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

Nexus Sheets

for

Development Impact Fees

Fiscal Year

2025-2026

Fiscal Year  
2025-2026

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**Sewer Major Facilities Fee**

2025-2026

Existing Rates	
Single Family Residential	\$9,661 per Unit*
Multi-Family Residential	\$7,825 per Unit*
Retail	\$5.80 per bldg sf ^^
Office	\$4.93 per bldg sf ^^
Industrial	\$2.70 per bldg sf ^^
Assisted Living	\$9,661 per EDU
*Other	\$9,661 per EDU
^ Unit is defined as each separate dwelling unit	
^^ Non-residential Fees are based on building square footage.	

Proposed Rates			% change
Single Family Residential	\$9,661 per Unit^		0.0%
Multi-Family Residential	\$7,825 per Unit^		0.0%
Retail	\$5.80 per bldg sf ^^		0.0%
Office/PF/School	\$4.93 per bldg sf ^^		0.0%
Industrial	\$2.70 per bldg sf ^^		0.0%
Assisted Living	\$9,661 per EDU		0.0%
*Other	\$9,661 per EDU		0.0%
^ Unit is defined as each separate dwelling unit			
^^ Non-residential Fees are based on building square footage.			

**Purpose of Fee**

The Sewer Major Facilities fee pays for the construction and financing of major sewer trunk lines, treatment capacity, and recycled water transmission to serve growth.

**Scope of Improvements covered**

Debt Service on past capacity upgrades at the Fresno Regional Plant.

Debt service on the construction of the City of Clovis treatment plant including the first 2.7 mgd treatment capacity, Pump Station E, Pump Station B, Ashlan Force mains, recycled water pump station and transmission system.

Construction and financing costs for future plant expansions.

Construction and financing costs for future upgrades and capacity purchases at the Fresno Regional plant.

Construction and financing costs for the future construction of Shepherd Avenue force mains and Dewolf trunk mains.

Construction and financing costs for the future construction of trunk mains to serve growth in Heritage Grove and the Northeast Village.

**Nexus**

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

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

**Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the number of units or EDU's that will benefit from and pay for the system according to relative system utilization per the sewer master plan.
3. Rate = total cost divided by units.

**Summary of Factors contributing to Rate Change**

- No change.

**Sewer Oversize Fee**

2025-2026

Existing Rates	
All Areas except RT Ph 1, 2	\$1,123 per Gr. Ac.*
RT Park Phase1, 2	\$0 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All Areas except RT Ph 1, 2	\$1,123 per Gr. Ac.^	0.0%
RT Park Phase1, 2	\$0 per Gr. Ac.^	
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

**Purpose of Fee**

The Sewer Oversize Fee pays for the difference in construction cost between 8" mains at standard depth (which are paid for with front footage fees) and any larger mains and/or mains constructed at greater than standard depth.

**Scope of Improvements covered**

All sewer mains that are greater than 8" in diameter and all mains (including 8" diameter) constructed at depths greater than 8' are included. Mains that are considered trunk mains are not included in the sewer oversize fee, but are included in the sewer major facilities fee.

**Nexus**

In order to provide for the conveyance of sewage from all development, certain sewer mains are required to be larger than 8" in diameter or must be constructed at depths greater than 8'. The additional cost for these larger and/or deeper sewer mains is to be paid for by all development because all development receives benefit

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

**Methodology**

1. Calculate the total cost of system components (those lines larger 8" diameter and/or greater than 8' in depth).
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

**Summary of Factors contributing to Rate Change**

- No change.

## Sewer Front Footage Fee

2025-2026

Existing Rates	
All Areas except RT Ph 1, 2	\$32.30 per Linear Ft.*
RT Park Phase1, 2	\$0.00 per Linear Ft.*
* Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed sewer are (to be) installed.	

Proposed Rates		% change
All Areas except RT Ph 1, 2	\$32.30 per Linear Ft.^	0.0%
RT Park Phase1, 2	\$0 per Gr. Ac.^	
^ Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed sewer are (to be) installed.		

### Purpose of Fee

Development is responsible for the cost of 1/2 of the 8" mains the along all adjacent streets alleys and easements. The Sewer Front Footage Fee pays for 1/2 of the construction cost of 8" mains at standard depth in order to reimburse developers who construct lines along properties that are not part of the developer's property.

### Scope of Improvements covered

The fee covers the cost attributable to 8" sewer main construction that are to be constructed in streets, alleys, or easements where other developments will have frontage and/or connect to the main. The component of cost for sewer mains that are in excess of 8" diameter or 8' in depth is not included and is paid for through the oversize sewer fee. Mains that are considered trunk mains are not included in the sewer front footage fee, but are included in the sewer major facilities fee.

### Nexus

All development benefits from the sewage collection system. Each property shares in the cost of the basic element of the collection system (8" sewer mains at standard depth) by providing for 1/2 the cost of any adjacent mains.

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

### Methodology

1. Calculate the cost of 8" sewer main construction at 8' or less in depth on a linear foot basis.
2. Rate = 1/2 the construction cost per linear foot.

### Summary of Factors contributing to Rate Change

- No change.

## Sewer House Branch Construction

2025-2026

Existing Rates	
4" Lateral	\$137 per Linear Ft.*
6" Lateral	\$138 per Linear Ft.*
* Linear footage refers to length of pipe installed.	

Proposed Rates		% change
4" Lateral	\$137 per Linear Ft.^	0.0%
6" Lateral	\$138 per Linear Ft.^	0.0%
^ Linear footage refers to length of pipe installed.		

**Purpose of Fee**

This fee provides for cost recovery for City forces to supply and construct sewer house branches. While, in most cases, construction of sewer laterals is done by development, this fee provides for cost recovery when lateral construction is done using City forces at the election of the property owner and availability of City resources. Laterals installed by City forces normally occurs on individual residential connections to the sewer system.

**Scope of Improvements covered**

The fee covers the cost to construct 4" or 6" sewer laterals from the main to the property line and includes all associated costs (excavation, pipeline construction, connection to main, backfill, compaction , resurfacing).

**Nexus**

The fee represents direct cost recovery for property owner requested services.

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

**Methodology**

1. Calculate the cost of 4" and 6" sewer lateral construction on a linear foot basis.
2. Rate = construction cost per linear foot.

**Summary of Factors contributing to Rate Change**

- No change.

**Water Major Facilities Fee**

2025-2026

Existing Rates		
Residential	2.0 or less	\$13,795 per Unit
Residential	2.1 to 2.5	\$13,795 per Unit
Residential	2.6 to 3.0	\$13,795 per Unit
Residential	3.1 to 3.5	\$13,795 per Unit
Residential	3.6 to 4.0	\$13,795 per Unit
Residential	4.1 to 4.5	\$13,795 per Unit
Residential	4.6 to 5.0	\$11,710 per Unit
Residential	5.1 to 5.5	\$9,625 per Unit
Residential	5.6 to 6.0	\$9,406 per Unit
Residential	6.1 to 6.5	\$9,187 per Unit
Residential	6.6 to 7.0	\$8,968 per Unit
Residential	7.1 to 7.5	\$8,749 per Unit
Residential	7.6 to 8.0	\$8,530 per Unit
Residential	8.1 to 8.5	\$8,311 per Unit
Residential	8.6 to 9.0	\$8,092 per Unit
Residential	9.1 to 9.5	\$7,873 per Unit
Residential	9.6 to 10.0	\$7,654 per Unit
Residential	10.1 to 10.5	\$7,435 per Unit
Residential	10.6 to 11.0	\$7,219 per Unit
Residential	11.1 to 11.5	\$7,132 per Unit
Residential	11.6 to 12.0	\$7,045 per Unit
Residential	12.1 to 12.5	\$6,958 per Unit
Residential	12.6 to 13.0	\$6,871 per Unit
Residential	13.1 to 13.5	\$6,784 per Unit
Residential	13.6 to 14.0	\$6,697 per Unit
Residential	14.1 to 14.5	\$6,610 per Unit
Residential	14.6 to 15.0	\$6,523 per Unit
Residential	15.1 to 15.5	\$6,436 per Unit
Residential	15.6 to 16.0	\$6,349 per Unit
Residential	16.1 to 16.5	\$6,262 per Unit
Residential	16.6 to 17.0	\$6,175 per Unit
Residential	17.1 to 17.5	\$6,088 per Unit
Residential	17.6 to 18.0	\$6,001 per Unit
Residential	18.1 to 18.5	\$5,914 per Unit
Residential	18.6 to 19.0	\$5,827 per Unit
Residential	19.1 to 19.5	\$5,740 per Unit
Residential	19.6 to 20.0	\$5,655 per Unit
Commercial Retail		\$6.90 per bldg sf ^^
Professional Office		\$6.90 per bldg sf ^^
Industrial		\$1.85 per bldg sf ^^
Schools/Parks		\$14,438 per Gr. Ac.^
Public Facilities		\$3.74 per bldg sf ^^
Assisted Living		\$6.55 per bldg sf ^^
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets ^^ bldg sf = building square foot		

Proposed Rates				% change
Residential	2.0 or less	<b>\$13,795</b>	per Unit	0.0%
Residential	2.1 to 2.5	<b>\$13,795</b>	per Unit	0.0%
Residential	2.6 to 3.0	<b>\$13,795</b>	per Unit	0.0%
Residential	3.1 to 3.5	<b>\$13,795</b>	per Unit	0.0%
Residential	3.6 to 4.0	<b>\$13,795</b>	per Unit	0.0%
Residential	4.1 to 4.5	<b>\$13,795</b>	per Unit	0.0%
Residential	4.6 to 5.0	<b>\$11,710</b>	per Unit	0.0%
Residential	5.1 to 5.5	<b>\$9,625</b>	per Unit	0.0%
Residential	5.6 to 6.0	<b>\$9,406</b>	per Unit	0.0%
Residential	6.1 to 6.5	<b>\$9,187</b>	per Unit	0.0%
Residential	6.6 to 7.0	<b>\$8,968</b>	per Unit	0.0%
Residential	7.1 to 7.5	<b>\$8,749</b>	per Unit	0.0%
Residential	7.6 to 8.0	<b>\$8,530</b>	per Unit	0.0%
Residential	8.1 to 8.5	<b>\$8,311</b>	per Unit	0.0%
Residential	8.6 to 9.0	<b>\$8,092</b>	per Unit	0.0%
Residential	9.1 to 9.5	<b>\$7,873</b>	per Unit	0.0%
Residential	9.6 to 10.0	<b>\$7,654</b>	per Unit	0.0%
Residential	10.1 to 10.5	<b>\$7,435</b>	per Unit	0.0%
Residential	10.6 to 11.0	<b>\$7,219</b>	per Unit	0.0%
Residential	11.1 to 11.5	<b>\$7,132</b>	per Unit	0.0%
Residential	11.6 to 12.0	<b>\$7,045</b>	per Unit	0.0%
Residential	12.1 to 12.5	<b>\$6,958</b>	per Unit	0.0%
Residential	12.6 to 13.0	<b>\$6,871</b>	per Unit	0.0%
Residential	13.1 to 13.5	<b>\$6,784</b>	per Unit	0.0%
Residential	13.6 to 14.0	<b>\$6,697</b>	per Unit	0.0%
Residential	14.1 to 14.5	<b>\$6,610</b>	per Unit	0.0%
Residential	14.6 to 15.0	<b>\$6,523</b>	per Unit	0.0%
Residential	15.1 to 15.5	<b>\$6,436</b>	per Unit	0.0%
Residential	15.6 to 16.0	<b>\$6,349</b>	per Unit	0.0%
Residential	16.1 to 16.5	<b>\$6,262</b>	per Unit	0.0%
Residential	16.6 to 17.0	<b>\$6,175</b>	per Unit	0.0%
Residential	17.1 to 17.5	<b>\$6,088</b>	per Unit	0.0%
Residential	17.6 to 18.0	<b>\$6,001</b>	per Unit	0.0%
Residential	18.1 to 18.5	<b>\$5,914</b>	per Unit	0.0%
Residential	18.6 to 19.0	<b>\$5,827</b>	per Unit	0.0%
Residential	19.1 to 19.5	<b>\$5,740</b>	per Unit	0.0%
Residential	19.6 to 20.0	<b>\$5,655</b>	per Unit	0.0%
Commercial Retail		<b>\$6.90</b>	per bldg sf ^^	0.0%
Professional Office		<b>\$6.90</b>	per bldg sf ^^	0.0%
Industrial		<b>\$1.85</b>	per bldg sf ^^	0.0%
Schools/Parks		<b>\$14,438</b>	per Gr. Ac.^	0.0%
Public Facilities		<b>\$3.74</b>	per bldg sf ^^	0.0%
Assisted Living		<b>\$6.55</b>	per bldg sf ^^	0.0%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets ^^ bldg sf = building square foot				

**Purpose of Fee**

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

**Scope of Improvements covered**

Debt Service on the existing surface water treatment facility.

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

**Nexus**

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

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

**Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the number of units or EDU's that will benefit from and pay for the system according to relative system utilization per the water master plan.
3. Rate = total cost divided by units.

**Summary of Factors contributing to Rate Change**

- No change.

## Water Oversize Fee

2025-2026

Existing Rates	
All areas except RT Phase 1, 2	\$1,812 per Gr. Ac.*
RT Phase 1, 2	\$196 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All areas except RT Phase 1, 2	\$1,826 per Gr. Ac.^	0.8%
RT Phase 1, 2	\$198 per Gr. Ac.^	0.8%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

### Purpose of Fee

The Water Oversize Fee pays for the difference in construction cost between 8" mains and larger distribution mains.

### Scope of Improvements covered

All water mains that are greater than 8" in diameter are included, except mains that are considered transmission mains which are included in the water major facilities fee.

### Nexus

In order to provide for the distribution of water to all development, certain water mains are required to be larger than 8" in diameter. The additional cost for these larger water mains is to be paid for by all development because all development receives benefit.

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

### Methodology

1. Calculate the total cost of system components (those lines larger 8" diameter).
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

### Summary of Factors contributing to Rate Change

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

## Water Front Footage Fee

2025-2026

Existing Rates	
All areas except RT Phase 1, 2	\$29.50 per Linear Ft.*
RT Phase 1, 2	\$0.00 per Linear Ft.*
* Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed water mains are (to be) installed.	

Proposed Rates		% change
All areas except RT Phase 1, 2	\$29.75 per Linear Ft.^	0.8%
RT Phase 1, 2	\$0.00 per Linear Ft.^	0%
^ Measurement of linear footage is to include all adjacent streets, alleys, or easements where existing or proposed water mains are (to be) installed.		

**Purpose of Fee**

Development is responsible for the cost of 1/2 of the 8" water mains along all adjacent streets, alleys, and easements. The Water Front Footage Fee pays for the 1/2 construction cost of 8" mains in order to reimburse developers who construct lines along properties that are not part of the developer's property.

**Scope of Improvements covered**

The fee covers the cost attributable to water main construction that are to be constructed in streets, alleys, or easements where other developments will have frontage and/or connect to the main. The component of cost for water mains that are in excess of 8" diameter is not included and is paid for through the oversize water fee. Mains that are considered transmission mains are not included in the water front footage fee, but are included in the water major facilities fee.

**Nexus**

All development benefits from the water distribution system. Each property shares in the cost of the basic element of the distribution system (8" water mains) by providing for 1/2 the cost of any adjacent water mains.

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

**Methodology**

1. Calculate the cost of 8" water main construction on a linear foot basis.
2. Rate = 1/2 the construction cost per linear foot.

**Summary of Factors contributing to Rate Change**

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

## Non-Potable Water Fee

2025-2026

Existing Rates	
All Land Uses	\$2,643 per Gr. Ac.*
* Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets	

Proposed Rates		% change
All Land Uses	\$2,664 per Gr. Ac.^	0.8%
^ Gross Acre (Gr. Ac.) is defined as the total land area being developed plus 1/2 of the right-of-way on adjacent streets		

### Purpose of Fee

The Non-Potable Water Fee pays for the construction of a non-potable water distribution system that supplies non potable water for irrigation of open space and landscaped areas, mainly in public areas.

### Scope of Improvements covered

All non-potable (purple pipe) water mains that are intended for distribution and transmission.

### Nexus

A non-potable water distribution system provides for delivery of non-potable water to public landscaped areas, parks, and open spaces within the City. The use of non-potable water in these areas is an essential part of achieving a water balance and reducing groundwater usage in the City. These benefits are attributable to all development and the costs are shared "equally" among development according to land area.

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

### Methodology

1. Calculate the total cost of system components minus the non-potable water improvements installed and reimbursed.
2. Calculate the total acreage of undeveloped (developable) land.
3. Rate = total cost divided by total gross acreage.

### Summary of Factors contributing to Rate Change

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

## Water Supply Fee

2025-2026

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

Proposed Rates
<b>Rates vary according to density and land use</b> <b>See attached schedule</b> <b>No change in rates is proposed</b>

### Purpose of Fee

The Water Supply Fee pays a share of the cost to acquire additional water supply for properties with development patterns that will exceed the current entitlement. For properties within the FID, the entitlement is 2.2 ac/ft/ac. For properties outside the FID, there is no designate entitlement. The current cost to acquire annual supply is \$1,250 per ac/ft. The Water Supply Fee includes a share of the cost to secure a firm water supply from FID. The current cost to development for the firm water supply is \$4,300 per ac/ft.

### Scope of Improvements covered

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

### Nexus

In order to ensure that the overdraft of the groundwater basin due to pumping is not exacerbated, and to properly secure adequate water entitlement going forward, new development that creates a water demand that exceeds the water entitlement that comes with the land must provide for the additional water supply. For projects lying within the FID, they provide their water entitlement to the City at the time of development and receive a fee credit for the allocation. All other projects lying outside the FID will require acquisition of additional supply. The need for the additional water supply is directly tied to the project or land development that creates the demand. The costs associated with the acquisition of the new water supply are attributable to the new development.

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

### Methodology

1. Determine the cost to acquire additional water supply per ac/ft/yr
2. Develop relationship between development type/intensity, and water demand.
3. Rate = annual water demand in excess of the entitlement (ac/ft/yr) X acquisition cost per ac/ft/yr
4. Prorate the FID annual allotment as credit to development within FID

### Summary of Factors contributing to Rate Change

- No change in rate proposed.

**Water Supply Fee**

2025-2026

<b>Land Use</b>	<b>Water Supply Fee *Outside FID (\$/gross acre)</b>	<b>Water Supply Fee Inside FID (\$/gross acre)</b>
Residential (1 DU/2 AC)	\$16,100	\$11,320
Residential (0.6 – 2.0 DU/AC)	\$16,100	\$11,320
Residential (2.1 – 4.0 DU/AC)	\$13,880	\$9,100
Residential (4.1 – 7.0 DU/AC)	\$12,210	\$7,440
Residential (7.1 – 15.0 DU/AC)	\$18,320	\$13,540
Residential (15.1 – 25.0 DU/AC)	\$26,090	\$21,310
Residential (25.1 – 43.0 DU/AC)	\$40,520	\$35,740
Mixed Use Village	\$27,750	\$22,980
Mixed Use/Business Campus	\$27,750	\$22,980
Office	\$14,990	\$10,210
Industrial	\$5,550	\$780
Neighborhood Commercial	\$16,100	\$11,320
General Commercial	\$16,100	\$11,320
Open Space	\$8,330	\$3,550
Public Facilities	\$7,770	\$3,000
Parks	\$16,650	\$11,880
Schools	\$15,540	\$10,770

\* Excludes lands within the existing Garfield and International Irrigation Districts which will require separate analysis.

## Water Meter and Water Service with Meter

2025-2026

Existing Rates		Proposed Rates		% change
3/4" meter	\$375 Each	3/4" meter	\$378 Each	0.8%
1" meter	\$468 Each	1" meter	\$472 Each	0.8%
1 1/2" meter (residential only)	\$794 Each	1 1/2" meter (residential only)	\$800 Each	0.8%
2" meter (residential only)	\$1,012 Each	2" meter (residential only)	\$1,020 Each	0.8%
1 1/2" turbo (landscape) meter	\$1,019 Each	1 1/2" turbo (landscape) meter	\$1,027 Each	0.8%
2" turbo (landscape) meter	\$1,163 Each	2" turbo (landscape) meter	\$1,172 Each	0.8%
3" turbo (landscape) meter	\$1,637 Each	3" turbo (landscape) meter	\$1,650 Each	0.8%
4" turbo (landscape) meter	\$2,717 Each	4" turbo (landscape) meter	\$2,739 Each	0.8%
6" turbo (landscape) meter	\$4,910 Each	6" turbo (landscape) meter	\$4,949 Each	0.8%
1 1/2" (MFR & Non-res) meter	\$1,375	1 1/2" (MFR & Non-res) meter	\$1,386 Each	0.8%
2" (MFR & Non-res) meter	\$1,561 Each	2" (MFR & Non-res) meter	\$1,573 Each	0.8%
3" (MFR & Non-res) meter	\$2,144 Each	3" (MFR & Non-res) meter	\$2,161 Each	0.8%
4" (MFR & Non-res) meter	\$3,360 Each	4" (MFR & Non-res) meter	\$3,387 Each	0.8%
6" (MFR & Non-res) meter	\$5,857 Each	6" (MFR & Non-res) meter	\$5,904 Each	0.8%
3/4" service w/meter	\$6,984 Each	3/4" service w/meter	\$7,040 Each	0.8%
1" service w/meter	\$7,078 Each	1" service w/meter	\$7,135 Each	0.8%
1 1/2" service w/ meter	\$8,101 Each	1 1/2" service w/ meter	\$8,166 Each	0.8%
2" service w/meter	\$8,795 Each	2" service w/meter	\$8,865 Each	0.8%
Transceiver*	\$183 Each	Transceiver*	\$184 Each	0.8%
* Transceiver does not apply to 3/4" meters and can be shared between two meters.		* Transceiver does not apply to 3/4" meters and can be shared between two meters.		

### Purpose of Fee

This fee provides for cost recovery for City forces to supply and install meters or to construct water services with meters.

### Scope of Improvements covered

The water meter fee covers the City's labor and equipment costs to supply and install water meters and transceivers. Water service with meter fee covers the City's labor and equipment costs to supply and install a water service from the main to the property line and includes all associated costs (excavation, pipeline construction, connection to main, backfill, compaction, resurfacing, and water meter).

### Nexus

The fee represents direct cost for the actual material cost and associated City staff and equipment costs.

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

### Methodology

1. Determine the cost of water meters of various sizes and types.
2. Rate = construction cost per each meter or service with meter.
3. Evaluation of the water meter fee indicated minor revisions to costs.
4. Evaluation of the water service with water meter installation cost indicated the same minor revisions to costs.

### Summary of Factors contributing to Rate Change

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

**Outside Travel Lane Fee**

2025-2026

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$8,582	per unit
SFR - Very Low Density (0.6 - 2)	\$8,582	per unit
SFR - Low Density (2.1 - 4)	\$8,582	per unit
SFR - Medium Density (4.1 - 7)	\$8,582	per unit
MFR - Medium High Density (7.1 - 15)	\$5,149	per unit
MFR - High (15.1 - 25)	\$5,149	per unit
MFR - Very High (25.1 - 43)	\$5,149	per 1000 bldg sf
Retail	\$13,543	per 1000 bldg sf
Office, Public Facilities	\$6,176	per 1000 bldg sf
Industrial, Assisted Living	\$1,662	per 1000 bldg sf
Schools	\$10,835	per 1000 bldg sf
Churches	\$6,176	per 1000 bldg sf
Mini Storage	\$21,717	per gross acre

Proposed Rates, Area 1			% change
<b>\$8,651</b>	<b>per unit</b>		0.8%
<b>\$8,651</b>	<b>per unit</b>		0.8%
<b>\$8,651</b>	<b>per unit</b>		0.8%
<b>\$8,651</b>	<b>per unit</b>		0.8%
<b>\$5,190</b>	<b>per unit</b>		0.8%
<b>\$5,190</b>	<b>per unit</b>		0.8%
<b>\$5,190</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$13,651</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$6,225</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$1,675</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$10,922</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$6,225</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$21,891</b>	<b>per gross acre</b>		0.8%

<b>Area 1</b> <b>Park Phase 1, 2</b>	<b>RT</b>	Existing Rates, Area 1	
Industrial		\$1,353	per 1000 bldg sf
Office		\$5,026	per 1000 bldg sf

Proposed Rates, Area 1			% change
<b>\$1,364</b>	<b>per 1000 bldg sf</b>		0.8%
<b>\$5,066</b>	<b>per 1000 bldg sf</b>		0.8%

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

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

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

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

**Outside Travel Lane Fee**

2025-2026

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$7,576	per unit
SFR - Very Low Density (0.6 - 2)	\$7,575	per unit
SFR - Low Density (2.1 - 4)	\$7,575	per unit
SFR - Medium Density (4.1 - 7)	\$7,575	per unit
MFR - Medium High Density (7.1 - 15)	\$4,545	per unit
MFR - High (15.1 - 25)	\$4,545	per unit
MFR - Very High (25.1 - 43)	\$4,545	per 1000 bldg sf
Retail	\$11,955	per 1000 bldg sf
Office, Public Facilities	\$5,452	per 1000 bldg sf
Industrial, Assisted Living	\$1,467	per 1000 bldg sf
Schools	\$9,564	per 1000 bldg sf
Churches	\$5,452	per 1000 bldg sf
Mini Storage	\$19,170	per gross acre

Proposed Rates, Area 4		% change
<b>\$7,637</b>	<b>per unit</b>	0.8%
<b>\$7,636</b>	<b>per unit</b>	0.8%
<b>\$7,636</b>	<b>per unit</b>	0.8%
<b>\$7,636</b>	<b>per unit</b>	0.8%
<b>\$4,581</b>	<b>per unit</b>	0.8%
<b>\$4,581</b>	<b>per unit</b>	0.8%
<b>\$4,581</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$12,051</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$5,496</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,479</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$9,641</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$5,496</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$19,323</b>	<b>per gross acre</b>	0.8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$3,578	per unit
SFR - Very Low Density (0.6 - 2)	\$3,577	per unit
SFR - Low Density (2.1 - 4)	\$3,577	per unit
SFR - Medium Density (4.1 - 7)	\$3,577	per unit
MFR - Medium High Density (7.1 - 15)	\$2,146	per unit
MFR - High (15.1 - 25)	\$2,146	per unit
MFR - Very High (25.1 - 43)	\$2,146	per 1000 bldg sf
Retail	\$5,646	per 1000 bldg sf
Office, Public Facilities	\$2,574	per 1000 bldg sf
Industrial, Assisted Living	\$693	per 1000 bldg sf
Schools	\$4,517	per 1000 bldg sf
Churches	\$2,574	per 1000 bldg sf
Mini Storage	\$9,050	per gross acre

Proposed Rates, Area 5		% change
<b>\$3,607</b>	<b>per unit</b>	0.8%
<b>\$3,606</b>	<b>per unit</b>	0.8%
<b>\$3,606</b>	<b>per unit</b>	0.8%
<b>\$3,606</b>	<b>per unit</b>	0.8%
<b>\$2,163</b>	<b>per unit</b>	0.8%
<b>\$2,163</b>	<b>per unit</b>	0.8%
<b>\$2,163</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$5,691</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,595</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$699</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$4,553</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,595</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$9,122</b>	<b>per gross acre</b>	0.8%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

**Purpose of Fee**

The Outside Travel Lane fee pays for the construction and financing of those certain planned travel lanes of a Major Street that are located between the frontage improvements and the Center Travel Lanes.

**Scope of Improvements covered**

Construction and financing costs for the roadway, curb, gutter, sidewalk, and street lights.

**Nexus**

Roadway systems are necessary to accommodate new development. The rates are directly related to system utilization by each land use category.

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

**Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

**Summary of Factors contributing to Rate Change**

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

**Center Travel Lane Fee**

2025-2026

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$2,221	per unit
SFR - Very Low Density (0.6 - 2)	\$2,221	per unit
SFR - Low Density (2.1 - 4)	\$2,221	per unit
SFR - Medium Density (4.1 - 7)	\$2,221	per unit
MFR - Medium High Density (7.1 - 15)	\$1,332	per unit
MFR - High (15.1 - 25)	\$1,332	per unit
MFR - Very High (25.1 - 43)	\$1,332	per 1000 bldg sf
Retail	\$3,505	per 1000 bldg sf
Office, Public Facilities	\$1,598	per 1000 bldg sf
Industrial, Assisted Living	\$430	per 1000 bldg sf
Schools	\$2,803	per 1000 bldg sf
Churches	\$1,598	per 1000 bldg sf
Mini Storage	\$5,615	per gross acre

Proposed Rates, Area 1		% change
<b>\$2,239</b>	<b>per unit</b>	
<b>\$2,239</b>	<b>per unit</b>	0.8%
<b>\$2,239</b>	<b>per unit</b>	0.8%
<b>\$2,239</b>	<b>per unit</b>	0.8%
<b>\$1,343</b>	<b>per unit</b>	0.8%
<b>\$1,343</b>	<b>per unit</b>	0.8%
<b>\$1,343</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$3,533</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,611</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$433</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,825</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,611</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$5,660</b>	<b>per gross acre</b>	0.8%

<b>Area 1 RT Park Phase 1, 2</b>	Existing Rates, Area 1	
Industrial	\$239	per 1000 bldg sf
Office	\$889	per 1000 bldg sf

Proposed Rates, Area 1		% change
<b>\$241</b>	<b>per 1000 bldg sf</b>	
<b>\$896</b>	<b>per 1000 bldg sf</b>	0.8%

	Existing Rates, Area 2	
SFR - Rural (0 - 0.5)	\$0.00	per unit
SFR - Very Low Density (0.6 - 2)	\$0.00	per unit
SFR - Low Density (2.1 - 4)	\$0.00	per unit
SFR - Medium Density (4.1 - 7)	\$0.00	per unit
MFR - Medium High Density (7.1 - 15)	\$0.00	per unit
MFR - High (15.1 - 25)	\$0.00	per unit
MFR - Very High (25.1 - 43)	\$0.00	per 1000 bldg sf
Retail	\$0.00	per 1000 bldg sf
Office, Public Facilities	\$0.00	per 1000 bldg sf
Industrial, Assisted Living	\$0.00	per 1000 bldg sf
Schools	\$0.00	per 1000 bldg sf
Churches	\$0.00	per 1000 bldg sf
Mini Storage	\$0.00	per gross acre

Proposed Rates, Area 2		% change
<b>\$0.00</b>	<b>per unit</b>	
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per gross acre</b>	0%

	Existing Rates, Area 3	
SFR - Rural (0 - 0.5)	\$0.00	per unit
SFR - Very Low Density (0.6 - 2)	\$0.00	per unit
SFR - Low Density (2.1 - 4)	\$0.00	per unit
SFR - Medium Density (4.1 - 7)	\$0.00	per unit
MFR - Medium High Density (7.1 - 15)	\$0.00	per unit
MFR - High (15.1 - 25)	\$0.00	per unit
MFR - Very High (25.1 - 43)	\$0.00	per 1000 bldg sf
Retail	\$0.00	per 1000 bldg sf
Office, Public Facilities	\$0.00	per 1000 bldg sf
Industrial, Assisted Living	\$0.00	per 1000 bldg sf
Schools	\$0.00	per 1000 bldg sf
Churches	\$0.00	per 1000 bldg sf
Mini Storage	\$0.00	per gross acre

Proposed Rates, Area 3		% change
<b>\$0.00</b>	<b>per unit</b>	
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per unit</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per 1000 bldg sf</b>	0%
<b>\$0.00</b>	<b>per gross acre</b>	0%

**Center Travel Lane Fee**

2025-2026

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$2,673	per unit
SFR - Very Low Density (0.6 - 2)	\$2,673	per unit
SFR - Low Density (2.1 - 4)	\$2,674	per unit
SFR - Medium Density (4.1 - 7)	\$2,673	per unit
MFR - Medium High Density (7.1 - 15)	\$1,604	per unit
MFR - High (15.1 - 25)	\$1,604	per unit
MFR - Very High (25.1 - 43)	\$1,604	per 1000 bldg sf
Retail	\$4,220	per 1000 bldg sf
Office, Public Facilities	\$1,925	per 1000 bldg sf
Industrial, Assisted Living	\$518	per 1000 bldg sf
Schools	\$3,375	per 1000 bldg sf
Churches	\$1,925	per 1000 bldg sf
Mini Storage	\$6,770	per gross acre

Proposed Rates, Area 4		% change
<b>\$2,694</b>	<b>per unit</b>	0.8%
<b>\$2,694</b>	<b>per unit</b>	0.8%
<b>\$2,695</b>	<b>per unit</b>	0.8%
<b>\$2,694</b>	<b>per unit</b>	0.8%
<b>\$1,617</b>	<b>per unit</b>	0.8%
<b>\$1,617</b>	<b>per unit</b>	0.8%
<b>\$1,617</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$4,254</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,940</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$522</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$3,402</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,940</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$6,824</b>	<b>per gross acre</b>	0.8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$1,842	per unit
SFR - Very Low Density (0.6 - 2)	\$1,842	per unit
SFR - Low Density (2.1 - 4)	\$1,842	per unit
SFR - Medium Density (4.1 - 7)	\$1,842	per unit
MFR - Medium High Density (7.1 - 15)	\$1,105	per unit
MFR - High (15.1 - 25)	\$1,105	per unit
MFR - Very High (25.1 - 43)	\$1,105	per 1000 bldg sf
Retail	\$2,907	per 1000 bldg sf
Office, Public Facilities	\$1,326	per 1000 bldg sf
Industrial, Assisted Living	\$356	per 1000 bldg sf
Schools	\$2,325	per 1000 bldg sf
Churches	\$1,326	per 1000 bldg sf
Mini Storage	\$4,659	per gross acre

Proposed Rates, Area 5		% change
<b>\$1,857</b>	<b>per unit</b>	0.8%
<b>\$1,857</b>	<b>per unit</b>	0.8%
<b>\$1,857</b>	<b>per unit</b>	0.8%
<b>\$1,857</b>	<b>per unit</b>	0.8%
<b>\$1,114</b>	<b>per unit</b>	0.8%
<b>\$1,114</b>	<b>per unit</b>	0.8%
<b>\$1,114</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,930</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,337</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$359</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,344</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,337</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$4,696</b>	<b>per gross acre</b>	0.8%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

## Center Travel Lane Fee

2025-2026

### **Purpose of Fee**

The Center Travel Lane fee pays for the construction and financing of those certain planned travel lanes of a Major Street that are located within the median area. The fee also includes the adjacent travel lane on roads with 4 lanes or less, or the 2 adjacent lanes on 6-lane roads.

### **Scope of Improvements covered**

Construction and financing costs for the roadway, median curb, median cap and maintenance strip, landscaping, and irrigation.

### **Nexus**

Roadway systems are necessary to accommodate new development. The rates are directly related to system utilization by each land use category.

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

### **Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

### **Summary of Factors contributing to Rate Change**

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

**Traffic Signal Fee**

2025-2026

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$926	per unit
SFR - Very Low Density (0.6 - 2)	\$925	per unit
SFR - Low Density (2.1 - 4)	\$926	per unit
SFR - Medium Density (4.1 - 7)	\$925	per unit
MFR - Medium High Density (7.1 - 15)	\$556	per unit
MFR - High (15.1 - 25)	\$556	per unit
MFR - Very High (25.1 - 43)	\$556	per 1000 bldg sf
Retail	\$1,460	per 1000 bldg sf
Office, Public Facilities	\$667	per 1000 bldg sf
Industrial, Assisted Living	\$179	per 1000 bldg sf
Schools	\$1,169	per 1000 bldg sf
Churches	\$667	per 1000 bldg sf
Mini Storage	\$2,336	per gross acre

Proposed Rates, Area 1		
		% change
<b>\$933</b>	<b>per unit</b>	0.8%
<b>\$932</b>	<b>per unit</b>	0.8%
<b>\$933</b>	<b>per unit</b>	0.8%
<b>\$932</b>	<b>per unit</b>	0.8%
<b>\$560</b>	<b>per unit</b>	0.8%
<b>\$560</b>	<b>per unit</b>	0.8%
<b>\$560</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,472</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$672</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$180</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,178</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$672</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$2,355</b>	<b>per gross acre</b>	0.8%

<b>Area 1 RT Park Phase 1, 2</b>	Existing Rates, Area 1	
	Industrial	\$130
Office	\$485	per 1000 bldg sf

Proposed Rates, Area 1		
		% change
<b>\$131</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$489</b>	<b>per 1000 bldg sf</b>	0.8%

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

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

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

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

**Traffic Signal Fee**

2025-2026

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$631	per unit
SFR - Very Low Density (0.6 - 2)	\$630	per unit
SFR - Low Density (2.1 - 4)	\$630	per unit
SFR - Medium Density (4.1 - 7)	\$630	per unit
MFR - Medium High Density (7.1 - 15)	\$378	per unit
MFR - High (15.1 - 25)	\$378	per unit
MFR - Very High (25.1 - 43)	\$378	per 1000 bldg sf
Retail	\$995	per 1000 bldg sf
Office, Public Facilities	\$453	per 1000 bldg sf
Industrial, Assisted Living	\$122	per 1000 bldg sf
Schools	\$796	per 1000 bldg sf
Churches	\$453	per 1000 bldg sf
Mini Storage	\$1,591	per gross acre

Proposed Rates, Area 4		% change
<b>\$636</b>	<b>per unit</b>	0.8%
<b>\$635</b>	<b>per unit</b>	0.8%
<b>\$635</b>	<b>per unit</b>	0.8%
<b>\$635</b>	<b>per unit</b>	0.8%
<b>\$381</b>	<b>per unit</b>	0.8%
<b>\$381</b>	<b>per unit</b>	0.8%
<b>\$381</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,003</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$457</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$123</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$802</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$457</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,604</b>	<b>per gross acre</b>	0.8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$407	per unit
SFR - Very Low Density (0.6 - 2)	\$407	per unit
SFR - Low Density (2.1 - 4)	\$407	per unit
SFR - Medium Density (4.1 - 7)	\$406	per unit
MFR - Medium High Density (7.1 - 15)	\$244	per unit
MFR - High (15.1 - 25)	\$244	per unit
MFR - Very High (25.1 - 43)	\$244	per 1000 bldg sf
Retail	\$642	per 1000 bldg sf
Office, Public Facilities	\$293	per 1000 bldg sf
Industrial, Assisted Living	\$79	per 1000 bldg sf
Schools	\$514	per 1000 bldg sf
Churches	\$293	per 1000 bldg sf
Mini Storage	\$1,027	per gross acre

Proposed Rates, Area 5		% change
<b>\$410</b>	<b>per unit</b>	0.8%
<b>\$410</b>	<b>per unit</b>	0.8%
<b>\$410</b>	<b>per unit</b>	0.8%
<b>\$409</b>	<b>per unit</b>	0.8%
<b>\$246</b>	<b>per unit</b>	0.8%
<b>\$246</b>	<b>per unit</b>	0.8%
<b>\$246</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$647</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$295</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$80</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$518</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$295</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,035</b>	<b>per gross acre</b>	0.8%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

## Traffic Signal Fee

2025-2026

### **Purpose of Fee**

The Traffic Signal fee pays for the construction and financing of those certain planned traffic signals at the intersection of Major Streets and the interconnecting fiber optic system.

### **Scope of Improvements covered**

Construction and financing costs for the signal, the power systems, the detection systems and interconnecting fiber optic system.

### **Nexus**

Traffic signal systems are necessary to accommodate new development as they increase vehicular and pedestrian safety. The rates are directly related to system utilization by each land use category.

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

### **Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

### **Summary of Factors contributing to Rate Change**

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

**Bridge Fee**

2025-2026

	Existing Rates, Area 1	
SFR - Rural (0 - 0.5)	\$84	per unit
SFR - Very Low Density (0.6 - 2)	\$84	per unit
SFR - Low Density (2.1 - 4)	\$84	per unit
SFR - Medium Density (4.1 - 7)	\$84	per unit
MFR - Medium High Density (7.1 - 15)	\$51	per unit
MFR - High (15.1 - 25)	\$51	per unit
MFR - Very High (25.1 - 43)	\$51	per 1000 bldg sf
Retail	\$131	per 1000 bldg sf
Office, Public Facilities	\$60	per 1000 bldg sf
Industrial, Assisted Living	\$14	per 1000 bldg sf
Schools	\$106	per 1000 bldg sf
Churches	\$60	per 1000 bldg sf
Mini Storage	\$211	per gross acre

Proposed Rates, Area 1		% change
\$85	per unit	0.8%
\$85	per unit	0.8%
\$85	per unit	0.8%
\$85	per unit	0.8%
\$51	per unit	0.8%
\$51	per unit	0.8%
\$51	per 1000 bldg sf	0.8%
\$132	per 1000 bldg sf	0.8%
\$60	per 1000 bldg sf	0.8%
\$14	per 1000 bldg sf	0.8%
\$107	per 1000 bldg sf	0.8%
\$60	per 1000 bldg sf	0.8%
\$213	per gross acre	0.8%

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

Proposed Rates, Area 1		% change
\$0	per 1000 bldg sf	0.0%
\$0	per 1000 bldg sf	0.0%

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

Proposed Rates, Area 2		% change
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per gross acre	0%

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

Proposed Rates, Area 3		% change
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per unit	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per 1000 bldg sf	0%
\$0	per gross acre	0%

**Bridge Fee**

2025-2026

	Existing Rates, Area 4	
SFR - Rural (0 - 0.5)	\$739	per unit
SFR - Very Low Density (0.6 - 2)	\$739	per unit
SFR - Low Density (2.1 - 4)	\$740	per unit
SFR - Medium Density (4.1 - 7)	\$740	per unit
MFR - Medium High Density (7.1 - 15)	\$444	per unit
MFR - High (15.1 - 25)	\$444	per unit
MFR - Very High (25.1 - 43)	\$444	per 1000 bldg sf
Retail	\$1,166	per 1000 bldg sf
Office, Public Facilities	\$532	per 1000 bldg sf
Industrial, Assisted Living	\$143	per 1000 bldg sf
Schools	\$934	per 1000 bldg sf
Churches	\$532	per 1000 bldg sf
Mini Storage	\$1,872	per gross acre

Proposed Rates, Area 4		% change
<b>\$745</b>	<b>per unit</b>	0.8%
<b>\$745</b>	<b>per unit</b>	0.8%
<b>\$746</b>	<b>per unit</b>	0.8%
<b>\$746</b>	<b>per unit</b>	0.8%
<b>\$448</b>	<b>per unit</b>	0.8%
<b>\$448</b>	<b>per unit</b>	0.8%
<b>\$448</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,175</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$536</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$144</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$941</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$536</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$1,887</b>	<b>per gross acre</b>	0.8%

	Existing Rates, Area 5	
SFR - Rural (0 - 0.5)	\$230	per unit
SFR - Very Low Density (0.6 - 2)	\$229	per unit
SFR - Low Density (2.1 - 4)	\$229	per unit
SFR - Medium Density (4.1 - 7)	\$229	per unit
MFR - Medium High Density (7.1 - 15)	\$138	per unit
MFR - High (15.1 - 25)	\$138	per unit
MFR - Very High (25.1 - 43)	\$138	per 1000 bldg sf
Retail	\$363	per 1000 bldg sf
Office, Public Facilities	\$166	per 1000 bldg sf
Industrial, Assisted Living	\$44	per 1000 bldg sf
Schools	\$291	per 1000 bldg sf
Churches	\$166	per 1000 bldg sf
Mini Storage	\$577	per gross acre

Proposed Rates, Area 5		% change
<b>\$232</b>	<b>per unit</b>	0.8%
<b>\$231</b>	<b>per unit</b>	0.8%
<b>\$231</b>	<b>per unit</b>	0.8%
<b>\$231</b>	<b>per unit</b>	0.8%
<b>\$139</b>	<b>per unit</b>	0.8%
<b>\$139</b>	<b>per unit</b>	0.8%
<b>\$139</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$366</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$167</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$44</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$293</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$167</b>	<b>per 1000 bldg sf</b>	0.8%
<b>\$582</b>	<b>per gross acre</b>	0.8%

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

^ Unit is defined as each separate dwelling unit.

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

Retail - 1 EDU = 2450 square feet of building area

Office - 1 EDU = 2450 square feet of building area

Industrial - 1 EDU = 2450 square feet of building area

## Bridge Fee

2025-2026

### **Purpose of Fee**

The Bridge fee pays for the construction and financing of those certain planned bridge facilities at locations where Major Streets cross various waterways.

### **Scope of Improvements covered**

Construction and financing costs for the bridge, culvert and erosion protection systems.

### **Nexus**

Bridge systems are necessary to accommodate new development to allow Major Streets to cross waterways. The rates are directly related to system utilization by each land use category.

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

### **Methodology**

1. Calculate the total cost of system components and financing.
2. Calculate the weighted Gross Acreage for each land use category.
3. Rate = total cost divided by weighted Gross Acreage.
4. Convert the rate to a per unit cost for residential developments.
5. Convert the rate to a per square foot cost for non-residential developments.

### **Summary of Factors contributing to Rate Change**

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

**Utility Undergrounding Fee**

2025-2026

Existing Rates	
Area 1	\$9,047 per Gr. Ac.
RT Park Phase1, 2	\$3,012 per Gr. Ac.
Area 2	\$0 per Gr. Ac.
Area 3	\$8,619 per Gr. Ac.
Area 4	\$8,425 per Gr. Ac.

Proposed Rates			% change
Area 1	\$9,119 per Gr. Ac.		
RT Park Phase1, 2	\$3,036 per Gr. Ac.		0.8%
Area 2	\$0 per Gr. Ac.		0.0%
Area 3	\$8,688 per Gr. Ac.		0.8%
Area 4	\$8,492 per Gr. Ac.		0.8%

**Purpose of Fee**

The Utility Undergrounding Fee pays for the relocation of certain overhead electric utilities from overhead to underground, generally along major streets in urbanizing areas.

**Scope of Improvements covered**

Specific overhead lines have been designated to be placed underground, generally along major streets in developing areas.

Overhead electric utilities in older, developed areas and areas that are either on the City fringe or are to remain rural in nature are generally excluded.

**Nexus**

Undergrounding existing overhead utilities is an aesthetic, and in many cases, safety enhancement to the general community. Each developing property within a benefit zone is deemed to receive a benefit that is uniform among property locations and development types. Therefore, the cost is spread among all properties equally on an acreage basis.

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

**Methodology**

1. Calculate the total cost of all utilities to be placed underground.
2. Calculate the developable acreage within each benefit area that will contribute.
3. Rate = total cost divided by gross acreage.

**Summary of Factors contributing to Rate Change**

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

## Park Acquisition & Development Fee

2025-2026

Existing Rates	
All Residential	\$6,098 per Unit
Retail	\$0.74 per Bldg. sf.
Office	\$1.62 per Bldg. sf.
Industrial	\$0.53 per Bldg. sf.
^ Unit is defined as each separate dwelling unit ^^ Non-residential Fees are based on building square footage.	

Proposed Rates		% change
All Residential	\$6,147 per Unit	0.8%
Retail	\$0.75 per Bldg. sf.	0.8%
Office	\$1.63 per Bldg. sf.	0.8%
Industrial	\$0.53 per Bldg. sf.	0.8%
^ Unit is defined as each separate dwelling unit ^^ Non-residential Fees are based on building square footage.		

### Purpose of Fee

The Park Acquisition and Development Fee shall be used to finance (1) only the public facilities described or identified in the Parks and Recreation Element of the Clovis General Plan, as amended, which shall be acquired and developed by the City or (2) the reimbursement to the City for the owner/developer's or person's fair share of those park and recreation facilities already acquired and/or developed.

### Scope of Improvements covered

The fee covers the public facilities described or identified in the Parks and Recreation Element of the Clovis General Plan, as amended.

### Nexus

The Park Acquisition & Development Fee is to finance the acquisition and development of park and recreation facilities to reduce the impacts of increased user demand from increased population and diminished park and recreation facility capacity caused by new development in the City.

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

### Methodology

1. Calculate total number of potential hours to be spent at park public facilities by Clovis residents.
2. Calculate total number of potential hours to be spent at park public facilities by employees working in Clovis.
3. Calculate the total cost of the remaining public facilities.
4. Calculate cost distribution based on percentage of total potential hours to be spent at park public facilities.
5. Calculate the projected total of residential units within the Sphere of Influence.
6. Calculate the projected total of commercial building area within the Sphere of Influence.
7.
  - a. Residential Rate = Residential development's portion of the total cost divided by total residential units.
  - b. Retail Rate = Retail development's portion of the total cost divided by total retail building area..
  - b. Office Rate = Office development's portion of the total cost divided by total office building area..
  - b. Industrial Rate = Industrial development's portion of the total cost divided by total industrial building area.

### Summary of Factors contributing to Rate Change

The distribution of cost is based on potential hours spent at park public facilities by each use category, as opposed to a general percentage-based distribution. Also, distribution of cost no longer considers grant funding. As with all other development impact fees, park public facilities are funded 100% by development and grant funding is considered a cost-savings. Rate increases are due to a CCI adjustment.

**Community Sanitation Fee**

2025-2026

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

Proposed Rates		% change
Single Family	\$552 per Unit	0.8%
Multi-Family, non-Res	\$448 per Unit	0.8%
* Unit is defined as each separate dwelling unit or EDU EDU = Equivalent Dwelling Unit is defined as follows Office - 1 EDU = 9680 square feet of gross parcel area Industrial - 1 EDU = 9680 square feet of gross parcel area Retail - 1 EDU = 9680 square feet of gross parcel area		

**Purpose of Fee**

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

**Scope of Improvements covered**

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

**Nexus**

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

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

**Methodology**

1. Determine the cost for each type of vehicle and bin.
2. Determine the number of residential units served by each type of vehicle.
3. Determine the average number of bins used per residential unit.
4. Determine the number of commercial EDUs served by each type of vehicle.
5. Determine the average number of bins used per commercial EDU.
6. a. Residential Rate = total cost of each type of vehicle per residential unit plus the cost of the average number of bins per unit.  
 b. Commercial Rate = total cost of each type of vehicle plus the cost of the average number of bins per commercial EDU.

**Summary of Factors contributing to Rate Change**

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

**Fire Department Fee**

2025-2026

Existing Rates	
All Land Uses	\$2,235 per Unit *
<p>* Unit is defined as each separate dwelling unit.                      Residential unit is defined as each separate living dwelling unit for single family and multi family developments.                      EDU = equivalent Dwelling Unit is defined as follows:                      Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea.                      Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area.                      Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>	

Proposed Rates		% change
All Land Uses	\$2,253 per Unit ^	0.8%
<p>^ Unit is defined as each separate dwelling unit.                      Residential unit is defined as each living separate dwelling unit for single family and multi family developments.                      EDU = equivalent Dwelling Unit is defined as follows:                      Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre.                      Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area.                      Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		

**Purpose of Fee**

The Fire Department Fee pays for fire stations, fire engines, ladder truck and associated equipment for the entire sphere of influence. This fee is not for the maintenance or replacement of fire stations, fire engines, ladder truck, or associated equipment.

**Scope of Improvements covered**

The Fire Department Fee includes all costs related to the acquisition, construction, and/ or financing of fire stations, fire engines, ladder truck, and all associated equipment required to meet the needs of the new development within the City's sphere of influence. The rate includes purchase of ladder apparatus that was previously funded under the Multi Story Impact Fee.

**Nexus**

All development induces a need for fire protection. The cost of the emergency response infrastructure includes the facilities listed above. The cost of the entire system is apportioned among all units within the entire sphere of influence to arrive at a rate per unit or EDU. It was determined that ladder trucks are frequently used and are indispensable on many one and two story structure fires in addition to being available for high rise buildings incidents. Therefore, the ladder and associated equipment serves the entire community and has been included in the Fire Department Fee.

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

**Methodology**

1. Calculate the total current property acquisition, construction cost, furnishings and equipment of an average fire station.
2. Calculate the number of residential and non-residential units within the service area of an average fire station.
3. Rate = the total cost divided by the total units for an average service area.

**Summary of Factors contributing to Rate Change**

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

**Police Department Fee**

2025-2026

Existing Rates	
All Land Uses	\$1,569 per Unit *
<p>* Unit is defined as each separate dwelling unit.                      Residential unit is defined as each separate living dwelling unit for single family and multi family developments.                      EDU = equivalent Dwelling Unit is defined as follows:                      Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acrea.                      Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area.                      Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>	

Proposed Rates		% change
All Land Uses	\$1,582 per Unit ^	0.8%
<p>^ Unit is defined as each separate dwelling unit.                      Residential unit is defined as each living separate dwelling unit for single family and multi family developments.                      EDU = equivalent Dwelling Unit is defined as follows:                      Hotel, motel commercial, professional, and industrial developments = 9680 square feet of gross parcel acre.                      Assisted living facilities, churches, hospitals, and non public schools - 1 EDU = 1500 square feet of gross building area.                      Public schools - 1 EDU = 29,000 square feet of gross lot acreage.</p>		

**Purpose of Fee**

The Police Department Fee pays for police stations, vehicles and associated equipment for the entire sphere of influence. This fee is not for the maintenance or replacement of police stations, vehicles, or associated equipment.

**Scope of Improvements covered**

The Police Department Fee includes all costs related to the acquisition, construction, and/ or financing of police stations, vehicles, and all associated equipment required to meet the needs of the new development within the City's sphere of influence.

**Nexus**

All development induces a need for police protection. The cost of the emergency response infrastructure includes the facilities listed above. The cost of the entire system is apportioned among all units within the entire sphere of influence to arrive at a rate per unit or EDU.

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

**Methodology**

1. Calculate the total current property acquisition, construction cost, furnishings and equipment of an average police station.
2. Calculate the number of residential and non-residential units within the service area of an average police station.
3. Rate = the total cost divided by the total units for an average service area.

**Summary of Factors contributing to Rate Change**

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

## Library Fee

2025-2026

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

Proposed Rates		% change
Single Family Residential	\$766 per Unit ^	0.8%
Multi Family Residential	\$626 per Unit ^	0.8%
<p>^ Unit is defined as each separate dwelling unit . Residential unit is defined as each living separate dwelling unit for single family, multi family, apartment, mobile home, condominium, cooperative, or planned developments. EDU = equivalent Dwelling Unit is defined as follows: Assisted living facilities and group homes - 1 EDU = 1500 square feet of gross building area.</p>		

### Purpose of Fee

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

### Scope of Improvements covered

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

### Nexus

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

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

### Methodology

1. Calculate the total cost of the remaining library facilities needed to serve the City's Sphere of Influence.
2. Divide the total cost of the remaining library facilities by the total remaining library building area and obtain a cost per building square foot.
3. Divide the Cost per building square foot by the library building area needed per person from the Clovis Library Facilities Improvement Impact Fees Study to obtain Library cost per person.
4. Multiply the Library cost per person by Persons per owner occupied dwelling unit from the US 2010 Census and obtain a Cost per Single Family Residential Dwelling Unit.
5. Multiply the Library cost per person by Persons per renter occupied dwelling unit from the US 2010 Census and obtain a Cost per Multi Family Residential Dwelling Unit.

### Summary of Factors contributing to Rate Change

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

**Appendix A**

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

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

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AB602 was signed by California Governor Gavin Newsom in September 2021. It became part of the State's Government Code and it includes several requirements for agencies which are intended to:

1. Promote new Statewide standards for Development Impact Fee Nexus Studies.
2. Provide improved transparency by the publishing of information on an agency's website.
3. Support smaller and multi-family developments.

A portion of AB602 specific to Development Impact Fees states to following:

### Government Code, Section 66016.5(a)(5)

- (A) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.
- (B) A nexus study is not required to comply with subparagraph (A) if the local agency makes a finding that includes all of the following:
  - (i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
  - (ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
  - (iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Stated another way, the City must either calculate the Development Impact Fees imposed on housing developments proportional to the square footage of the proposed units or make specific findings as to why they are based on another metric.

There is no requirement for the City to include a financial element within its General Plan. Therefore, a well-defined Development Impact Fee program and associated nexus studies function as the de-facto financial plan in support of the City's General Plan. They identify the anticipated service demands by type of infrastructure and establish a fair, reasonable method to finance the required capital projects and acquisitions to accommodate the anticipated service demands from development.

The City of Clovis has expressed a desire to continue imposing Development Impact Fees on housing development projects in their current manner, which is not based on the square footage of the proposed units. The unit of assessment is currently a per unit basis and in some instances a per acreage basis. The current fee methodology and unit of assessment provides greater accuracy for planning than a square footage basis.

The requirement of AB602 to impose Development Impact Fees on based on the dwelling unit size assumes that anticipated service demands are lower for smaller dwelling units and higher for larger dwelling units. The City's current methodology is supported by years of data and peer reviews, which contrasts with the unsubstantiated assumption of AB602.

The City's development code describes a maximum Floor Area Ratio (FAR) that limits the building sizes for non-residential development projects, but there is not a size limitation placed upon residential projects. There are height restrictions and setback restrictions from the property lines that vary somewhat between density ranges, but otherwise the square footage of the dwelling unit is largely based upon what the developer has determined is marketable. Given this flexibility, a project will frequently see a wide range of dwelling sizes within each density range.

The Mitigation Fee Act (Government Code, Sections 66000 - 66024) requires certain findings by agencies that establish, increase, or impose fees as a condition of approval of a development project. These requirements are:

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 fee's 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 City's 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.

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.

The City's Development Impact Fee program has years of empirical data to define the average impacts of residential developments to services based on land uses and density; this proof is in compliance with the Mitigation Fee Act. The data produces average impacts on a basis of acreage or dwelling unit, but the data does not provide a correlation to the square footage of the dwelling units. The collection of fees for development-based demands is a one-time fee that represents the service needs of that dwelling unit as long as the structure exists. The assumption that smaller units generate less service demand than larger units does not consider the reality that any dwelling may have different occupants and therefore different demands over its 50-year life, nor does the assumption consider the fact that a duplicate dwelling may be home to a different number of residents in each of its instances. An example of this is that the number of occupants may change as the dwelling changes owners or the needs of the owner and their family changes. Another example would be that identical dwellings may house a single occupant or multiple occupants.

#### Description of City Development Impact Fee categories

- Sewer and Water - The City has data related to measured sewage flow generation and water usage specific to land uses and density ranges of residential developments. The Master Plans for pipe sizes and treatment capacity are based upon the average service demands of existing land, which in turn is used to predict future demands for residential and non-residential development. The Master Plans identify the need for additional infrastructure based upon the number of residential dwelling units and the financing should be on the same basis, not based on dwelling size.

- Non-Potable Water - The costs of the City system are prorated on an acreage basis, allowing for a lower cost per unit as density increases. The non-potable water is used for irrigation purposes in place of potable water which helps the City reduce its dependence on ground water. The benefit is more directly connected to a dwelling unit than its size. The current method provides a strong nexus in compliance with the Mitigation Fee Act while also meeting the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.
- Major Streets - ITE provides a nationally accepted methodology for estimating trips generated from residential land uses. The estimate of trips is not based on dwelling size as that data does not exist in the ITE database. The major street fees are prorated based on impact (trip generation) per unit and is therefore best estimated according to land use instead of dwelling size.
- Undergrounding of Overhead Utilities – Similar to non-potable water, the costs are prorated on an acreage basis and allow for a lower cost per unit as density increases. The current method meets the intent of AB602 to impose lower fees on smaller dwellings that are typical of higher density developments.
- Community Sanitation – Residential service is once a week per dwelling unit with no variation for dwelling size. The current method is unit based which is a more direct connection to the service provided.
- Parks – The need for additional open park space is identified in the Quimby Act as one (1) acre per 1000 residents. The Census data provides an average population per dwelling unit but does not connect population to dwelling size. Therefore, an average fee based on dwelling units is more empirical and accurate than basing the fee on dwelling sizes.
- Fire and Police – There is no data to support an assumption that smaller dwelling units generate fewer calls for service than larger dwelling units. There is, however, generally accepted national practice correlating the number of stations to population. Using Census data for average population per dwelling unit provides the nexus to base the fees on dwelling units more accurately than basing the fee on dwelling sizes.

The City's current Development Impact Fee program neither favors nor penalizes one land use over another. The fees are based upon the fair share impact of each development and their land use. The type of dwelling unit for residential, whether it is single-family or multi-family, is the main factor that changes the demand for services. The City's data does not indicate that the main factor for service demand is dwelling size.

The City is mindful of the State's intentions to encourage residential construction of higher densities and they are assuming higher density development creates a lower demand due to their generally smaller sized dwelling units. However, given a lack of empirical data to support this, the City feels obligated to keep their current basis of imposing Development Impact Fees instead of charging based on dwelling sizes. The City of Clovis was identified as the 12<sup>th</sup> fastest growing city in the State in 2022 indicating that the current level of fees imposed is not a deterrent to development. The increases in property values and rents are an indicator of a thoughtful plan for City growth and a well-developed collection of development impact fees for funding the required services.

In conclusion, the current method in which Development Impact Fees are imposed either on a per unit basis or a per acreage basis has proven to be a fair means for housing developments. To charge based on a square footage basis would be unsupported by empirical data and less compliant with the Mitigation Fee Act.