\$130
Industrial, Assisted Living	per 1000 bldg sf	\$15	\$0	\$7	\$0	\$13	\$35
Schools	per 1000 bldg sf	\$99	\$0	\$48	\$0	\$84	\$231
Churches	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$48	\$130
Mini Storage	per gross acre	\$200	\$0	\$100	\$0	\$170	\$470

Area 4	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$6,524	\$2,400	\$530	\$608	\$74	\$10,136
SFR - Very Low Density (0.6 - 2)	per unit	\$6,524	\$2,400	\$531	\$607	\$74	\$10,136
SFR - Low Density (2.1 - 4)	per unit	\$6,524	\$2,400	\$531	\$607	\$74	\$10,136
SFR - Medium Density (4.1 - 7)	per unit	\$6,524	\$2,400	\$531	\$607	\$74	\$10,136
MFR - Medium High Density (7.1 - 15)	per unit	\$3,914	\$1,440	\$318	\$364	\$40	\$6,076
MFR - High (15.1 - 25)	per unit	\$3,914	\$1,440	\$318	\$364	\$40	\$6,076
MFR - Very High (25.1 - 43)	per unit	\$3,914	\$1,440	\$318	\$364	\$40	\$6,076
Retail	per 1000 bldg sf	\$10,297	\$3,788	\$837	\$959	\$105	\$15,986
Office, Public Facilities	per 1000 bldg sf	\$4,695	\$1,727	\$382	\$437	\$48	\$7,289
Industrial, Assisted Living	per 1000 bldg sf	\$1,263	\$465	\$103	\$118	\$13	\$1,962
Schools	per 1000 bldg sf	\$8,237	\$3,030	\$670	\$767	\$84	\$12,788
Churches	per 1000 bldg sf	\$4,695	\$1,727	\$382	\$437	\$48	\$7,289
Mini Storage	per gross acre	\$16,505	\$6,077	\$1,346	\$1,542	\$170	\$25,640

Area 5	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$3,294	\$1,710	\$362	\$204	\$74	\$5,644
SFR - Very Low Density (0.6 - 2)	per unit	\$3,293	\$1,710	\$362	\$205	\$74	\$5,644
SFR - Low Density (2.1 - 4)	per unit	\$3,294	\$1,710	\$362	\$205	\$74	\$5,645
SFR - Medium Density (4.1 - 7)	per unit	\$3,293	\$1,710	\$362	\$205	\$74	\$5,644
MFR - Medium High Density (7.1 - 15)	per unit	\$1,976	\$1,026	\$217	\$123	\$40	\$3,382
MFR - High (15.1 - 25)	per unit	\$1,976	\$1,026	\$217	\$123	\$40	\$3,382
MFR - Very High (25.1 - 43)	per unit	\$1,976	\$1,026	\$217	\$123	\$40	\$3,382
Retail	per 1000 bldg sf	\$5,198	\$2,699	\$572	\$323	\$105	\$8,897
Office, Public Facilities	per 1000 bldg sf	\$2,370	\$1,231	\$261	\$147	\$48	\$4,057
Industrial	per 1000 bldg sf	\$638	\$331	\$70	\$40	\$13	\$1,092
Schools	per 1000 bldg sf	\$4,158	\$2,159	\$458	\$258	\$84	\$7,117
Churches	per 1000 bldg sf	\$2,370	\$1,231	\$261	\$147	\$48	\$4,057
Mini Storage	per gross acre	\$8,337	\$4,326	\$915	\$523	\$170	\$14,271

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
FULL IMPLEMENTATION**

Sewer Oversize/Overdepth Reimbursement Rates	
<i>Sewer oversize mains:</i>	
10"	\$9.00 per linear foot
12"	\$21.95 per linear foot
15"	\$47.95 per linear foot
18"	\$78.35 per linear foot
21"	\$117.45 per linear foot
<i>Sewer overdepth mains:</i>	
<u>8' to 12' in depth</u>	
8" main	\$8.60 per linear foot
10" main	\$11.05 per linear foot
12" main	\$10.90 per linear foot
15" main	\$14.75 per linear foot
18" main	\$17.05 per linear foot
21" main	\$20.45 per linear foot
<u>12' to 16' in depth</u>	
8" main	\$19.15 per linear foot
10" main	\$21.50 per linear foot
12" main	\$21.70 per linear foot
15" main	\$28.35 per linear foot
18" main	\$41.45 per linear foot
21" main	\$43.50 per linear foot
<u>Greater than 16' in depth</u>	
8" main	\$25.35 per linear foot
10" main	\$28.00 per linear foot
12" main	\$28.35 per linear foot
15" main	\$42.25 per linear foot
18" main	\$51.55 per linear foot
21" main	\$57.00 per linear foot

Water Oversize Reimbursement Rates	
<i>Water oversize mains:</i>	
12" main	\$45.45 per linear foot
14" main	\$75.30 per linear foot
16" main	\$114.05 per linear foot
18" main	\$148.00 per linear foot
20" main	\$177.80 per linear foot
24" main	\$293.60 per linear foot
<i>Water oversize valves:</i>	
12" valve	\$1,063.00 each
14" valve	\$3,185.00 each
16" valve	\$4,087.00 each
18" valve	\$4,717.00 each
20" valve	\$7,532.00 each
24" valve	\$10,020.00 each

WATER SUPPLY FEE

FY 2022-23

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Rural Residential <i>(1 DU/2 AC)</i>	16,100	11,320
Very Low Density Residential <i>(0.6 – 2.0 DU/AC)</i>	16,100	11,320
Low Density Residential <i>(2.1 – 4.0 DU/AC)</i>	13,880	9,100
Medium Density Residential <i>(4.1 – 7.0 DU/AC)</i>	12,210	7,440
Medium High Density Residential <i>(7.1 – 15.0 DU/AC)</i>	18,320	13,540
High Density Residential <i>(15.1 – 25.0 DU/AC)</i>	26,090	21,310
Very High Density Residential <i>(25.1 – 43.0 DU/AC)</i>	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

FULL IMPLEMENTATION

Single-Family Fee Calculation Scenarios
2022-2023 Proposed Fee rates

			4 DU/AC (SFR) - 40 acre development			6.5 DU/AC (SFR) - 40 acre development			7.5 DU/AC (SFR) - 40 acre development			14.5 DU/AC (SFR) - 40 acre development			15.5 DU/AC (SFR) - 40 acre development		
			Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$6,183,734	\$8,372,219	\$2,188,485	\$8,753,480	\$11,763,706	\$3,010,226	\$9,141,100	\$12,122,872	\$2,981,773	\$15,971,158	\$21,098,102	\$5,126,945	\$17,253,561	\$22,681,603	\$5,428,041	
	Per Unit	\$38,648	\$52,326	\$13,678	\$33,667	\$45,245	\$11,578	\$30,470	\$40,410	\$9,939	\$27,536	\$36,376	\$8,840	\$27,828	\$36,583	\$8,755	
	% Change	.	.	35.4%	.	.	34.4%	.	.	32.6%	.	.	32.1%	.	.	31.5%	
Area 2	Total	\$4,937,476	\$6,583,058	\$1,645,581	\$6,728,311	\$8,856,320	\$2,128,009	\$7,739,182	\$10,110,127	\$2,370,946	\$13,260,783	\$17,206,795	\$3,946,012	\$14,356,264	\$18,521,930	\$4,165,666	
	Per Unit	\$30,859	\$41,144	\$10,285	\$25,878	\$34,063	\$8,185	\$25,797	\$33,700	\$7,903	\$22,863	\$29,667	\$6,803	\$23,155	\$29,874	\$6,719	
	% Change	.	.	33.3%	.	.	31.6%	.	.	30.6%	.	.	29.8%	.	.	29.0%	
Area 3	Total	\$4,574,959	\$6,164,715	\$1,589,756	\$6,324,889	\$8,397,073	\$2,072,184	\$7,368,727	\$9,683,848	\$2,315,121	\$12,821,836	\$16,712,023	\$3,890,187	\$13,907,533	\$18,017,373	\$4,109,841	
	Per Unit	\$28,593	\$38,529	\$9,936	\$24,327	\$32,296	\$7,970	\$24,562	\$32,279	\$7,717	\$22,107	\$28,814	\$6,707	\$22,432	\$29,060	\$6,629	
	% Change	.	.	34.7%	.	.	32.8%	.	.	31.4%	.	.	30.3%	.	.	29.6%	
Area 4	Total	\$6,241,792	\$8,115,789	\$1,873,997	\$8,829,808	\$11,357,767	\$2,527,959	\$9,202,507	\$11,836,176	\$2,633,668	\$16,062,975	\$20,559,888	\$4,496,914	\$17,349,722	\$22,107,458	\$4,757,735	
	Per Unit	\$39,011	\$50,724	\$11,712	\$33,961	\$43,684	\$9,723	\$30,675	\$39,454	\$8,779	\$27,695	\$35,448	\$7,753	\$27,983	\$35,657	\$7,674	
	% Change	.	.	30.0%	.	.	28.6%	.	.	28.6%	.	.	28.0%	.	.	27.4%	
Area 5	Total	\$5,552,242	\$7,373,946	\$1,821,704	\$7,718,058	\$10,159,823	\$2,441,765	\$8,428,631	\$11,003,348	\$2,574,717	\$14,580,303	\$18,961,426	\$4,381,123	\$15,765,795	\$20,399,619	\$4,633,824	
	Per Unit	\$34,702	\$46,087	\$11,386	\$29,685	\$39,076	\$9,391	\$28,095	\$36,678	\$8,582	\$25,138	\$32,692	\$7,554	\$25,429	\$32,903	\$7,474	
	% Change	.	.	32.8%	.	.	31.6%	.	.	30.5%	.	.	30.0%	.	.	29.4%	
Area 6	Total		\$8,489,796			\$12,175,065			\$12,298,894			\$21,767,779			\$23,421,801		
	Per Unit		\$53,061			\$46,827			\$40,996			\$37,531			\$37,777		
	% Change	.	NEW	.	.	NEW	.	.	NEW	.	.	NEW	.	.	NEW	.	

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 6, as well as for all 40 acre residential developments.

Attachment B of Attachment 1

FULL IMPLEMENTATION

Multi-Family Fee Calculation Scenarios
2022-2023 Proposed Fee rates

7.5 DU/AC (MFR) - 40 acre development			14.5 DU/AC (MFR) - 40 acre development			15.5 DU/AC (MFR) - 40 acre development			20 DU/AC (MFR) - 40 acre development				
	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	
Area 1	Total	\$8,580,211	\$11,456,017	\$2,875,807	\$14,886,772	\$19,808,849	\$4,922,077	\$16,094,391	\$21,303,436	\$5,209,045	\$20,013,826	\$26,460,391	\$6,446,565
	Per Unit	\$28,601	\$38,187	\$9,586	\$25,667	\$34,153	\$8,486	\$25,959	\$34,360	\$8,402	\$25,017	\$33,075	\$8,058
	% Change			33.5%			33.1%			32.4%			32.2%
Area 2	Total	\$7,178,293	\$9,443,272	\$2,264,980	\$12,176,398	\$15,917,542	\$3,741,145	\$13,197,093	\$17,143,763	\$3,946,669	\$16,275,378	\$21,093,071	\$4,817,693
	Per Unit	\$23,928	\$31,478	\$7,550	\$20,994	\$27,444	\$6,450	\$21,286	\$27,651	\$6,366	\$20,344	\$26,366	\$6,022
	% Change			31.6%			30.7%			29.9%			29.6%
Area 3	Total	\$6,807,838	\$9,016,993	\$2,209,155	\$11,737,451	\$15,422,770	\$3,685,320	\$12,748,362	\$16,639,206	\$3,890,844	\$15,782,615	\$20,544,484	\$4,761,868
	Per Unit	\$22,693	\$30,057	\$7,364	\$20,237	\$26,591	\$6,354	\$20,562	\$26,837	\$6,276	\$19,728	\$25,681	\$5,952
	% Change			32.5%			31.4%			30.5%			30.2%
Area 4	Total	\$8,641,618	\$11,169,321	\$2,527,702	\$14,978,589	\$19,270,635	\$4,292,046	\$16,190,552	\$20,729,291	\$4,538,739	\$20,129,536	\$25,724,557	\$5,595,021
	Per Unit	\$28,805	\$37,231	\$8,426	\$25,825	\$33,225	\$7,400	\$26,114	\$33,434	\$7,321	\$25,162	\$32,156	\$6,994
	% Change			29.3%			28.7%			28.0%			27.8%
Area 5	Total	\$7,867,742	\$10,336,493	\$2,468,751	\$13,495,918	\$17,672,173	\$4,176,255	\$14,606,624	\$19,021,452	\$4,414,828	\$18,089,954	\$23,524,524	\$5,434,570
	Per Unit	\$26,226	\$34,455	\$8,229	\$23,269	\$30,469	\$7,200	\$23,559	\$30,680	\$7,121	\$22,612	\$29,406	\$6,793
	% Change			31.4%			30.9%			30.2%			30.0%
Area 6	Total		\$11,632,039			\$20,478,526			\$22,043,634			\$27,517,940	
	Per Unit		\$38,773			\$35,308			\$35,554			\$34,397	
	% Change			NEW			NEW			NEW			NEW

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 6, as well as for all 40 acre residential developments.

FULL IMPLEMENTATION

Non-Residential Fee Calculation Scenarios
2022-2023 Proposed Fee rates

		Retail (1 acre site)			Industrial (1 acre site)			Office (1 acre site)		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$244,332	\$340,487	\$96,155	\$107,793	\$150,183	\$42,391	\$179,744	\$250,024	\$70,280
	% Change			39.4%			39.3%			39.1%
Area 2	Total	\$137,203	\$186,713	\$49,510	\$88,069	\$121,891	\$33,822	\$130,897	\$179,911	\$49,014
	% Change			36.1%			38.4%			37.4%
Area 3 (Core)	Total	\$124,179	\$172,293	\$48,114	\$79,608	\$112,034	\$32,427	\$120,906	\$168,524	\$47,618
	% Change			38.7%			40.7%			39.4%
Area 4	Total	\$247,520	\$319,506	\$71,986	\$108,964	\$145,986	\$37,022	\$181,588	\$240,221	\$58,633
	% Change			29.1%			34.0%			32.3%
Area 5	Total	\$189,204	\$256,508	\$67,304	\$97,939	\$134,134	\$36,195	\$154,796	\$211,329	\$56,533
	% Change			35.6%			37.0%			36.5%
Area 6	Total		\$372,085			\$148,802			\$259,639	
	% Change			NEW			NEW			NEW

Note: Water Supply Fee (Base Rate) will increase the development cost by \$4,780.00 per Acre for Areas 1 through 6.

**CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
PHASED IMPLEMENTATION**

Water Major Facilities	
Residential	(Units per Acre)
Residential	2.0 or less
Residential	\$9,672 per unit
Residential	2.1 to 2.5
Residential	\$9,672 per unit
Residential	2.6 to 3.0
Residential	\$9,672 per unit
Residential	3.1 to 3.5
Residential	\$9,672 per unit
Residential	3.6 to 4.0
Residential	\$9,672 per unit
Residential	4.1 to 4.5
Residential	\$9,672 per unit
Residential	4.6 to 5.0
Residential	\$8,210 per unit
Residential	5.1 to 5.5
Residential	\$6,748 per unit
Residential	5.6 to 6.0
Residential	\$6,595 per unit
Residential	6.1 to 6.5
Residential	\$6,442 per unit
Residential	6.6 to 7.0
Residential	\$6,290 per unit
Residential	7.1 to 7.5
Residential	\$6,137 per unit
Residential	7.6 to 8.0
Residential	\$5,984 per unit
Residential	8.1 to 8.5
Residential	\$5,831 per unit
Residential	8.6 to 9.0
Residential	\$5,678 per unit
Residential	9.1 to 9.5
Residential	\$5,525 per unit
Residential	9.6 to 10.0
Residential	\$5,372 per unit
Residential	10.1 to 10.5
Residential	\$5,219 per unit
Residential	10.6 to 11.0
Residential	\$5,061 per unit
Residential	11.1 to 11.5
Residential	\$5,001 per unit
Residential	11.6 to 12.0
Residential	\$4,940 per unit
Residential	12.1 to 12.5
Residential	\$4,879 per unit
Residential	12.6 to 13.0
Residential	\$4,818 per unit
Residential	13.1 to 13.5
Residential	\$4,757 per unit
Residential	13.6 to 14.0
Residential	\$4,696 per unit
Residential	14.1 to 14.5
Residential	\$4,635 per unit
Residential	14.6 to 15.0
Residential	\$4,574 per unit
Residential	15.1 to 15.5
Residential	\$4,513 5543
Residential	15.6 to 16.0
Residential	\$4,452 per unit
Residential	16.1 to 16.5
Residential	\$4,392 per unit
Residential	16.6 to 17.0
Residential	\$4,330 per unit
Residential	17.1 to 17.5
Residential	\$4,269 per unit
Residential	17.6 to 18.0
Residential	\$4,208 per unit
Residential	18.1 to 18.5
Residential	\$4,148 per unit
Residential	18.6 to 19.0
Residential	\$4,087 per unit
Residential	19.1 to 19.5
Residential	\$4,026 per unit
Residential	19.6 to 20.0
Commercial Retail	\$3,965 per unit
Professional Office	\$4.84 per bldg sf
Industrial	\$4.84 per bldg sf
Schools	\$1.30 per bldg sf
Public Facilities	\$10,122 per gross acre
Assisted Living	\$2.62 per bldg sf
	\$4.58 per bldg sf

Water	
Water oversize	
All Areas except RT Ph 1,2	\$2,388 per gross acre
RT Park Phase 1, 2	\$258 per gross acre
Water front footage	
All Areas except RT Ph 1,2	\$41.05 per linear foot
RT Park Phase 1, 2	\$0
Non-Potable Water System	\$2,912 per gross acre

Water Service	
Water meter:	
3/4"	\$341 each
1"	\$424 each
1 1/2" (residential only)	\$712 each
2" (residential only)	\$906 each
1 1/2" (landscape)	\$912 each
2" (landscape)	\$1,039 each
3" (landscape)	\$1,470 each
4" (landscape)	\$2,425 each
6" (landscape)	\$4,382 each
1 1/2" (MFR & Non-res)	\$1,227 each
2" (MFR & Non-res)	\$1,391 each
3" (MFR & Non-res)	\$1,919 each
4" (MFR & Non-res)	\$2,993 each
6" (MFR & Non-res)	\$5,220 each
Transceiver Fee	\$145 each
Water service w/meter:	
3/4"	\$6,452 each
1"	\$6,536 each
1 1/2"	\$7,472 each
2"	\$8,107 each

Attachment C of Attachment 1

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
PHASED IMPLEMENTATION

Sewer		
Sewer Major Facilities		
Single Family Residential	\$9,228	per unit
Multi-Family Residential	\$7,475	per unit
Commercial Retail	\$5.54	per bldg sf
Professional Office	\$4.71	per bldg sf
Industrial	\$2.59	per bldg sf
Assisted Living	\$9,228	per EDU
*Other	\$9,228	per EDU
All Projects in Core Area (Page 7)	\$0	
Sewer oversize		
All Areas except RT Ph 1,2	\$1,254	per gross acre
RT Park Phase 1, 2	\$0	
Sewer front footage		
All Areas except RT Ph 1,2	\$31.15	per linear foot
RT Park Phase 1, 2	\$0	
Sewer house branch connection		
4" lateral	\$136.00	per linear foot
6" lateral	\$138.00	per linear foot

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

Parks		
Park Acquisition and Development:		
All Residential	\$5,354	per unit
Retail	\$0.68	per bldg. sf.
Office	\$1.48	per bldg. sf.
Industrial	\$0.48	per bldg. sf.
All projects in core area (Page 7)	\$0	

Refuse		
Community sanitation fee		
Single family lot	\$481	per unit
Multi-family, non-residential	\$396	per unit

Admin., Public Facilities, Misc.		
Undergrounding administration fee	1.50%	of UG fees
Street administration fee	1.50%	of street fees
Administration fee	1.50%	of fees
Fire Department Fee (Growth Areas)		
Outside Core Area	\$2,347	per unit
Core Area	\$0	
Police Department Fee		
Growth Areas	\$1,134	per unit
Core Area	\$0	
Special Area Annexation Fee	\$0	per gross acre
Loma Vista Community Centers		
Master Plan Zone District Program Fee	\$1,591	per net acre
Library Facilities Impact Fee***		
Single family lot	\$760	per unit
Multi-family, assisted living/group homes	\$621	per unit

Utility Undergrounding		
Utility Undergrounding fee		
Underground Area 1	\$8,692	per gross acre
RT Park Phase 1, 2	\$2,894	per gross acre
Underground Area 2	\$0	per gross acre
Underground Area 3	\$8,268	per gross acre
Underground Area 4	\$7,960	per gross acre
Underground Area 5	\$0	per gross acre

Neighborhood Park Deposit		
Neighborhood Park Deposit		
Street Area 4 (Loma Vista Specific Plan)	\$5,395	per unit

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
PHASED IMPLEMENTATION

Street Fees

Area 1	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$7,047	\$1,969	\$780	\$68	\$71	\$9,935
SFR - Very Low Density (0.6 - 2)	per unit	\$7,047	\$1,969	\$779	\$69	\$71	\$9,935
SFR - Low Density (2.1 - 4)	per unit	\$7,047	\$1,969	\$779	\$69	\$68	\$9,932
SFR - Medium Density (4.1 - 7)	per unit	\$7,047	\$1,969	\$779	\$69	\$68	\$9,932
MFR - Medium High Density (7.1 - 15)	per unit	\$4,228	\$1,181	\$468	\$41	\$39	\$5,957
MFR - High (15.1 - 25)	per unit	\$4,228	\$1,181	\$468	\$41	\$39	\$5,957
MFR - Very High (25.1 - 43)	per unit	\$4,228	\$1,181	\$468	\$41	\$39	\$5,957
Retail	per 1000 bldg sf	\$11,123	\$3,108	\$1,230	\$108	\$101	\$15,669
Office, Public Facilities	per 1000 bldg sf	\$5,072	\$1,417	\$561	\$49	\$46	\$7,145
Industrial, Assisted Living	per 1000 bldg sf	\$1,365	\$381	\$152	\$13	\$12	\$1,922
Schools	per 1000 bldg sf	\$8,898	\$2,486	\$985	\$87	\$80	\$12,535
Churches	per 1000 bldg sf	\$5,072	\$1,417	\$561	\$49	\$46	\$7,145
Mini Storage	per gross acre	\$17,831	\$4,982	\$1,975	\$178	\$164	\$25,128

Area 1 RT Park Phase 1, 2	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
Industrial	per 1000 bldg sf	\$1,131	\$220	\$129	\$0	\$12	\$1,492
Office	per 1000 bldg sf	\$4,206	\$814	\$481	\$0	\$46	\$5,547

Area 2	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$412	\$0	\$105	\$0	\$71	\$588
SFR - Very Low Density (0.6 - 2)	per unit	\$412	\$0	\$106	\$0	\$71	\$589
SFR - Low Density (2.1 - 4)	per unit	\$412	\$0	\$106	\$0	\$68	\$586
SFR - Medium Density (4.1 - 7)	per unit	\$412	\$0	\$106	\$0	\$68	\$586
MFR - Medium High Density (7.1 - 15)	per unit	\$248	\$0	\$63	\$0	\$39	\$350
MFR - High (15.1 - 25)	per unit	\$248	\$0	\$63	\$0	\$39	\$350
MFR - Very High (25.1 - 43)	per unit	\$248	\$0	\$63	\$0	\$39	\$350
Retail	per 1000 bldg sf	\$649	\$0	\$166	\$0	\$101	\$916
Office, Public Facilities	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$46	\$418
Industrial, Assisted Living	per 1000 bldg sf	\$79	\$0	\$21	\$0	\$12	\$112
Schools	per 1000 bldg sf	\$520	\$0	\$133	\$0	\$80	\$733
Churches	per 1000 bldg sf	\$296	\$0	\$76	\$0	\$46	\$418
Mini Storage	per gross acre	\$1,040	\$0	\$270	\$0	\$164	\$1,474

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
PHASED IMPLEMENTATION

Street Fees

Area 3	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$76	\$0	\$37	\$0	\$71	\$184
SFR - Very Low Density (0.6 - 2)	per unit	\$77	\$0	\$38	\$0	\$71	\$186
SFR - Low Density (2.1 - 4)	per unit	\$77	\$0	\$38	\$0	\$68	\$183
SFR - Medium Density (4.1 - 7)	per unit	\$77	\$0	\$38	\$0	\$68	\$183
MFR - Medium High Density (7.1 - 15)	per unit	\$47	\$0	\$23	\$0	\$39	\$109
MFR - High (15.1 - 25)	per unit	\$47	\$0	\$23	\$0	\$39	\$109
MFR - Very High (25.1 - 43)	per unit	\$47	\$0	\$23	\$0	\$39	\$109
Retail	per 1000 bldg sf	\$122	\$0	\$60	\$0	\$101	\$283
Office, Public Facilities	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$46	\$128
Industrial, Assisted Living	per 1000 bldg sf	\$15	\$0	\$7	\$0	\$12	\$34
Schools	per 1000 bldg sf	\$99	\$0	\$48	\$0	\$80	\$227
Churches	per 1000 bldg sf	\$55	\$0	\$27	\$0	\$46	\$128
Mini Storage	per gross acre	\$200	\$0	\$100	\$0	\$164	\$464

Area 4	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$5,773	\$2,376	\$507	\$563	\$71	\$9,289
SFR - Very Low Density (0.6 - 2)	per unit	\$5,773	\$2,376	\$507	\$562	\$71	\$9,288
SFR - Low Density (2.1 - 4)	per unit	\$5,773	\$2,376	\$507	\$562	\$68	\$9,285
SFR - Medium Density (4.1 - 7)	per unit	\$5,773	\$2,376	\$507	\$562	\$68	\$9,285
MFR - Medium High Density (7.1 - 15)	per unit	\$3,464	\$1,425	\$304	\$337	\$39	\$5,568
MFR - High (15.1 - 25)	per unit	\$3,464	\$1,425	\$304	\$337	\$39	\$5,568
MFR - Very High (25.1 - 43)	per unit	\$3,464	\$1,425	\$304	\$337	\$39	\$5,568
Retail	per 1000 bldg sf	\$9,112	\$3,749	\$798	\$887	\$101	\$14,646
Office, Public Facilities	per 1000 bldg sf	\$4,155	\$1,709	\$364	\$405	\$46	\$6,678
Industrial, Assisted Living	per 1000 bldg sf	\$1,118	\$460	\$98	\$110	\$12	\$1,797
Schools	per 1000 bldg sf	\$7,289	\$2,998	\$639	\$710	\$80	\$11,716
Churches	per 1000 bldg sf	\$4,155	\$1,709	\$364	\$405	\$46	\$6,678
Mini Storage	per gross acre	\$14,609	\$6,010	\$1,279	\$1,428	\$164	\$23,488

Area 5	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$2,790	\$1,564	\$336	\$203	\$71	\$4,963
SFR - Very Low Density (0.6 - 2)	per unit	\$2,790	\$1,564	\$336	\$203	\$71	\$4,963
SFR - Low Density (2.1 - 4)	per unit	\$2,790	\$1,564	\$336	\$204	\$68	\$4,961
SFR - Medium Density (4.1 - 7)	per unit	\$2,790	\$1,564	\$336	\$203	\$68	\$4,960
MFR - Medium High Density (7.1 - 15)	per unit	\$1,674	\$938	\$202	\$122	\$39	\$2,974
MFR - High (15.1 - 25)	per unit	\$1,674	\$938	\$202	\$122	\$39	\$2,974
MFR - Very High (25.1 - 43)	per unit	\$1,674	\$938	\$202	\$122	\$39	\$2,974
Retail	per 1000 bldg sf	\$4,404	\$2,468	\$532	\$321	\$101	\$7,825
Office, Public Facilities	per 1000 bldg sf	\$2,008	\$1,125	\$243	\$147	\$46	\$3,568
Industrial	per 1000 bldg sf	\$541	\$303	\$65	\$40	\$12	\$960
Schools	per 1000 bldg sf	\$3,523	\$1,974	\$426	\$257	\$80	\$6,259
Churches	per 1000 bldg sf	\$2,008	\$1,125	\$243	\$147	\$46	\$3,568
Mini Storage	per gross acre	\$7,062	\$3,958	\$850	\$515	\$164	\$12,548

AGENDA ITEM NO. 21.

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE
PHASED IMPLEMENTATION

Sewer Oversize/Overdepth Reimbursement Rates	
<i>Sewer oversize mains:</i>	
10"	\$9.00 per linear foot
12"	\$21.95 per linear foot
15"	\$47.95 per linear foot
18"	\$78.35 per linear foot
21"	\$117.45 per linear foot
<i>Sewer overdepth mains:</i>	
<u>8' to 12' in depth</u>	
8" main	\$8.60 per linear foot
10" main	\$11.05 per linear foot
12" main	\$10.90 per linear foot
15" main	\$14.75 per linear foot
18" main	\$17.05 per linear foot
21" main	\$20.45 per linear foot
<u>12' to 16' in depth</u>	
8" main	\$19.15 per linear foot
10" main	\$21.50 per linear foot
12" main	\$21.70 per linear foot
15" main	\$28.35 per linear foot
18" main	\$41.45 per linear foot
21" main	\$43.50 per linear foot
<u>Greater than 16' in depth</u>	
8" main	\$25.35 per linear foot
10" main	\$28.00 per linear foot
12" main	\$28.35 per linear foot
15" main	\$42.25 per linear foot
18" main	\$51.55 per linear foot
21" main	\$57.00 per linear foot

Water Oversize Reimbursement Rates	
<i>Water oversize mains:</i>	
12" main	\$45.45 per linear foot
14" main	\$75.30 per linear foot
16" main	\$114.05 per linear foot
18" main	\$148.00 per linear foot
20" main	\$177.80 per linear foot
24" main	\$293.60 per linear foot
<i>Water oversize valves:</i>	
12" valve	\$1,063.00 each
14" valve	\$3,185.00 each
16" valve	\$4,087.00 each
18" valve	\$4,717.00 each
20" valve	\$7,532.00 each
24" valve	\$10,020.00 each

WATER SUPPLY FEE

FY 2022-23

Land Use	Water Supply Fee *Outside FID (\$/gross acre)	Water Supply Fee Inside FID (\$/gross acre)
Rural Residential <i>(1 DU/2 AC)</i>	16,100	11,320
Very Low Density Residential <i>(0.6 – 2.0 DU/AC)</i>	16,100	11,320
Low Density Residential <i>(2.1 – 4.0 DU/AC)</i>	13,880	9,100
Medium Density Residential <i>(4.1 – 7.0 DU/AC)</i>	12,210	7,440
Medium High Density Residential <i>(7.1 – 15.0 DU/AC)</i>	18,320	13,540
High Density Residential <i>(15.1 – 25.0 DU/AC)</i>	26,090	21,310
Very High Density Residential <i>(25.1 – 43.0 DU/AC)</i>	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

PHASED IMPLEMENTATION

Single-Family Fee Calculation Scenarios
2022-2023 Proposed Fee rates (Phased Option)

			4 DU/AC (SFR) - 40 acre development			6.5 DU/AC (SFR) - 40 acre development			7.5 DU/AC (SFR) - 40 acre development			14.5 DU/AC (SFR) - 40 acre development			15.5 DU/AC (SFR) - 40 acre development		
			Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$6,183,734	\$7,481,150	\$1,297,416	\$8,753,480	\$10,559,368	\$1,805,888	\$9,141,100	\$10,971,649	\$1,830,550	\$15,971,158	\$19,147,435	\$3,176,277	\$17,253,561	\$20,619,407	\$3,365,846	
	Per Unit	\$38,648	\$46,757	\$8,109	\$33,667	\$40,613	\$6,946	\$30,470	\$36,572	\$6,102	\$27,536	\$33,013	\$5,476	\$27,828	\$33,257	\$5,429	
	% Change	.	.	21.0%	.	.	20.6%	.	.	20.0%	.	19.9%	.	.	19.5%	.	
Area 2	Total	\$4,937,476	\$5,963,360	\$1,025,883	\$6,728,311	\$8,092,958	\$1,364,647	\$7,739,182	\$9,264,318	\$1,525,136	\$13,260,783	\$15,846,594	\$2,585,811	\$14,356,264	\$17,090,922	\$2,734,658	
	Per Unit	\$30,859	\$37,271	\$6,412	\$25,878	\$31,127	\$5,249	\$25,797	\$30,881	\$5,084	\$22,863	\$27,322	\$4,458	\$23,155	\$27,566	\$4,411	
	% Change	.	.	20.8%	.	.	20.3%	.	.	19.7%	.	19.5%	.	.	19.0%	.	
Area 3	Total	\$4,574,959	\$5,545,017	\$970,058	\$6,324,889	\$7,633,711	\$1,308,822	\$7,368,727	\$8,838,038	\$1,469,311	\$12,821,836	\$15,351,822	\$2,529,986	\$13,907,533	\$16,586,365	\$2,678,833	
	Per Unit	\$28,593	\$34,656	\$6,063	\$24,327	\$29,360	\$5,034	\$24,562	\$29,460	\$4,898	\$22,107	\$26,469	\$4,362	\$22,432	\$26,752	\$4,321	
	% Change	.	.	21.2%	.	.	20.7%	.	.	19.9%	.	19.7%	.	.	19.3%	.	
Area 4	Total	\$6,241,792	\$7,358,863	\$1,117,071	\$8,829,808	\$10,371,410	\$1,541,602	\$9,202,507	\$10,835,984	\$1,633,477	\$16,062,975	\$18,901,216	\$2,838,241	\$17,349,722	\$20,357,395	\$3,007,672	
	Per Unit	\$39,011	\$45,993	\$6,982	\$33,961	\$39,890	\$5,929	\$30,675	\$36,120	\$5,445	\$27,695	\$32,588	\$4,894	\$27,983	\$32,835	\$4,851	
	% Change	.	.	17.9%	.	.	17.5%	.	.	17.8%	.	17.7%	.	.	17.3%	.	
Area 5	Total	\$5,552,242	\$6,644,140	\$1,091,899	\$7,718,058	\$9,217,538	\$1,499,480	\$8,428,631	\$10,033,607	\$1,604,976	\$14,580,303	\$17,361,623	\$2,781,320	\$15,765,795	\$18,712,486	\$2,946,691	
	Per Unit	\$34,702	\$41,526	\$6,824	\$29,685	\$35,452	\$5,767	\$28,095	\$33,445	\$5,350	\$25,138	\$29,934	\$4,795	\$25,429	\$30,181	\$4,753	
	% Change	.	.	19.7%	.	.	19.4%	.	.	19.0%	.	19.1%	.	.	18.7%	.	
Area 6	Total		\$7,870,098			\$11,411,704			\$11,453,084			\$20,407,578			\$21,990,794		
	Per Unit		\$49,188			\$43,891			\$38,177			\$35,185			\$35,469		
	% Change	.	NEW	.	.	NEW	.	.	NEW	.	.	NEW	.	.	NEW	.	

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 6, as well as for all 40 acre residential developments.

Attachment D to Attachment 1

PHASED IMPLEMENTATION

Multi-Family Fee Calculation Scenarios
2022-2023 Proposed Fee rates

7.5 DU/AC (MFR) - 40 acre development				14.5 DU/AC (MFR) - 40 acre development			15.5 DU/AC (MFR) - 40 acre development			20 DU/AC (MFR) - 40 acre development			
	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	
Area 1	Total	\$8,580,211	\$10,369,653	\$1,789,442	\$14,886,772	\$17,983,575	\$3,096,802	\$16,094,391	\$19,375,281	\$3,280,890	\$20,013,826	\$24,096,192	\$4,082,366
	Per Unit	\$28,601	\$34,566	\$5,965	\$25,667	\$31,006	\$5,339	\$25,959	\$31,250	\$5,292	\$25,017	\$30,120	\$5,103
	% Change			20.9%			20.8%			20.4%			20.4%
Area 2	Total	\$7,178,293	\$8,662,321	\$1,484,029	\$12,176,398	\$14,682,734	\$2,506,336	\$13,197,093	\$15,846,796	\$2,649,702	\$16,275,378	\$19,543,308	\$3,267,930
	Per Unit	\$23,928	\$28,874	\$4,947	\$20,994	\$25,315	\$4,321	\$21,286	\$25,559	\$4,274	\$20,344	\$24,429	\$4,085
	% Change			20.7%			20.6%			20.1%			20.1%
Area 3	Total	\$6,807,838	\$8,236,042	\$1,428,204	\$11,737,451	\$14,187,962	\$2,450,511	\$12,748,362	\$15,342,239	\$2,593,877	\$15,782,615	\$18,994,721	\$3,212,105
	Per Unit	\$22,693	\$27,453	\$4,761	\$20,237	\$24,462	\$4,225	\$20,562	\$24,746	\$4,184	\$19,728	\$23,743	\$4,015
	% Change			21.0%			20.9%			20.3%			20.4%
Area 4	Total	\$8,641,618	\$10,233,988	\$1,592,370	\$14,978,589	\$17,737,356	\$2,758,767	\$16,190,552	\$19,113,269	\$2,922,717	\$20,129,536	\$23,763,110	\$3,633,574
	Per Unit	\$28,805	\$34,113	\$5,308	\$25,825	\$30,582	\$4,757	\$26,114	\$30,828	\$4,714	\$25,162	\$29,704	\$4,542
	% Change			18.4%			18.4%			18.1%			18.1%
Area 5	Total	\$7,867,742	\$9,431,610	\$1,563,869	\$13,495,918	\$16,197,764	\$2,701,846	\$14,606,624	\$17,468,360	\$2,861,736	\$18,089,954	\$21,644,277	\$3,554,323
	Per Unit	\$26,226	\$31,439	\$5,213	\$23,269	\$27,927	\$4,658	\$23,559	\$28,175	\$4,616	\$22,612	\$27,055	\$4,443
	% Change			19.9%			20.0%			19.6%			19.6%
Area 6	Total		\$10,851,088			\$19,243,718			\$20,746,667			\$25,968,177	
	Per Unit		\$36,170			\$33,179			\$33,462			\$32,460	
	% Change			NEW			NEW			NEW			NEW

Note: Water Supply Fee (Base Rate) will increase the development cost by \$191,000.00 for Areas 1 through 6, as well as for all 40 acre residential developments.

PHASED IMPLEMENTATION

Non-Residential Fee Calculation Scenarios
2022-2023 Proposed Fee rates

		Retail (1 acre site)			Industrial (1 acre site)			Office (1 acre site)		
		Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference	Existing Fees	Proposed Fees	Difference
Area 1	Total	\$244,332	\$299,483	\$55,151	\$107,793	\$135,883	\$28,090	\$179,744	\$222,567	\$42,823
	% Change			22.6%			26.1%			23.8%
Area 2	Total	\$137,203	\$169,027	\$31,824	\$88,069	\$111,875	\$23,806	\$130,897	\$163,083	\$32,186
	% Change			23.2%			27.0%			24.6%
Area 3 (Core)	Total	\$124,179	\$154,607	\$30,428	\$79,608	\$102,018	\$22,410	\$120,906	\$151,696	\$30,790
	% Change			24.5%			28.2%			25.5%
Area 4	Total	\$247,520	\$290,007	\$42,486	\$108,964	\$133,794	\$24,830	\$181,588	\$218,008	\$36,420
	% Change			17.2%			22.8%			20.1%
Area 5	Total	\$189,204	\$229,374	\$40,170	\$97,939	\$122,380	\$24,441	\$154,796	\$190,190	\$35,394
	% Change			21.2%			25.0%			22.9%
Area 6	Total		\$354,399			\$138,786			\$242,811	
	% Change			NEW			NEW			NEW

Note: Water Supply Fee (Base Rate) will increase the development cost by \$4,780.00 per Acre for Areas 1 through 6.

RESOLUTION 22-_____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS AMENDING
PLAN CHECK, INSPECTION SERVICES, ENCROACHMENT PERMITS AND
COMMUNITY INVESTMENT PROGRAM RATES**

WHEREAS, Chapter 2 of Title 7 of the Clovis Municipal Code provides rules and regulations for excavations and other work in City streets, for issuance of permits and fees therefor, and provides for a schedule of fees for engineering, inspection, staking and other services rendered by the City in connection with such work performed thereunder; and

WHEREAS, the Clovis Municipal Code, provides that fees be fixed by resolution; and

WHEREAS, the City Council of the City of Clovis desires to revise fees associated with services rendered by the City.

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

That the City Council of the City of Clovis hereby adopts the following revisions to the fee schedule for services hereinafter set forth:

HOURLY RATE

The hourly rate for Engineering services rendered shall be set at \$140 per hour.

WITH RESPECT TO INITIAL SUBMITTAL FEES:

Initial plan review fees shall include four (4) submittals of the plans and preparation of all standard agreements (as indicated below). All additional submittals and preparation of non-standard agreements shall be subject to additional review fees per hour or fractions thereof at the Hourly Rate. Overtime fees will be 1.5 times the Hourly Rate per hour or fractions thereof with a two-hour minimum.

ENCROACHMENT PERMIT FEES:

1. The administrative charge for processing an application for an encroachment permit shall be based on 1 hour.
2. A minimum inspection fee of 3 hours at the hourly rate, or a fee calculated using the following inspection fees, whichever is greater, shall be applied to the proposed facilities to be installed within the City right-of-way. The fee shall be paid prior to issuance of a permit for the installation or construction of any of the items installed in the City right-of-way.

INSPECTION FEES:

See Attachment A

HOURLY CHARGES FOR REINSPECTION/RETEST AND OVERTIME:

Inspector	Based on the Hourly Rate
Inspector (overtime)	1.5 times the Hourly Rate, two hour minimum
Other City Staff	Based on the Hourly Rate

COMMUNITY INVESTMENT PROGRAM FEES:

Staff charges to the Community Investment Program will be billed at the established Hourly Rate.

SUBDIVISION PLAN CHECKING, TESTING, AND INSPECTION FEES:

Each person submitting a parcel map or a subdivision map to the City shall pay to the City, prior to submission of final subdivision or parcel map for approval, a fee for the checking of improvement plans associated with conditions of approval, testing, and inspecting all proposed improvements within the public right-of-way as follows:

- On the first \$10,000.00 of the estimated cost of improvements: 7%
- On the next \$490,000.00 of the estimated cost of improvements: 3.75%
- On the estimated cost of improvements in excess of the \$500,000: 2%

Said fees established by Section shall be based upon final cost estimates approved by the City Engineer and shall include all improvements as required under the conditions of approval for the entitlement, adjustment in or refund of such fees shall be made once fees have been paid; except when an entitlement is withdrawn or a reversion to acreage map is recorded, the unexpended portion of the required fee may be refunded upon written request made by the payer of said fees to the City Engineer.

OTHER ENTITLEMENT PLAN CHECK FEES

Each person submitting an entitlement other than a parcel map or a subdivision map to the City shall pay to the City, prior to submission of improvement plans for approval, a fee at the Hourly Rate based on 10 hours plus 11 hours per gross acre of development for the checking of all proposed improvement plans associated with conditions of approval within the public right-of-way. For entitlements with minimal conditioned work, the fee shall be based on 4 hours at the Hourly Rate.

INITIAL SUBMITTAL FEES:

The initial submittal of all tract map and parcel map reviews shall include a non-refundable payment for services to be rendered as follows:

- For each initial submittal of parcel maps with minimal off-site improvements: 1.5 hours

- For each initial submittal of parcel maps with significant off-site improvements: 12 hours
- For each initial submittal of tract maps: 30 hours

The initial submittal of all entitlements other than tract map and parcel map reviews shall include a non-refundable payment for services to be rendered as follows:

- For each initial submittal: either 20 hours or 10 hours plus 11 hours per gross acres, whichever is less.
- For each initial submittal of entitlements with minimal conditioned work: 4 hours

Said fees for this section shall be considered part of the fees calculated in Paragraphs 2 or 3 above. This initial payment shall be credited against the total plan check and/or inspection fee for the project with the balance due paid prior to final map or improvement plan approval.

The above said plan review fee shall include four (4) submittals of the plans and preparation of all standard agreements (as indicated below). All additional submittals and preparation of non-standard agreements shall be subject to additional review fees of per hour or fractions thereof based on the Hourly Rate. Overtime fees will be 1.5 times the Hourly Rate per hour or fractions thereof with a two-hour minimum.

Standard Agreements shall consist of the following:

- Subdivision and Parcel Map Agreement (a draft and one revision)
- Landscape Maintenance District Covenants

Non-Standard Agreements consist of the following:

- Deferment Agreements (includes fees and improvements)
- Perpetual Maintenance Agreements
- Escrow Instructions
- Special Research Requests
- Reciprocal Access/Maintenance Agreements
- Solid Waste and/or Temporary Turnaround Covenants
- Deeds, Easements and Irrevocable Offers of Dedication
- Right of Entry
- Partial Reconveyances
- Temporary Basin Maintenance Covenants
- Legal Descriptions for Street and Utility Deeds

BE IT FURTHER RESOLVED that the provisions of this Resolution shall not in any way affect provisions for fees or charges in any other Resolution or Ordinance of the City of Clovis.

* * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on June 20, 2022 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: June 20, 2022

Mayor

City Clerk

INSPECTION FEES 2022-2023				
Fee description	Quantity	Unit	Unit Price	Total Fee
<u>STREET WORK</u>				
PERMIT PROCESSING FEE *	0	LS	\$230.00	\$0.00
DEVELOPER APPLICATION FEE	0	LS	\$140.00	\$0.00
MINIMUM INSPECTION FEE	0	EA	\$420.00	\$0.00
RE-INSPECTION FEE (per occurrence)	0	EA	\$210.00	\$0.00
WORKING IN R-O-W WITHOUT PERMIT	0	DAY	\$500.00	\$0.00
VALLEY GUTTER	0	LF	\$2.80	\$0.00
CURB / CURB AND GUTTER	0	LF	\$1.40	\$0.00
SIDEWALK	0	SF	\$0.70	\$0.00
MISC CONCRETE	0	SF	\$0.70	\$0.00
DRIVE APPROACH	0	SF	\$0.70	\$0.00
A/C PAVEMENT / TRENCH REPAIR	0	SY	\$2.10	\$0.00
TRAFFIC MARKING / SIGNING	0	EA	\$140.00	\$0.00
STREET LIGHTS	0	EA	\$35.00	\$0.00
TRAFFIC CONTROL / LANE CLOSURE	0	EA	\$280.00	\$0.00
TRAFFIC CONTROL / DETOUR	0	EA	\$700.00	\$0.00
<u>SEWER FACILITIES</u>				
SEWER LATERAL	0	EA	\$44.35	\$0.00
SEWER MAIN	0	LF	\$2.80	\$0.00
MANHOLE	0	EA	\$93.00	\$0.00
<u>WATER FACILITIES</u>				
WATER TIE-IN, 1"-3"	0	EA	\$172.50	\$0.00
WATER TIE-IN, 4"-6"	0	EA	\$345.00	\$0.00
WATER TIE-IN, 8" AND LARGER	0	EA	\$690.00	\$0.00
WATER SERVICE HOT TAP	0	EA	\$93.00	\$0.00
WATER MAIN / SERVICE LINE	0	LF	\$2.80	\$0.00
WATER METER	0	EA	\$0.00	\$0.00
FIRE HYDRANT	0	EA	\$93.00	\$0.00
BLOW-OFF	0	EA	\$93.00	\$0.00
<u>DRAINAGE FACILITIES</u>				
STORM DRAIN MAIN	0	LF	\$2.80	\$0.00
MANHOLE	0	EA	\$93.00	\$0.00
SIDEWALK DRAINS	0	EA	\$93.00	\$0.00
DRAIN INLETS	0	EA	\$93.00	\$0.00
<u>LANDSCAPE FACILITIES</u>				
PUBLIC LANDSCAPE	0	SF	\$0.12	\$0.00
PUBLIC IRRIGATION (per each component)	0	EA	\$70.00	\$0.00
WELO INSPECTION	0	EA	\$140.00	\$0.00
SUB TOTAL OF FEES				\$0.00
FIBER UTILITY PROCESSING FEE (1-3 hrs.)	0	HR	\$140.00	\$0.00
<i>Credit</i>			\$0.00	\$0.00
<i>Processing Fee Waver</i>	0		\$173.00	\$0.00
TOTAL FEES				\$0.00

NOTE:

* includes a \$20 Energov Fee

RESOLUTION 22—**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING
THE 2022 CITY OF CLOVIS PLANNING DIVISION FEE SCHEDULE**

WHEREAS, the City of Clovis Planning Division is proposing an update to the 2021 Planning Division Fee Schedule; and

WHEREAS, the update to the Fee Schedule is based primarily on the Consumer Price Index (CPI) for All Urban Consumers, including utilizing the average of the last five (5) years of the Consumer Price Index (CPI) percentage changes to arrive at a total increase of 2.94%; and

WHEREAS, certain exceptions to the 2.94% increase are included where the fee is based on the hourly rate; and

WHEREAS, the hourly rate is proposed to increase from the current rate of \$119 to \$140; and

WHEREAS, the “per acre, per building permit, per sign, per unit, and per lot” fees are not being proposed to change; and

WHEREAS, new fee categories for SB-9 Tentative and Final Parcel Maps are included to accommodate the implementation of SB-9; and

WHEREAS, the City published a Notice of the City Council Public Hearing for June 20, 2022, to consider the 2022 City of Clovis Planning Division fee schedule in the Business Journal ten days prior to said hearing; and

WHEREAS, on June 20, 2022, the City Council considered testimony and information received at the public hearing and the oral and written reports from City staff, as well as other documents contained in the record of proceedings relating to the 2022 City of Clovis Planning Division fee schedule, which are maintained at the offices of the City of Clovis Department of Planning and Development Services; and

WHEREAS, the City Council has reviewed and considered the staff report and all written materials submitted in connection with the request and hearing and considering the testimony presented during the public hearing; and

WHEREAS, the proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and, based upon the Public Resources Code Section 15061 (b)(3), there is no substantial evidence that the project will have a significant effect on the environment, therefore, is exempt from CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clovis Council approves the 2022 City of Clovis Planning Division fee schedule per **Attachment A**.

* * * *

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on June 20, 2022 by the following vote, to wit.

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

City Clerk



CITY of CLOVIS

City of Clovis Planning Division FEE SCHEDULE

AGENDA ITEM NO. 21.

The following are the fees to be paid when filing an application with the City of Clovis Planning Division. The fee must accompany the application. Once an application is accepted, refunds and/or withdrawals shall be processed in accordance with Development Code Section 9.50.060.

Effective Date: August ___, 2022 (*Adopted on June ___, 2022 by City Council Resolution 22-___*)

ENTITLEMENT	FEE
ABANDONMENT	
Abandonment (Summary)	\$1,028
Abandonment of Right-of-Way	\$1,629
AMENDMENTS	
General Plan Amendment	\$13,063 + \$55/Acre
Ordinance Amendment	\$6,017
ANNEXATION/ REORGANIZATION Does not include LAFCo Fees	
Sphere of Influence Expansion	\$22,766 + \$119/Acre
Annexation/ Reorganization	\$22,766 + \$119/Acre
Agricultural Preserve Annexation (In addition to Annexation Fee)	\$7,221 + \$119/Acre
APPEALS	
Appeal requiring a City Council Hearing	\$1,629
Appeal requiring a Planning Commission Hearing	\$3,084
ENVIRONMENTAL ASSESSMENT	
Not part of any other application (The normal cost of environmental assessments, except EIRs is included in the various application fees)	
EIR or EA by Consultant hired by the City	Cost + 15% (10,000 Initial Deposit)
Categorical Exemption	\$1,078
Negative Declaration	\$4,086
Mitigated Negative Declaration	\$5,014
NEPA Compliance	Actual Cost
HOME OCCUPATION PERMIT	
Small Home Occupation Permit	\$140
Large Home Occupation Permit	\$250
MISCELLANEOUS	
Adult Oriented Business Permit	\$7,772
Rear Yard Encroachment Permit	\$220
Staff Research & Document Preparation (Deferment Agreements, Zoning Confirmations, etc)	\$140/hr (1 Hr. Min.)
Determination of Use	\$4,538
Redistribution Fee (Within the commenting period)	\$140
Redistribution Fee (After the commenting period)	\$351
Sidewalk Permit (Contact the Economic Development Department for more information)	\$70
RESIDENTIAL SITE PLAN REVIEW	
Residential Site Plan Review, Single Family Residential, Subdivision	\$4,613 + 60/ Building Permit
Residential Site Plan Review, Single Family Residential Amendments, Individual Lot	\$877
SIGN REVIEW	
Sign Review	\$325 + \$20/Sign
Sign Review (Subdivision)	\$651 + \$20/Sign
Sign Review Amendment	1/2 base fee

SITE PLAN REVIEW

Site Plan Review, Non-Residential	\$5,741	AGENDA ITEM NO. 21.
Site Plan Review, Non-Residential (Requiring Planning Commission hearing)	\$9,703	+ \$119/Acre
Site Plan Review, 1-4 Multifamily Units	\$4,137	+ \$55/Unit
Site Plan Review, Multifamily Residential 5+ Units	\$5,742	+ \$55/Unit
Site Plan Review, Multifamily Residential (Requiring Planning Commission hearing)	\$9,703	+ \$55/Unit
Site Plan Review, Amendment	1/2 Established Fee	
Site Plan Review, Exterior Amendment/ Amendments to Conditions	\$1,353	

MULTIFAMILY DESIGN REVIEW (Objective Standards)

Multifamily Residential Design Review (1-4 Multifamily Units)	\$4,137	+ \$55/Unit
Multifamily Residential Design Review (5+ Multifamily Units)	\$5,741	+ \$55/Unit
Multifamily Design Review Amendment	1/2 Established Fee	

SUBDIVISIONS

Lot Line Adjustment- Minor (Involves one lot line)	\$1,103	
Lot Line Adjustment- Major (Involves multiple lot lines)	\$1,554	
Tentative Parcel Maps	\$6,870	
SB9 - Tentative Parcel Maps	\$6,117	
Final Parcel Maps	\$2,156	+ \$55/Lot or Unit
SB9 - Final Parcel Maps	\$2,081	+ \$55/Lot or Unit
Tentative Tract Map, Planning Commission	\$11,107	+ \$55/Lot or Unit
Tentative Tract Map, Planning Commission & City Council	\$13,514	+ \$55/Lot or Unit
Final Tract Map	\$3,109	+ \$30/Lot or Unit
Tentative Tract Map- Amendment/ Amendment to Conditions	1/2 Base Fee	
Refiling of an Expired Tentative Tract Map (Request can incorporate no changes to the approved map and must be filed within 6 months of expiration)	1/2 Established Fee	

USE PERMITS

Administrative Use Permit	\$1,654	
Conditional Use Permit	\$7,697	
Conditional Use Permit, requiring City Council Hearing	\$9,402	
Office & Business Campus PUD	\$10,154	+ \$35/Lot or Unit
Planned Development Permit (Residential and Non-Residential)	\$10,154	+ \$35/Lot or Unit
Conditional Use Permit, Amendment	\$5,942	
Conditional Use Permit, Extension	\$2,507	
Temporary Use Permit	\$476	

VARIANCE

Single Family Residential	\$4,964	
All Other Variances	\$7,572	
Minor Deviation	\$827	
Minor Adjustment- Signs	\$1,002	

ZONING

Single Family Rezone/ Prezone	\$13,088	+ \$55/Acre
Rezone/ Prezone other than Single Family & PCC	\$13,088	+ \$55/Acre
Planned Commercial Center (PCC) Rezone/ Prezone	\$14,843	+ \$55/Acre
Planned Commercial Center (PCC) Rezone, Amendments/ Amendments to Conditions	1/2 Base Fee	
Mixed Use Zone	\$14,843	+ \$55/Acre
Master Plan Community Overlay District	\$17,952	+ \$55/Acre
Master Plan Community Overlay District Amendments- Minor Amendment	\$1,353	
Master Plan Community Overlay District Amendments- Major Amendment	1/2 Base Fee	



Building Industry Association
of Fresno/Madera Counties, Inc.

AGENDA ITEM NO. 21.

June 13, 2022

Sean Smith
Supervising Civil Engineer
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Subject: Proposed Increases in Development Impact Fees

Dear Mr. Smith:

On behalf of the Building Industry Association of Fresno/Madera Counties (BIA), we take this opportunity to thank you for including BIA members in discussions of the annual review of the City of Clovis' development impact fees. You are proposing increases in all the fees, except the Water Supply Fee, by more than 19% this year and by a similar amount next year plus a CCI adjustment. Once the second installment is implemented, that will raise fees by over 40%. That is unsustainable.

The BIA is opposed to the proposed upward adjustment in development impact fees at the present time by such a large percentage. During the discussion of the fee adjustments, you cited rapidly rising costs for materials, land, and a spike in the most recent CCI as justification for the extreme increases. The BIA believes an increase of 9.9%, which is the CCI from December 2020 to December 2021, would be appropriate at this time.

The BIA disagrees with the assumptions that you have used and will cooperate with you in analyzing the cost elements to determine what more reasonable cost estimates should be used. The increases in the elements you cite we believe are short lived anomalies that are caused by the disruption of manufacturing and distribution caused by the pandemic and other world factors. The BIA believes that these factors will abate in the coming months and will return to a normal economic condition. In addition, there are projects, such as Water Tanks, Sewage Treatment Plant and Fire Stations, that we believe are overestimated at this point in time.

For the City to increase the impact fees by 19% and a greater percentage next year would jeopardize the ability of builders to provide any semblance of an affordable home to any average home buyer. This would make housing in Clovis affordable only to those buyers with income more than twice the Fresno County median income level. For instance, currently some of the lowest priced homes are over \$375,000. The fee increase being proposed would add as much as \$10,000 to the cost of this home and would require an

Attachment 4

420 Bullard Avenue, Suite 105 • Clovis, California 93612
(559) 226-5900 • FAX (559) 324-8237 • www.biafm.org

Sean Smith, Supervising Civil Engineer
June 13, 2022
Page 2

income of about \$115, 000. That is quite a bit for even a two-wage earner family. The result is not in the best interests of the city, new homebuyers, or the homebuilders.

Considering the information presented above, we respectfully request that the city adjust the fees by the CCI-related increase of 9.9% and meet with BIA representatives with the goal of arriving at a mutually acceptable methodology to identify fair and reasonable cost estimates for projects that are supported by the development impact fees.

Sincerely,



Michael Prandini
President & Chief Executive Officer

c: Mike Harrison, City Engineer



May 10, 2022

City of Clovis Mayor, Councilmembers & Staff
1033 Fifth Street
Clovis, CA 93612

Re: 2022 Developer Impact Fee Increase

De Young Properties would like to submit the following comments regarding the upcoming proposed developer impact fee increase for 2022. First, we would like to commend Staff for their comprehensive research, analysis, and reporting. We would also like to thank Staff for their willingness to meet with and listen to the feedback of the development community. This particular fee increase will have a significant impact on new construction in the City of Clovis, and it is important to fully understand these impacts before the path forward is decided on.

Second, the real estate market conditions are becoming increasingly tenuous due to a major rise in home prices and, more recently, interest rates. In fact, first time buyer traffic and sales across our entire industry has dropped nearly 20% year over year because interest rates are nearing 6%. We have personally seen this affect at our most recent Pre-Grand Opening in late April where we lost almost half of all interested prospects due to the fact they no longer qualified because interest rates are rising so high so fast. Housing affordability has significantly eroded away, and we are very concerned increasing developer impact fees to the degree Staff has proposed could decimate the housing industry. Costs across the board have all been going up and in this changing market, builders will no longer be able to increase sales prices. In fact, it is estimated sales prices will recede. Considering City of Clovis developer impact fees are already some of the highest in the area, this make developing in Clovis all the more concerning.

Lastly, Staff has discussed with the development community a number of alternative routes to the full fee increase. De Young Properties would like to strongly recommend the City move forward with the "7.5% CCI" route and defer the rest of the increase to next year. The reason for this recommendation is because the rest of the increase is predominantly due to a sharp rise in the cost of specific materials, which we believe will eventually peak and then decrease. This deferment will allow Staff and the development community more time to monitor these costs and then act appropriately with next year's review of impact fees. To us, the volatility of these costs looks to be temporary, so we feel it would be prudent to take

additional time to monitor before taking action that could have a very negative impact on the housing market in the City of Clovis.

As always, we appreciate your time and attention.

Sincerely,



Brandon De Young, Executive Vice President
De Young Properties
559-903-3361
cbd@deyoungproperties.com