

## Development Impact Fee Adjustment Effective July 1, 2020

### Fee Adjustment Calculation

Component	Fee Adjustment Per Resolution - Section 12 *				
	Beginning Factor	Ending Factor	Difference	% Increase	Notes
Construction costs - Apr to Apr	11228	11413	185	1.65%	Applies to Traffic Mit, Public Facil, Fire Facil & Park Development Impact Fees
Construction costs - Jun to Jun	11268	11436	168	1.49%	Applies to Water Capacity Fee & Water Reclamation Capacity Fees
Land acquisition costs	11268	11436	\$168	1.49%	Applies to Drainage
Land acquisition costs - ENR (Apr)	11228	11413	185	1.65%	Applies to Public Facilities, Fire Facilities & Park Development Impact Fees
Facilities costs	293.45	296.68	3.23	1.10%	Applies to Facilities Component of Impact Fees

\* The fee adjustment for: (1) construction costs is based on ENR construction cost indices; (2) land acquisition costs is based on 5/05 and 5/06 estimates or ENR for fees adopted in 2010; (3) facilities costs is based on prior year x All Urban Consumers CPI inflation adjustment.

Note: The tables below of construction, land acquisition and facilities costs are from the development impact fee consultant reports.

### Water Capacity Fees

	Table 1	% of Total
Construction costs	\$ 14,907,600	\$ 1
Land acquisition costs	\$ -	\$ -
Facilities costs	\$ -	\$ -
<b>Total</b>	<b>\$ 14,907,600</b>	<b>\$ 1</b>

		Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20
		Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Single Family Residential (1):								
Small Single Residence (2)	\$ 2,690 /residence	\$ 2,690	\$ -	\$ -	\$ 2,730	\$ -	\$ -	\$ 2,730 /residence
Standard Single Residence	\$ 4,035 /residence	\$ 4,035	\$ -	\$ -	\$ 4,095	\$ -	\$ -	\$ 4,095 /residence
Accessory Dwelling Unit(ADU) (3)	\$ - /residence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /residence
Multi-Family Residential (4)								
Per Dweling Unit	\$ 2,058 /residence	\$ 2,058	\$ -	\$ -	\$ 2,089	\$ -	\$ -	\$ 2,089 /residence
Non-Residential:								
1 inch	\$ 6,725 /meter	\$ 6,725	\$ -	\$ -	\$ 6,826	\$ -	\$ -	\$ 6,826 /meter
1-1/2 inch	\$ 13,451 /meter	\$ 13,451	\$ -	\$ -	\$ 13,651	\$ -	\$ -	\$ 13,651 /meter
2 inch	\$ 21,521 /meter	\$ 21,521	\$ -	\$ -	\$ 21,842	\$ -	\$ -	\$ 21,842 /meter
3 inch	\$ 40,352 /meter	\$ 40,352	\$ -	\$ -	\$ 40,953	\$ -	\$ -	\$ 40,953 /meter
4 inch	\$ 67,253 /meter	\$ 67,253	\$ -	\$ -	\$ 68,255	\$ -	\$ -	\$ 68,255 /meter
6 inch	\$ 134,505 /meter	\$ 134,505	\$ -	\$ -	\$ 136,511	\$ -	\$ -	\$ 136,511 /meter
8 inch	\$ 215,209 /meter	\$ 215,209	\$ -	\$ -	\$ 218,417	\$ -	\$ -	\$ 218,417 /meter
Dedicated Irrigation								
1 inch	\$ 6,725 /meter	\$ 6,725	\$ -	\$ -	\$ 6,826	\$ -	\$ -	\$ 6,826 /meter
1-1/2 Inch	\$ 13,451 /meter	\$ 13,451	\$ -	\$ -	\$ 13,651	\$ -	\$ -	\$ 13,651 /meter
2 inch	\$ 21,521 /meter	\$ 21,521	\$ -	\$ -	\$ 21,842	\$ -	\$ -	\$ 21,842 /meter

(1) Each of the water meters in this category is sized up to and including 1" meter. If special situation requires the use of a larger meter, additional fees will be due and payable, as determined by the Director of Public Works.

(2) Small single family residence has been defined as loys up to 4,000 sq. ft. and building size up to 1,200 sq. ft.

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(3) ADUs shall not have separate water service connections and are not subject to a water capacity fee. Additional costs may be incurred if a proposed development requires changes to a service size or location to meet existing standards.

(4) Includes duplex, triplex, fourplex, townhome, apartment, condominium and live/work units and manufactured (including mobile) homes without a permanent foundation.

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**Development Impact Fee Adjustment Effective July 1, 2020**

**Water Reclamation Capacity Fees**

			Apportionment			With % Increase (per fee adjmt above)			<b>Effective 7/01/20</b>						
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.							
Single Family Residential:															
Small Single Family Residence (1)	\$	8,319	per residence	\$	8,319	\$	-	\$	-	\$	8,443	per residence	\$	8,443	per residence
Standard Single Family Residential (SFR)	\$	9,786	per SFR	\$	9,786	\$	-	\$	-	\$	9,932	per SFR	\$	9,932	per SFR
Accessory Dwelling Unit (ADU) (2)	\$	-		\$	-	\$	-	\$	-	\$	-		\$	-	
Multi-family Residential (3):															
Per Dwelling Unit	\$	7,634	per DU	\$	7,634	\$	-	\$	-	\$	7,748	per DU	\$	7,748	per DU
Non-standard Development Projects (5)	\$	9,786	per ESD	\$	9,786	\$	-	\$	-	\$	9,932	per ESD	\$	9,932	per ESD
<b>Effective 7/01/20</b>															
Nonresidential (4):															
		Low	Medium	High		Low	Medium	High							
1 inch	\$	9,786	\$ 11,321	\$ 14,542	\$	9,932	\$ 11,490	\$ 14,759							
1-1/2 inch	\$	19,572	\$ 22,642	\$ 29,084	\$	19,864	\$ 22,980	\$ 29,517							
2 inch	\$	31,315	\$ 36,228	\$ 46,534	\$	31,782	\$ 36,768	\$ 47,228							
3 inch	\$	58,717	\$ 67,927	\$ 87,251	\$	59,592	\$ 68,940	\$ 88,552							
4 inch	\$	97,862	\$ 113,212	\$ 145,419	\$	99,321	\$ 114,900	\$ 147,587							
6 inch	\$	195,723	\$ 226,424	\$ 290,837	\$	198,641	\$ 229,800	\$ 295,174							
8 inch	\$	313,157	\$ 362,279	\$ 465,339	\$	317,826	\$ 367,680	\$ 472,277							

(1) Small single family residence has been defined as lots up to 4,000 sq. ft. and building size up to 1,200 sq. ft.

(2) ADUs shall not have separate water service connections and are not subject to a water capacity fee. Additional costs may be incurred if a proposed development requires changes to a service size or location to meet existing standards.

(3) Includes duplex, triplex, fourplex, townhome, apartment, condominium and live/work units and manufactured (including mobile) homes without a permanent foundation.

(4) Wastewater strength categories (low, medium and high) are used for both capacity fee and monthly wastewater billing puposes, and is based on historic practices within the Town and published data.

(5) For new connections with non-standard waste characteristics, the waste water capacity fee shall be determined based on the number of equivalent single-family dwellings (ESD's) as follows:

$$WWCF = \$9,932 \times \text{Flow} / 200 \times [0.83 + (0.12 \times \text{BOD} / 200) + (0.05 \times \text{TSS} / 175)]$$

Where:

- WWCF= Calculated wastewater capacity fee
- Flow= Wastewater flow in gallons per day
- BOD= Biochemical oxygen demand of discharge in mg/l
- TSS= Total suspended solids of discharge in mg/l

Non standard may include, but is not limited to, food processing, beverage manufacturing, wine production and breweries

(6) Small Wineries from prior FY have been removed

## Development Impact Fee Adjustment Effective July 1, 2020

### Traffic Impact Fees

	Page 26	% of Total
Construction costs	\$ 64,643,000	100.00%
Land acquisition costs	-	0.00%
Facilities costs	-	0.00%
<b>Total</b>	<b>\$ 64,643,000</b>	<b>100.00%</b>

			Apportionment (per % above)			With % Increase (per fee adjmt above)			Effective 7/01/20
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Residential -									
Single Family	\$ 10,874	/unit	\$ 10,874	\$ -	\$ -	\$ 11,053	\$ -	\$ -	\$ 11,053 /unit
Multi-family	\$ 6,151	/unit	\$ 6,151	\$ -	\$ -	\$ 6,252	\$ -	\$ -	\$ 6,252 /unit
Additional Dwelling Unit (ADU)/Unit	\$ -	/unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Commercial	\$ 9,227	/1000 sq ft	\$ 9,227	\$ -	\$ -	\$ 9,379	\$ -	\$ -	\$ 9,379 /1000 sq ft
Commercial with Drive-Through	\$ 11,094	/1000 sq ft	\$ 11,094	\$ -	\$ -	\$ 11,277	\$ -	\$ -	\$ 11,277 /1000 sq ft
Office	\$ 7,030	/1000 sq ft	\$ 7,030	\$ -	\$ -	\$ 7,146	\$ -	\$ -	\$ 7,146 /1000 sq ft
Light Industrial	\$ 4,613	/1000 sq ft	\$ 4,613	\$ -	\$ -	\$ 4,689	\$ -	\$ -	\$ 4,689 /1000 sq ft
Heavy Industrial	\$ 1,318	/1000 sq ft	\$ 1,318	\$ -	\$ -	\$ 1,340	\$ -	\$ -	\$ 1,340 /1000 sq ft
Institutional/KSF	\$ 7,140	/1000 sq ft	\$ 7,140	\$ -	\$ -	\$ 7,258	\$ -	\$ -	\$ 7,258 /1000 sq ft

### Drainage Impact Fees

	Table 3	% of Total
Construction costs	\$ 18,150,726	81.92%
Land acquisition costs	4,005,482	18.08%
Facilities costs	-	0.00%
<b>Total</b>	<b>\$ 22,156,208</b>	<b>100.00%</b>

			Apportionment (per % above)			With % Increase (per fee adjmt above)			Effective 7/01/20
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Residential -									
Single Family	\$ 3,230	/unit	\$ 2,646	\$ 584	\$ -	\$ 2,685	\$ 593	\$ -	\$ 3,278 /unit
Multi-family	\$ 1,906	/unit	\$ 1,561	\$ 345	\$ -	\$ 1,584	\$ 350	\$ -	\$ 1,934 /unit
Nonresidential -									
Commercial	\$ 1,131	/1000 sq ft	\$ 927	\$ 204	\$ -	\$ 941	\$ 207	\$ -	\$ 1,148 /acre
Industrial	\$ 1,421	/1000 sq ft	\$ 1,164	\$ 257	\$ -	\$ 1,181	\$ 261	\$ -	\$ 1,442 /acre

## Development Impact Fee Adjustment Effective July 1, 2020

### Park Development Impact Fees

Park Land Acquisition & Improvement Fee			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20		
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.			
Single Family	\$	11,078	/dwelling unit	\$ 6,517	\$ 4,561	\$ -	\$ 6,624	\$ 4,637	\$ -	\$ 11,261	/dwelling unit
Multi-family	\$	8,862	/dwelling unit	\$ -	\$ 8,862	\$ -	\$ -	\$ 9,008	\$ -	\$ 9,008	/dwelling unit
Mobile Home	\$	7,755	/dwelling unit	\$ -	\$ 7,755	\$ -	\$ -	\$ 7,882	\$ -	\$ 7,882	/dwelling unit
Accessory Unit > 500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit
Accessory Unit <=500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit

### Recreation Impact Fee

Recreation Facilities Fee			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20		
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.			
Single Family	\$	613	/dwelling unit	\$ 613	\$ -	\$ -	\$ 623	\$ -	\$ -	\$ 623	/dwelling unit
Multi-family	\$	490	/dwelling unit	\$ 490	\$ -	\$ -	\$ 498	\$ -	\$ -	\$ 498	/dwelling unit
Mobile Home	\$	429	/dwelling unit	\$ 429	\$ -	\$ -	\$ 436	\$ -	\$ -	\$ 436	/dwelling unit
Accessory Unit > 500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit
Accessory Unit <=500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit

### Open Space Impact Fees

Open Space Impact Fees			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20		
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.			
Single Family	\$	4	/dwelling unit	\$ -	\$ 4	\$ -	\$ -	\$ 4	\$ -	\$ 4	/dwelling unit
Multi-family	\$	3	/dwelling unit	\$ -	\$ 3	\$ -	\$ -	\$ 3	\$ -	\$ 3	/dwelling unit
Mobile Home	\$	2	/dwelling unit	\$ -	\$ 2	\$ -	\$ -	\$ 2	\$ -	\$ 2	/dwelling unit
Accessory Unit > 500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit
Accessory Unit <=500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit

### Trails Impact Fees

Trail Improvement Impact Fees			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20		
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.			
Single Family	\$	203	/dwelling unit	\$ 203	\$ -	\$ -	\$ 206	\$ -	\$ -	\$ 206	/dwelling unit
Multi-family	\$	163	/dwelling unit	\$ 163	\$ -	\$ -	\$ 166	\$ -	\$ -	\$ 166	/dwelling unit
Mobile Home	\$	142	/dwelling unit	\$ 142	\$ -	\$ -	\$ 144	\$ -	\$ -	\$ 144	/dwelling unit
Accessory Unit > 500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit
Accessory Unit <=500 SF	\$	-	/dwelling unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	/dwelling unit

## Development Impact Fee Adjustment Effective July 1, 2020

### Public Facilities Impact Fees

Public Facilities Impact Fees			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Residential -									
Single Family	\$	1,415 /unit	\$ 1,415	\$ -	\$ -	\$ 1,439	\$ -	\$ -	\$ 1,439 /unit
Multi-family	\$	1,132 /unit	\$ 1,132	\$ -	\$ -	\$ 1,151	\$ -	\$ -	\$ 1,151 /unit
Mobile Home	\$	991 /unit	\$ 991	\$ -	\$ -	\$ 1,007	\$ -	\$ -	\$ 1,007 /unit
Accessory Unit > 500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Accessory Unit <=500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Nonresidential -									
Commercial	\$	944 /1000 sq ft	\$ 944	\$ -	\$ -	\$ 959	\$ -	\$ -	\$ 959 /1000 sq ft
Office	\$	1,557 /1000 sq ft	\$ 1,557	\$ -	\$ -	\$ 1,583	\$ -	\$ -	\$ 1,583 /1000 sq ft
Industrial	\$	660 /1000 sq ft	\$ 660	\$ -	\$ -	\$ 671	\$ -	\$ -	\$ 671 /1000 sq ft

### Police Impact Fees

Police Impact Fees			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Residential -									
Single Family	\$	104 /unit	\$ 77	\$ -	\$ 27	\$ 78	\$ -	\$ 27	\$ 105 /unit
Multi-family	\$	82 /unit	\$ 61	\$ -	\$ 21	\$ 62	\$ -	\$ 22	\$ 84 /unit
Mobile Home	\$	73 /unit	\$ 55	\$ -	\$ 18	\$ 56	\$ -	\$ 18	\$ 74 /unit
Accessory Unit > 500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Accessory Unit <=500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Nonresidential -									
Commercial	\$	23 /1000 sq ft	\$ 17	\$ -	\$ 6	\$ 17	\$ -	\$ 6	\$ 24 /1000 sq ft
Office	\$	39 /1000 sq ft	\$ 29	\$ -	\$ 10	\$ 29	\$ -	\$ 10	\$ 40 /1000 sq ft
Industrial	\$	17 /1000 sq ft	\$ 13	\$ -	\$ 4	\$ 13	\$ -	\$ 4	\$ 17 /1000 sq ft

## Development Impact Fee Adjustment Effective July 1, 2020

### Fire Facilities Impact Fees

Fire Impact Fees			Apportionment			With % Increase (per fee adjmt above)			Effective 7/01/20
			Const.	Land Acq.	Facil.	Const.	Land Acq.	Facil.	
Residential -									
Single Family	\$	1,133 /unit	\$ 982	\$ -	\$ 151	\$ 998	\$ -	\$ 153	\$ 1,151 /unit
Multi-family	\$	906 /unit	\$ 786	\$ -	\$ 120	\$ 799	\$ -	\$ 122	\$ 921 /unit
Mobile Home	\$	793 /unit	\$ 688	\$ -	\$ 105	\$ 699	\$ -	\$ 106	\$ 806 /unit
Accessory Unit > 500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Accessory Unit <=500 SF	\$	- /unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - /unit
Nonresidential -									
Commercial	\$	257 /1000 sq ft	\$ 223	\$ -	\$ 34	\$ 227	\$ -	\$ 34	\$ 261 /1000 sq ft
Office	\$	424 /1000 sq ft	\$ 367	\$ -	\$ 57	\$ 373	\$ -	\$ 57	\$ 430 /1000 sq ft
Industrial	\$	180 /1000 sq ft	\$ 156	\$ -	\$ 24	\$ 159	\$ -	\$ 24	\$ 183 /1000 sq ft