

Development Impact Fees

Impact Fee Category	SFD Fee	MFD Fee	Commercial Fee (sq.ft.)	Industrial Fee (sq.ft.)
Administrative impact fee	93.72	56.67	0.024	n/a
Fire department impact fees	336.75	247.38	0.036	0.0240
General government impact fees	231.04	168.92	0.012	n/a
Police department impact fee	541.63	398.87	0.072	0.0599
Parks department impact fee	2,652.57	1,945.29	n/a	n/a
Public Works impact fee	323.67	99.17	0.133	0.0970
Sewer additional obl. impact fee - northwest	185.27	134.05	0.048	[1]
Sewer additional obl. impact fee - northeast	992.81	724.72	0.169	[1]
Sewer additional obl. impact fee - southwest	569.97	381.43	0.193	[1]
Sewer additional obl. impact fee - southeast	1,495.21	1,093.07	0.278	[1]
Sewer additional obl. impact fee - SCCC	888.19	625.55	0.181	[1]
Sewer additional obl. impact fee - exist. area	135.14	93.72	0.024	[1]
Storm drain impact fee - northwest	2,028.12	1,044.03	1.330	0.5558
Storm drain impact fee - northeast	3,099.39	1,453.79	1.210	0.5558
Storm drain impact fee - southwest	1,250.00	559.07	1.188	0.5558
Storm drain impact fee - southeast	3,472.10	1,394.94	1.090	0.5558
Storm drain impact fee - existing service area	1,132.30	545.99	0.632	0.5558
Storm drain impact fee - SCCC	n/a	n/a	n/a	n/a
Sewer exist. obl. impact fee - northwest	272.45	272.45	0.036	\$272/unit [1]
Sewer exist. obl. impact fee - northeast	272.45	272.45	0.036	\$272/unit [1]
Sewer exist. obl. impact fee - southwest	272.45	272.45	0.036	\$272/unit [1]
Sewer exist. obl. impact fee - southeast	716.00	716.00	0.085	\$716/unit [1]
Sewer exist. obl. impact fee - SCCC	n/a	n/a	n/a	n/a
Streets 16 ft. arterial street median island	387.97	237.58	0.142	n/a
Streets 24 ft. collector street lane	697.47	428.29	0.251	n/a
Streets 12 ft. arterial street lane	697.47	428.29	0.251	n/a
Transportation facility impact fee - city wide	951.40	584.13	0.254	0.3869
Traffic signals	235.40	144.94	0.087	n/a
Water impact fees - pipes	283.33	151.48	0.133	n/a
Wastewater treatment plan impact fee	1,314.30	923.06	0.763	1.5148
Water impact fees - Wells	562.34	300.78	0.072	[2]

Industrial Fee Notes

[1] Westberry Blvd/Ellis Street interceptor to be based on a dwelling unit equivalency at \$272 per unit.

Road 28 interceptor to be based on a dwelling unit equivalency at \$716 per unit.

[2] A minimum of \$413 or the amount determined by the City Engineer by multiplying \$413 for water supply by either (1) the proposed users estimated daily use in gallons per day divided by 1050, or (2) the estimated number of employees divided by 6, whichever is greater.

Development Impact Fees

General Notes

- (1) Impact Fees in all categories will be adjusted annually based on the Engineering New Record Construction Cost Index. Specific fee categories may be adjusted based on specific cost and/or improvement data as necessary.*
- (2) Local area definitions vary between storm drain areas and sewer fees. Area definitions and boundaries shall be as determined by the City Engineer, as further defined below.*
- (3) Storm Drain: "Existing Service Area" is defined in the Storm Drain Master Plan prepared by Montgomery Watson, 1997. The four additional local area, also known as "Expansion Areas", all fall outside of the existing service area. They are distinguished from each other by their relative location with respect to the Fresno River and Highway 99, with the Fresno River representing the east-west boundary and Highway 99 representing the north-south boundary.*
- (4) Sewer: "Existing Service Area" is defined in the Sewer Master Plan prepared by Montgomery Watson, 1997. The six additional local areas, also known as "Expansion Area", all fall outside of existing service area. The Sewer Master Plan identifies specific zones of benefit. These zones of benefits have been grouped together based on their relative location with respect to the Fresno River and Highway 99, and on whether they fall inside the State Center Community College Area (SCCC). All other areas that are not captured by these areas, are grouped together in the exterior area.*
- (5) Sewer: Fees for existing obligations for Avenue 17 and Road 28 sewer interceptor areas. The northwest and northeast quadrants are subject to Avenue 17 interceptor fee; the southeast quadrant to Avenue 28 interceptor fees.*
- (6) Industrial use impact fees for storm drain facilities are applied at flat rate, rather than by quadrant.*
- (7) In accordance with prior policy, Impact Fees for industrial uses are not collected for administrative costs, general government, parks, sewer additional obligations, and street/medians/signals.*
- (8) SCCC = State Center Community College Area*

(Res. 92-121, passed 12-21-92; Am. Res. 96-80, passed 6-5-96; Am. Res.03-202, passed 6-4-03; Am. Res.05-193, passed 7-6-05; Am. Res.07-31, passed 1-17-07; Am. Ord. 848C.S., passed 10-15-08)