

# DEVELOPMENT IMPACT FEE UPDATE: MAXIMUM AND RECOMMENDED FEES & FEASIBILITY ANALYSIS

City of Benicia

Economic Development Board

November 18, 2020



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

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# WHAT ARE IMPACT FEES?

**ALICIA** is turning a vacant office into a restaurant.

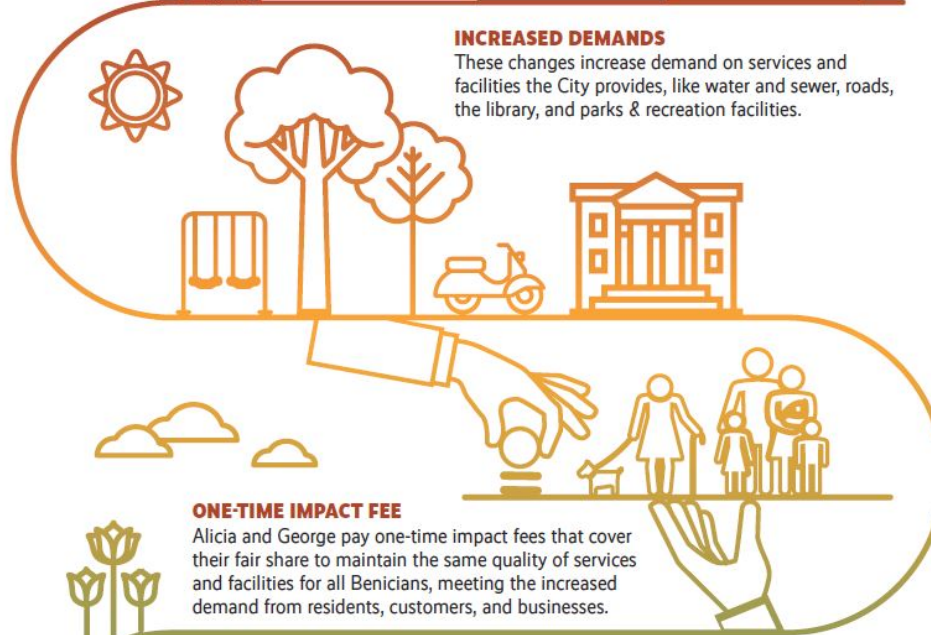


**GEORGE** is building a new home.



## INCREASED DEMANDS

These changes increase demand on services and facilities the City provides, like water and sewer, roads, the library, and parks & recreation facilities.



## ONE-TIME IMPACT FEE

Alicia and George pay one-time impact fees that cover their fair share to maintain the same quality of services and facilities for all Benicians, meeting the increased demand from residents, customers, and businesses.

## ADDS TO LOCAL FUNDS

Impact fees supplement local program funds and the City completes the needed improvements to facilities.



# IMPACT FEES ARE NOT...



250 EAST L STREET  
BENICIA, CA 94510

**THIS BILL IS NOW DUE AND PAYABLE**  
**WATER & WASTEWATER UTILITY BILL STATEMENT**

**\*\*DO NOT PAY THIS BILL\*\* AUTO PAY NOTICE**

Customer Name		Service Address			
JOHN AND JANE DOE		123 MAIN STREET			
Account - Customer Number	Bill Number	Bill Date	Current Billing Due Date		
123456-54321	200045	09/03/2020	10/05/2020		
Meter Number	Previous Read	Current Read	Usage(Units)	Service Period	Days
0012345678	225	245	10	08/15/20 - 09/20/20	68
ACCOUNT ACTIVITY		WATER CONSUMPTION			
PREVIOUS BALANCE	\$0.00	Historic Billing Period Comparisons			
PAYMENTS	\$0.00	Units (748 gallons each)			
DEPOSITS	\$0.00				
BALANCE FORWARD	\$0.00	<p>ALERTS</p>			
WATER SERVICE CHARGE	\$34.18				
WATER CONSUMPTION CHARGE	\$74.72				
METER REPLACEMENT FEE	\$12.00				
SUBTOTAL	\$120.90				
SEWER SERVICE CHARGE	\$10.15				
SEWER CONSUMPTION CHARGE	\$48.00				
SUBTOTAL	\$152.90				
TOTAL CURRENT CHARGES	\$273.85				
AMOUNT DUE BY 10/05/2020	\$273.85				



# BENEFITS OF IMPACT FEE UPDATE

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## For Applicants

- Clear, straight-forward impact fee schedule (available online) and simplified land use categories = streamlined process
- City is able to fund quality-of-life improvements

## Other

- Realignment of fees to be consistent with growth projections, current capital facility needs, and industry best practices



**BEFORE UPDATE**  
Some applicants reported that identifying fees was cumbersome and time-consuming.



**AFTER UPDATE**  
The single checklist will make it easier for applicants to identify the impact fees that are relevant to their project.

# SCOPE OF UPDATE

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- **Wastewater (Sewer) Capacity Fee**
  - First established 1970s
- **Water Capacity Fee**
  - First established 1976
- **Parkland Dedication In-Lieu Fee (Quimby)**
  - First established 1986
- **Park Improvement Impact Fee**
  - First established 1988
- **Transportation (Traffic) Impact Fee**
  - First established 1992
- **Library Impact Fee**
  - First established 1992

# OVERVIEW OF STUDY PROCESS

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- Coordination with each of the affected departments
  - Planning and Community Development (demographic growth forecasts)
  - Parks
  - Library
  - Public Works (transportation and utilities)
- Calculation of maximum, justifiable fee levels
- Policy considerations (e.g., fee survey, feasibility)
- Follow up with affected departments
- Recommended fees
- Outreach (January, September, **November**)

# MAXIMUM AND RECOMMENDED FEES

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# LIBRARY IMPACT FEE

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- Impact fee program ensures that new development pays its fair share of the City's library improvements
  - City's share of future Countywide system costs
  - Expansion of collection
  - Basement finishing
- Who pays and under what circumstances?
  - New residential development





# LIBRARY: CURRENT, MAX, RECOMMENDED FEES

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## Library Impact Fee

Land Use	Current / Existing Fee	2020 Maximum Allowable Fee	Recommended Fee (at 100%)
<b>Residential</b>		<i>Fee Amount per Unit</i>	
Single Family Unit	\$235	\$348	\$348
Multifamily Unit	\$235	\$270	\$270
Accessory Dwelling Unit ( ≥ 750 sq.ft.)	n/a	<i>varies in proportion to size of primary residence</i>	

# PARKLAND IN-LIEU FEE (QUIMBY)

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- Fee program offered in lieu of the City's parkland dedication requirement (Subdivision Map Act).
- Ensures that the City's existing ratio of parkland acreage to 1,000 residents is maintained as new subdivision development occurs.
- Who pays and under what circumstances?
  - New residential subdivisions subject to the Subdivision Map Act
- Revenue can be used to acquire parkland or fund improvements.



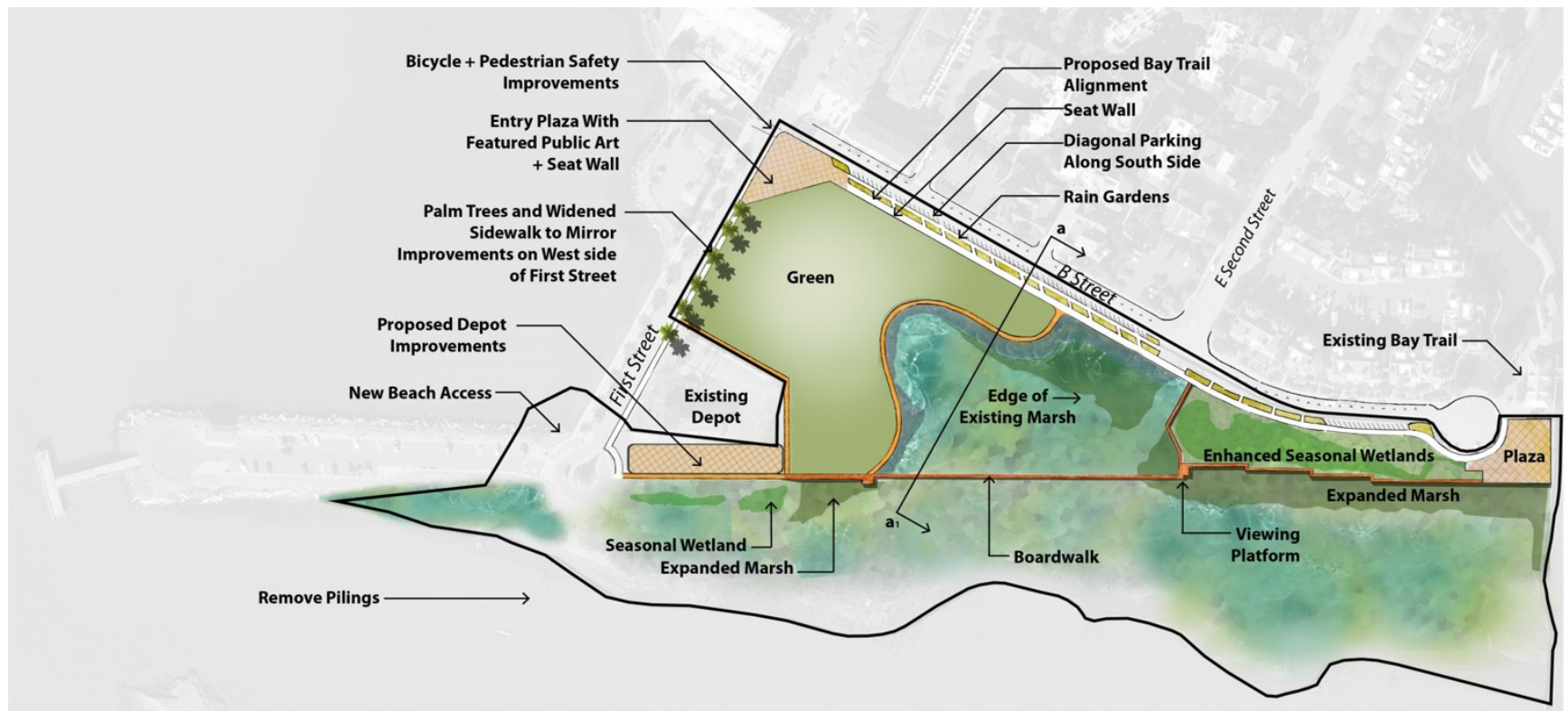
# PARK IMPACT FEE

- Impact fee program ensures that new development pays its fair share of the City's future park and trail improvements
- Master Plan underway
  - Waterfront Park (shoreline access)
  - Play structures, amenities, restrooms, major landscaping
  - Capital expenses only, no operations or maintenance
- Who pays and under what circumstances?
  - New residential development
  - Policy decision not to charge nonresidential development
  - Policy decision to waive for residential subdivision development



# PARK IMPROVEMENTS

- Master Plan underway
  - Waterfront Park (shoreline access)
  - Play structures, amenities, restrooms, major landscaping
  - Capital expenses only, no operations or maintenance



# PARKS: CURRENT, MAX, RECOMMENDED FEES

Land Use	Parkland Dedication (Quimby) In-Lieu Fee		Parkland Improvement Impact Fee		
	Current / Existing Fee	2020 Updated Fee	Current / Existing Fee	2020 Maximum Allowable Fee	Recommended Fee (at 80%)
<b>Residential</b>	<i>Fee Amount per Unit</i>		<i>Fee Amount per Unit</i>		
Single Family Unit	\$6,127	\$10,770	\$6,127	\$10,043	\$8,034
Multifamily Unit	\$4,083 - \$5,310	\$8,359	\$4,083 - \$5,310	\$7,794	\$6,235
Accessory Dwelling Unit ( ≥ 750 sq.ft.)	n/a	n/a	n/a	<i>varies in proportion to size of primary residence</i>	

# TRANSPORTATION

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- Impact fee program ensures that new development pays its fair share of the City's future transportation improvements
- Who pays and under what circumstances?
  - New residential and nonresidential development or intensification of use
- Methodology
  - Introduction of vehicle miles traveled (VMT) accounts for trip length in addition to number of trips
  - Introduction of multimodal improvements



# TRANSPORTATION

- How is revenue used?
  - Traffic Improvements
    - Traditional roadway and intersection improvements
  - Multimodal Improvements
    - Bicycle
    - Pedestrian
  - Capital expenses only, no O&M



TEN GREAT  
BIKE RIDES  
AND WALKS  
IN BENICIA

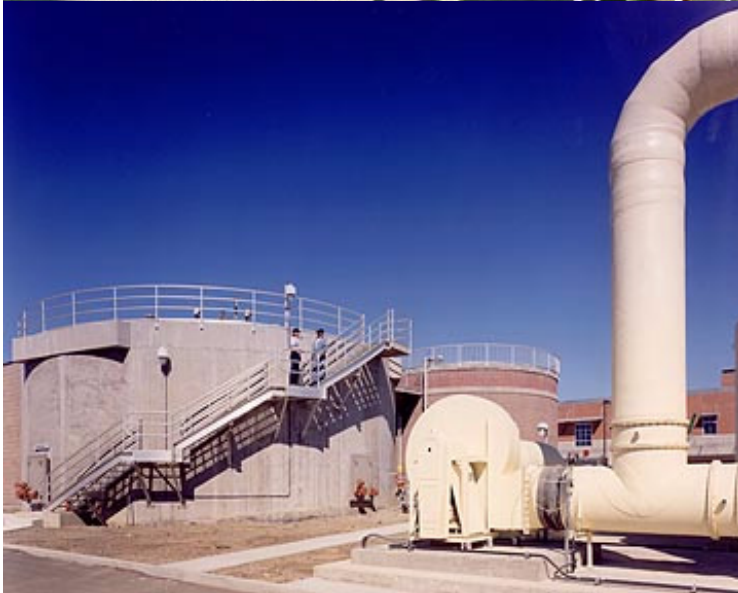


# TRANSPORTATION: CURRENT, MAX, RECOMMENDED FEES

Land Use	Transportation Improvement Impact Fee		
	Current / Existing Fee	2020 Maximum Allowable Fee	Recommended Fee (at 100%)
<b>Residential</b>			
		<i>Fee Amount per Unit</i>	
Single Family Unit	\$2,180	\$5,763	\$5,763
Multifamily Unit	\$1,352	\$3,227	\$3,227
Accessory Dwelling Unit ( ≥ 750 sq.ft.)	\$676	<i>varies in proportion to size of primary residence</i>	
<b>Nonresidential</b>			
		<i>Fee Amount per 1,000 Building Square Feet</i>	
Retail/Commercial	\$10,802	\$7,492	\$7,492
Service/Commercial	\$10,737	\$15,618	\$15,618
Institutional/Assembly	\$4,044	\$1,095	\$1,095
Office	\$3,248	\$5,360	\$5,360
Lodging ( <i>fees are per room</i> )	\$1,308	\$2,017	\$2,017
Industrial	\$2,115	\$7,261	\$7,261
Warehouse/Distribution	\$698	\$2,190	\$2,190
Nonresidential Agricultural Accessory Structures	n/a	\$2,075	\$2,075



# WATER/WASTEWATER



## ■ Background context

- City has its own water and wastewater treatment plants
- Only sources of revenue for water/wastewater utilities are fees (paid by new development) and rates (paid by existing residents and businesses)
- Conservative approach: used depreciated values for existing infrastructure and excluded reserves
- Wastewater updated to reflect both strength and flow (industry best practice)

## ■ Who pays?

- New residential and nonresidential development or intensification of use
- **Not the same as rates**

# WATER/WASTEWATER

- Revenue used to fund improvements identified in 2020 Water/Wastewater Condition Assessments
- Example: Lower Arsenal/East 5<sup>th</sup> Street Water Pipeline Project



# WATER: RECOMMENDED FEES

Land Use	Water Capacity Fees		
	Current / Existing Fee	2020 Maximum Allowable (90% Cost Recovery)	Recommended Fee (75% Cost Recovery)
<b>Residential</b>	<i>Fee Amount per Meter Size</i>	<i>Fee Amount per Unit</i>	
Single Family Unit [1]	\$6,030	\$14,907	\$12,354
Multifamily Unit [2]	\$34,768	\$10,164	\$8,423
Accessory Dwelling Unit [3]	\$1,738	\$5.32	\$4.41
<b>Nonresidential</b>	<i>Fee Amount per Meter Size</i>		
Up to 3/4-inch	\$4,346	\$14,907	\$12,354
1-inch	\$10,865	\$24,844	\$20,591
1-1/2-inch	\$21,730	\$49,689	\$41,181
2-inch	\$34,768	\$79,502	\$65,890
3-inch	\$65,190	\$149,066	\$123,544
4-inch	\$130,380	\$248,443	\$205,907
6-inch	\$293,355	\$496,885	\$411,814
8-inch	\$391,140	\$795,017	\$658,903

[1] Assumes 3/4" meter where frontage fees apply

[2] Assumes a minimum 2-inch meter, actual costs would be based upon details available during permitting.

[3] ADUs are currently charged a fixed capacity fee. However, pursuant to SB 13 (effective 1/1/2020-12/31/2024), the updated fee structure charges a per square foot fee for all ADUs.

# WASTEWATER: RESIDENTIAL RECOMMENDED FEES

Land Use	Wastewater Capacity Fees		
	Current / Existing Fee	2020 Maximum Allowable (90% Cost Recovery)	Recommended Fee (75% Cost Recovery)
<b>Residential</b>		<i>Fee Amount per Unit</i>	
Single Family Unit [1]	\$4,798	\$17,196	\$14,257
Multifamily Unit	\$4,798	\$15,873	\$13,160
Accessory Dwelling Unit [2]	\$1,288	\$6.14	\$5.09

[1] Assumes new development where frontage fees apply

[2] ADUs are currently charged a fixed capacity fee. However, pursuant to SB 13 (effective 1/1/2020-12/31/2024), the updated fee structure charges a per square foot fee for all ADUs.

# WASTEWATER: NONRESIDENTIAL RECOMMENDED FEES

<b>Meter Size</b>	<b>2020 Maximum Allowable (90% Cost Recovery)</b>			<b>Recommended Fee (75% Cost Recovery)</b>		
<b>Nonresidential</b>	<i>Fee Amount per Meter Size and Strength Classification</i>			<i>Fee Amount per Meter Size and Strength Classification</i>		
	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
Up to 3/4-inch	\$21,919	\$23,961	\$27,470	\$18,167	\$19,869	\$22,792
1-inch	\$36,489	\$39,890	\$45,731	\$30,244	\$33,077	\$37,944
1-1/2-inch	\$73,103	\$79,917	\$91,617	\$60,591	\$66,268	\$76,017
2-inch	\$116,940	\$127,840	\$146,556	\$96,925	\$106,006	\$121,601
3-inch	\$219,185	\$239,614	\$274,696	\$181,669	\$198,690	\$227,921
4-inch	\$365,267	\$399,311	\$457,774	\$302,748	\$331,113	\$379,826
6-inch	\$730,659	\$798,759	\$915,704	\$605,598	\$662,339	\$759,781
8-inch	\$1,169,030	\$1,277,987	\$1,465,095	\$968,937	\$1,059,719	\$1,215,624

# FEASIBILITY ANALYSIS BY PROTOTYPE

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# PROTOTYPE SUMMARY

Prototype	Land Use	Description	Size (Sq. Ft.)	Water Meter Size	Wastewater Meter Size/Class
R1	Single Family Residential	Non-Subdivision (1 Unit, 2-Bed)	2,800	Per Unit	Per Unit
R2	Multifamily Residential	Townhome/Condo (15 Units, 2-Bed)	1,400	Per Unit	Per Unit
R3	Multifamily Residential	Apartment (4 Units, 1-Bed)	800	Per Unit	Per Unit
NR1	Service/Commercial	Sit-Down Restaurant	2,500	1-1/2"	1-1/2" Class C
NR2	Service/Commercial	Bank	2,500	3/4"	3/4" Class A
NR3	Industrial	Light Industry/R&D/Assembly	10,000	1-1/2"	1-1/2" Class A
NR4	Service/Commercial	Brew Pub	10,000	1-1/2"	1-1/2" Class B
NR5	Retail/Commercial	Drug Store/Pharmacy	2,000	3/4"	3/4" Class A
NR6	Lodging	Hotel/Model [1]	20,750	2"	2" Class B
NR7	Warehouse/Distribution	Warehouse/Distribution	10,000	3/4"	3/4" Class A

[1] Assumes 50 keys, each 415 gross square feet.

# RESIDENTIAL PROTOTYPES FEASIBILITY ANALYSIS

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# COMPREHENSIVE FEE BURDEN COMPARISON

## Single Family Detached, Non-Subdivision (Per Unit) [1]

	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisin City	Vacaville	Vallejo
<b>Updated City Fees</b>									
Transportation Impact Fee	\$2,180	\$5,763	\$5,763	\$564	\$7,457	\$3,416	\$2,523	\$10,558	\$6,820
Parks & Recreation Fee	\$6,127	\$8,034	\$10,043	\$8,191	\$9,747	\$4,920	\$6,965	\$4,824	\$13,240
Wastewater Capacity	\$4,798	\$14,257	\$17,196	\$12,033	\$6,281	\$6,611	\$6,281	\$8,523	\$3,704
Water Capacity [2]	\$6,030	\$12,354	\$14,907	\$2,897	\$7,676	\$2,887	\$6,377	\$12,609	\$8,540
Library	\$235	\$348	\$348						
<b>Updated City Fees</b>	<b>\$19,370</b>	<b>\$40,756</b>	<b>\$48,257</b>	<b>\$23,685</b>	<b>\$31,161</b>	<b>\$17,834</b>	<b>\$22,146</b>	<b>\$36,514</b>	<b>\$32,304</b>
<b>Additional City Fees</b>									
Fire				\$1,427		\$1,277	\$753	\$368	
Police				\$620		\$787	\$674	\$823	
Drainage Improvement				\$3,588				\$807	\$6,300
Municipal Facilities/Improvement				\$1,148	\$5,504	\$2,126	\$81	\$818	
City-Specific Fees [3]				\$2,581	\$442			\$257	\$5,350
Capital License Tax	\$1,096	\$1,096	\$1,096		\$4,474				
<b>Additional City Fees</b>	<b>\$1,096</b>	<b>\$1,096</b>	<b>\$1,096</b>	<b>\$9,364</b>	<b>\$10,420</b>	<b>\$4,190</b>	<b>\$1,508</b>	<b>\$3,073</b>	<b>\$11,650</b>
<b>Total City Fee Burden</b>	<b>\$20,466</b>	<b>\$41,852</b>	<b>\$49,353</b>	<b>\$33,050</b>	<b>\$41,581</b>	<b>\$22,024</b>	<b>\$23,654</b>	<b>\$39,587</b>	<b>\$43,954</b>
<b>County/District Fees</b>									
School (per sq. ft.)	\$2.97	\$2.97	\$2.97		\$5.58			\$4.88	\$2.24
School (per unit)	\$8,316	\$8,316	\$8,316		\$15,624			\$13,650	\$6,272
Solano County Public Facilities Fee [4]	\$7,578	\$7,578	\$7,578	\$7,578	\$9,263	\$9,263	\$9,263	\$9,263	\$9,263
<b>County/District Fees</b>	<b>\$15,894</b>	<b>\$15,894</b>	<b>\$15,894</b>	<b>\$7,578</b>	<b>\$24,887</b>	<b>\$9,263</b>	<b>\$9,263</b>	<b>\$22,913</b>	<b>\$15,535</b>
<b>Total Fee Burden</b>	<b>\$36,360</b>	<b>\$57,746</b>	<b>\$65,247</b>	<b>\$40,628</b>	<b>\$66,468</b>	<b>\$31,287</b>	<b>\$32,917</b>	<b>\$62,500</b>	<b>\$59,489</b>

[1] Assumes a 2,800 square foot unit.

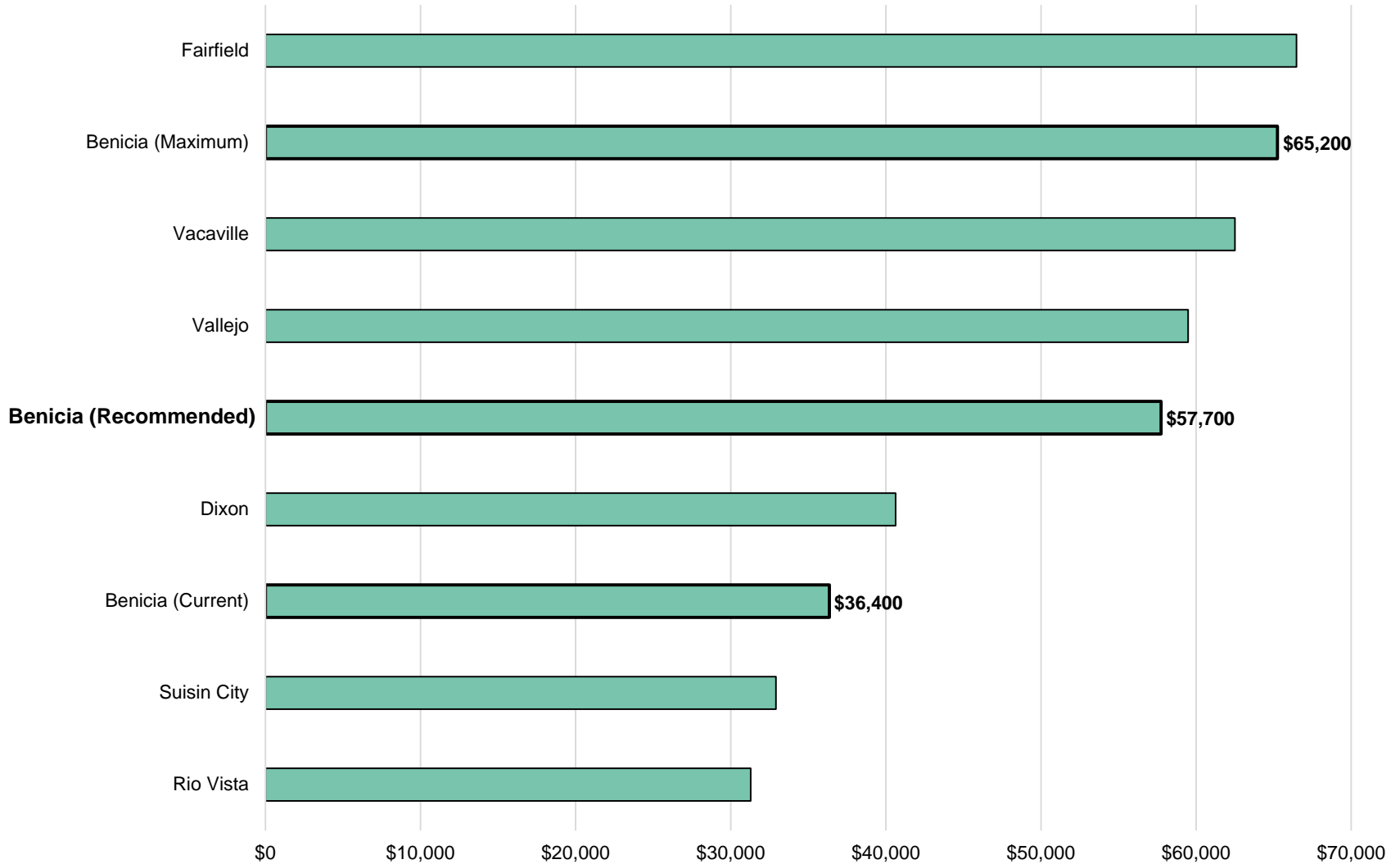
[2] Per dwelling unit with the exception of Dixon and Rio Vista (assumed 3/4" meter).

[3] City-Specific Fees include: Community Center fee (Dixon), Cordelia Open Space fee (Fairfield), Greenbelt Preservation fee (Vacaville), and Vallejo City Excise Tax (Vallejo).

[4] The Solano County Public Facilities Fee includes Public Protection Facilities (\$1,659), Health & Social Services (\$2,302), Library (\$1,672), General Government Facilities (\$1,030), Transportation (\$2,530), and an Administrative Charge (\$69). Development in Benicia and Dixon does not pay the library component.

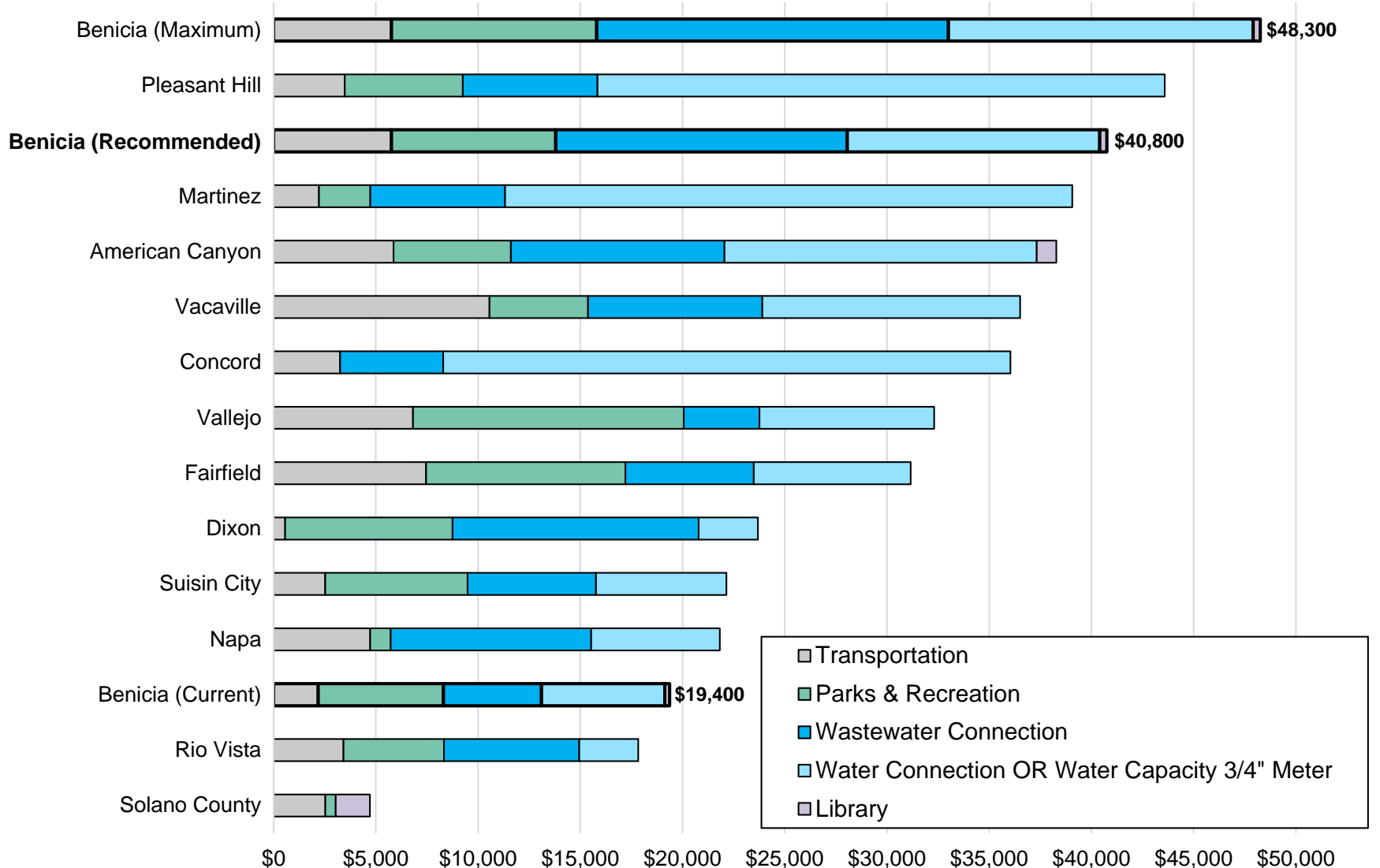
# COMPREHENSIVE FEE BURDEN COMPARISON

## Single Family Detached, Non-Subdivision (Per Unit)



# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## Single Family Detached, Non-Subdivision (Per Unit)



# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## LAND USE CATEGORY: SF Detached; Peer Solano County Jurisdictions (Per Unit)

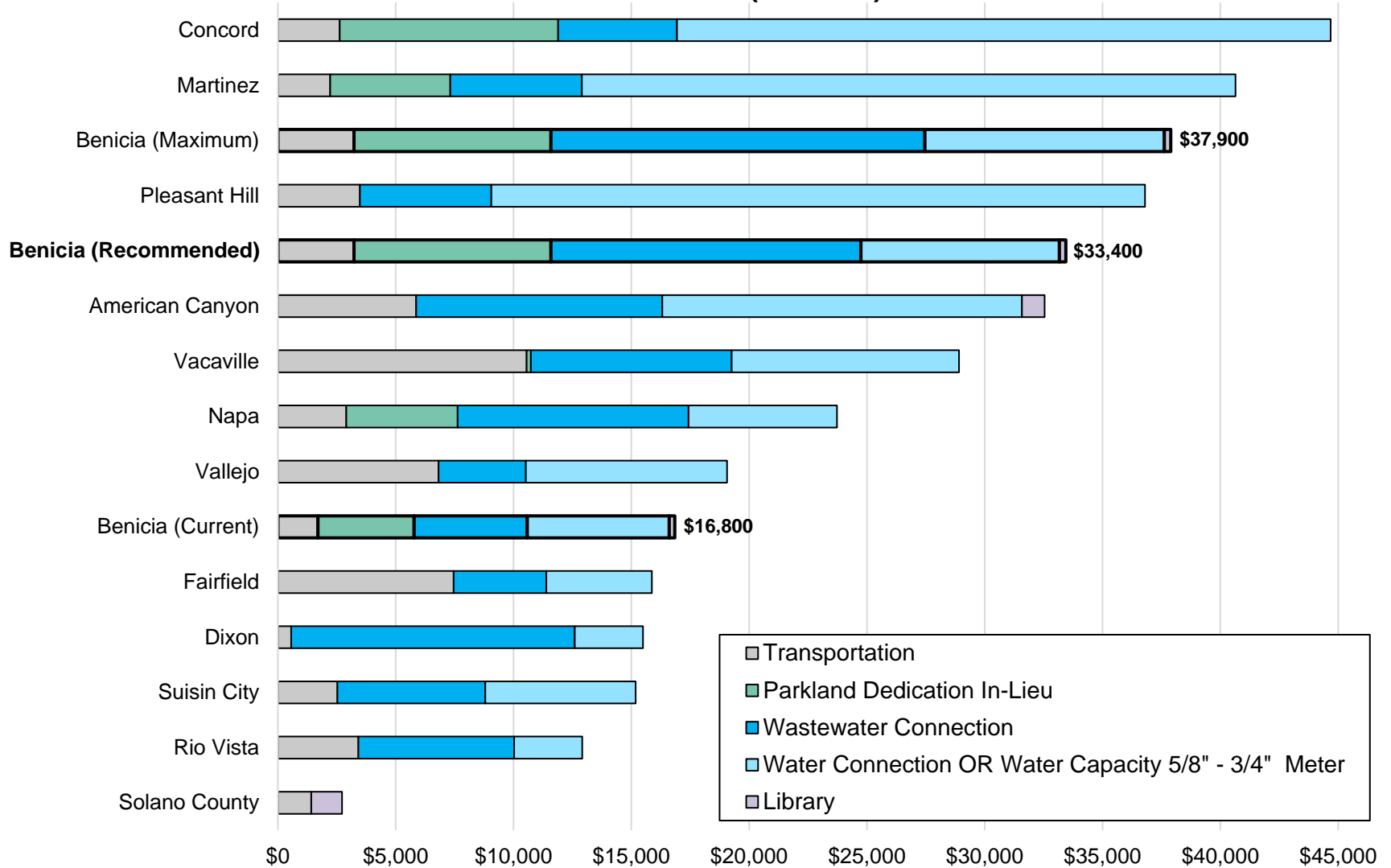
IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In DU	1	1	1	1	1	1	1	1	1	1
TRANSPORTATION	\$2,180	\$5,763	\$5,763	\$564	\$7,457	\$3,416	\$2,523	\$10,558	\$6,820	\$2,530
PARKS & RECREATION	\$6,127	\$8,034	\$10,043	\$8,191	\$9,747	\$4,920	\$6,965	\$4,824	\$13,240	\$510
WASTEWATER CONNECTION	\$4,798	\$14,257	\$17,196	\$12,033	\$6,281	\$6,611	\$6,281	\$8,523	\$3,704	TBC
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$6,030	\$12,354	\$14,907	\$2,897	\$7,676	\$2,887	\$6,377	\$12,609	\$8,540	TBC
LIBRARY	\$235	\$348	\$348	N/A	N/A	N/A	N/A	N/A	N/A	\$1,672
<b>TOTALS:</b>	<b>\$19,370</b>	<b>\$40,756</b>	<b>\$48,257</b>	<b>\$23,685</b>	<b>\$31,161</b>	<b>\$17,834</b>	<b>\$22,146</b>	<b>\$36,514</b>	<b>\$32,304</b>	<b>\$4,712</b>

## LAND USE CATEGORY: SF Detached; Peer External Jurisdictions (Per Unit)

IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In DU	1	1	1	1	1
TRANSPORTATION	\$5,868	\$3,251	\$2,221	\$4,723	\$3,480
PARKS & RECREATION	\$5,741	Not Found	\$2,509	\$1,003	\$5,771
WASTEWATER CONNECTION	\$10,445	\$5,043	\$6,589	\$9,803	\$6,589
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$15,267	\$27,743	\$27,743	\$6,296	\$27,743
LIBRARY	\$960	N/A	N/A	N/A	N/A
<b>TOTALS:</b>	<b>\$38,281</b>	<b>\$36,037</b>	<b>\$39,062</b>	<b>\$21,825</b>	<b>\$43,583</b>

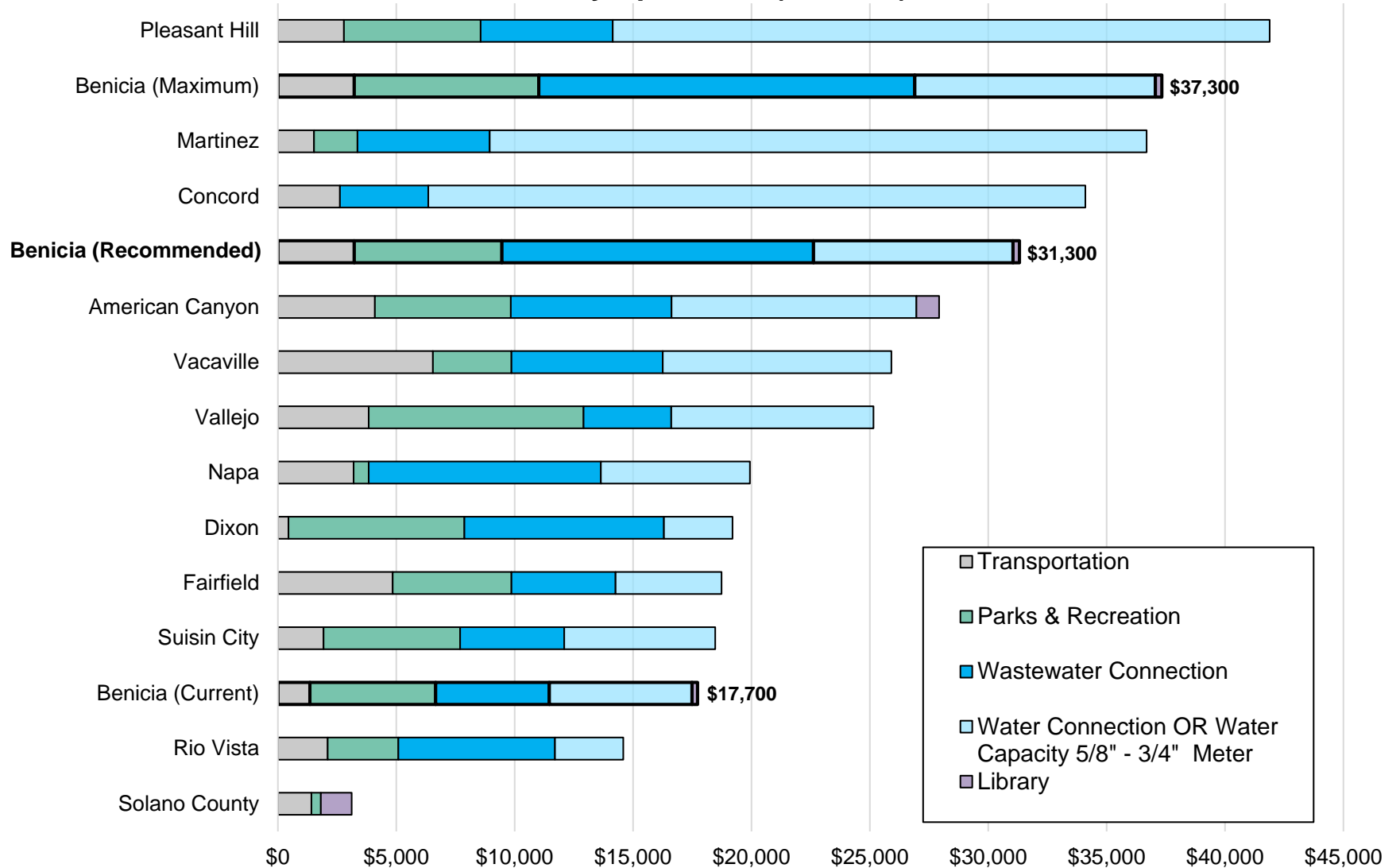
# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## Townhouse/Condo (Per Unit)



# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## Multifamily Apartment (Per Unit)

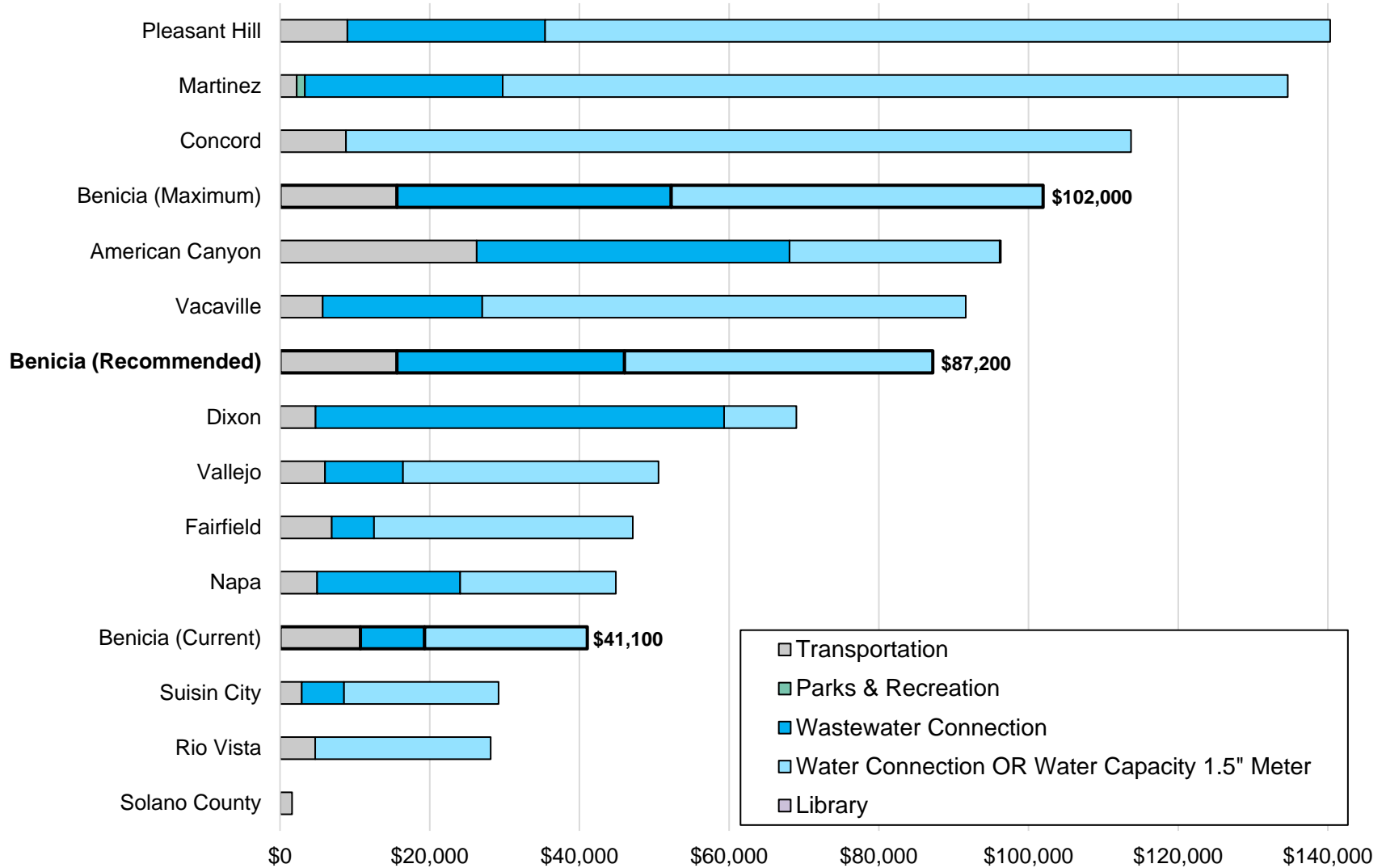


# NON-RESIDENTIAL PROTOTYPES FEASIBILITY ANALYSIS

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# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## Restaurant (Per 1,000 SF)

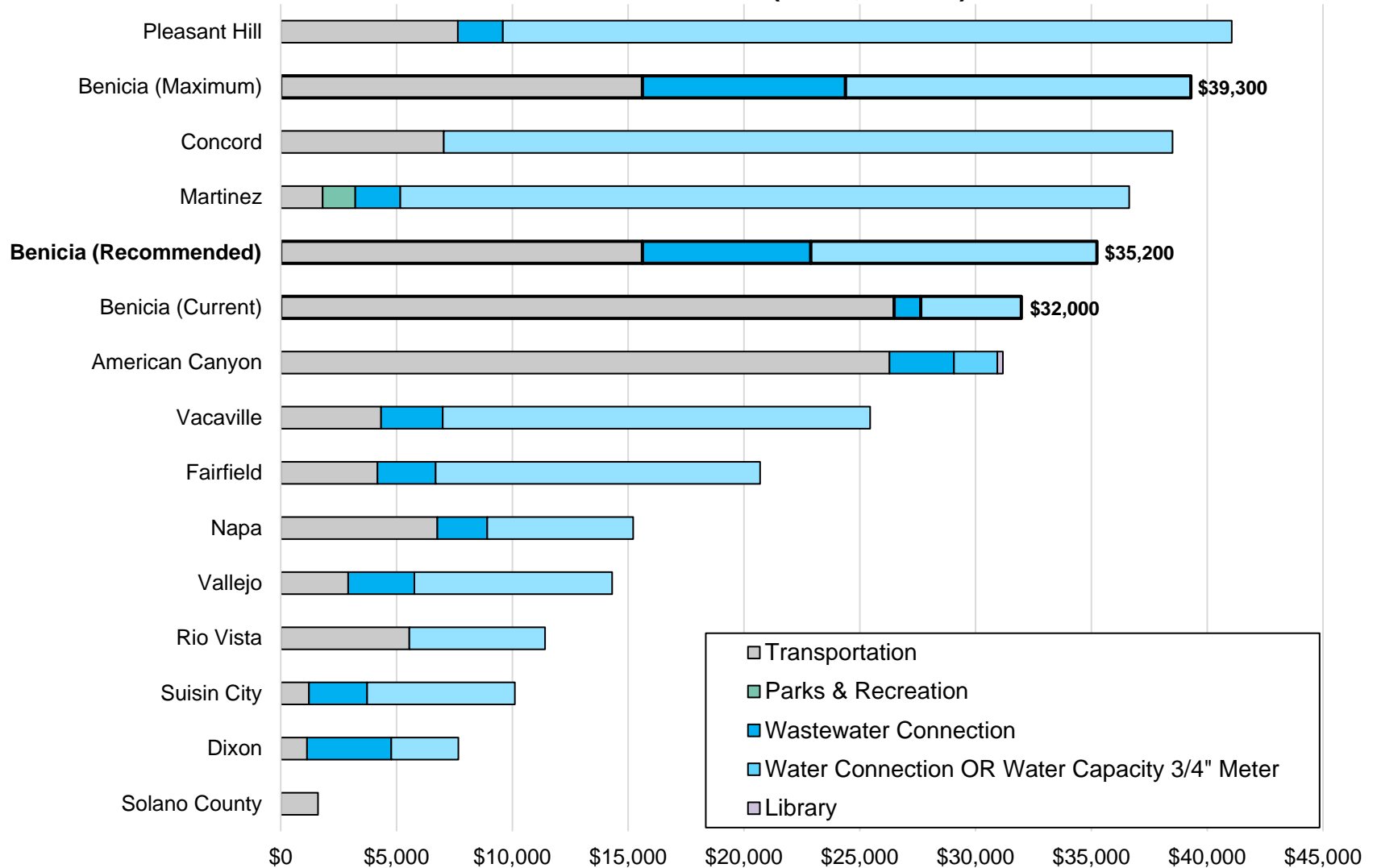


Note: Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.



# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

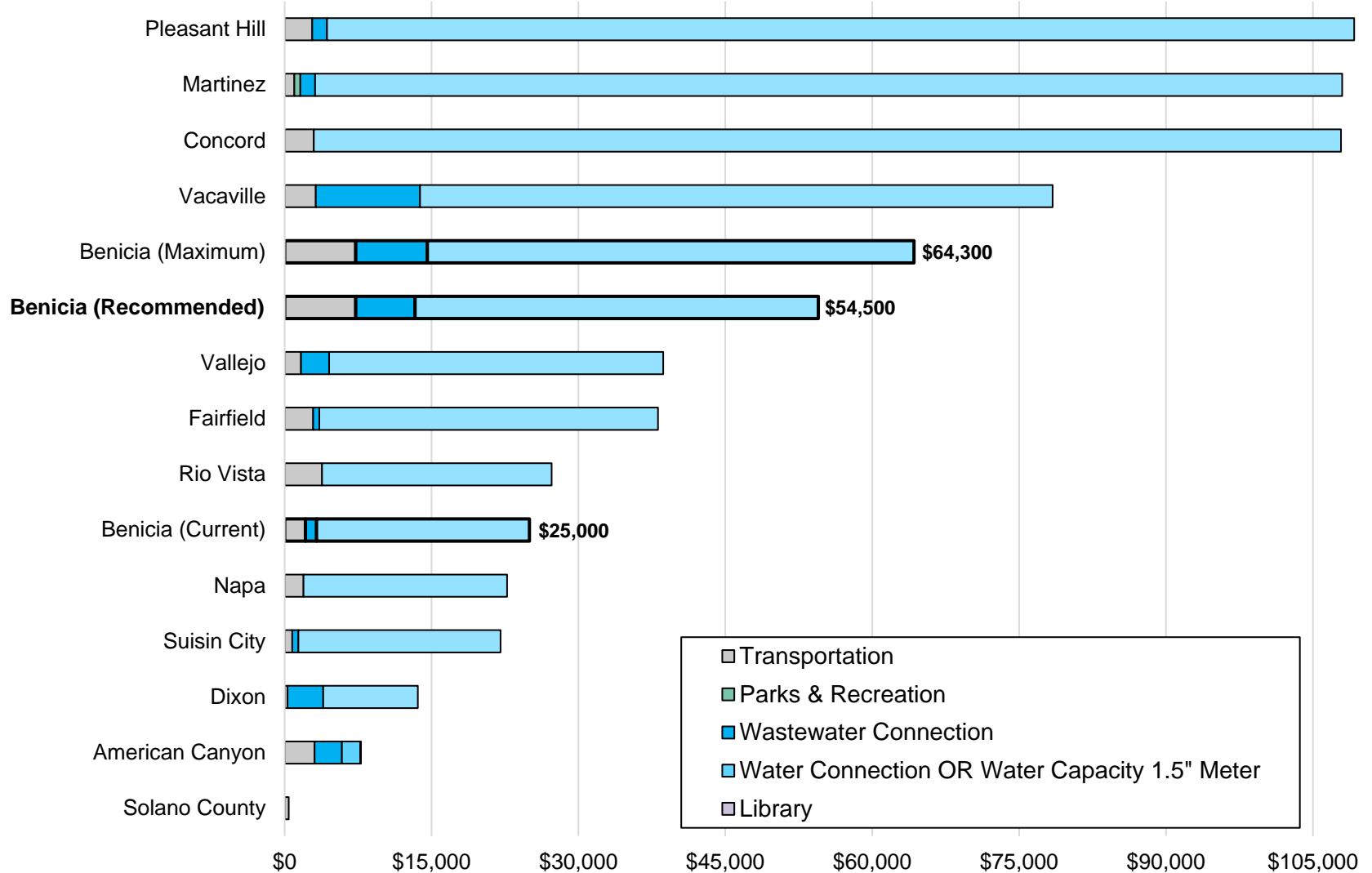
## Business & Personal Services (Per 1,000 SF)



Note: Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

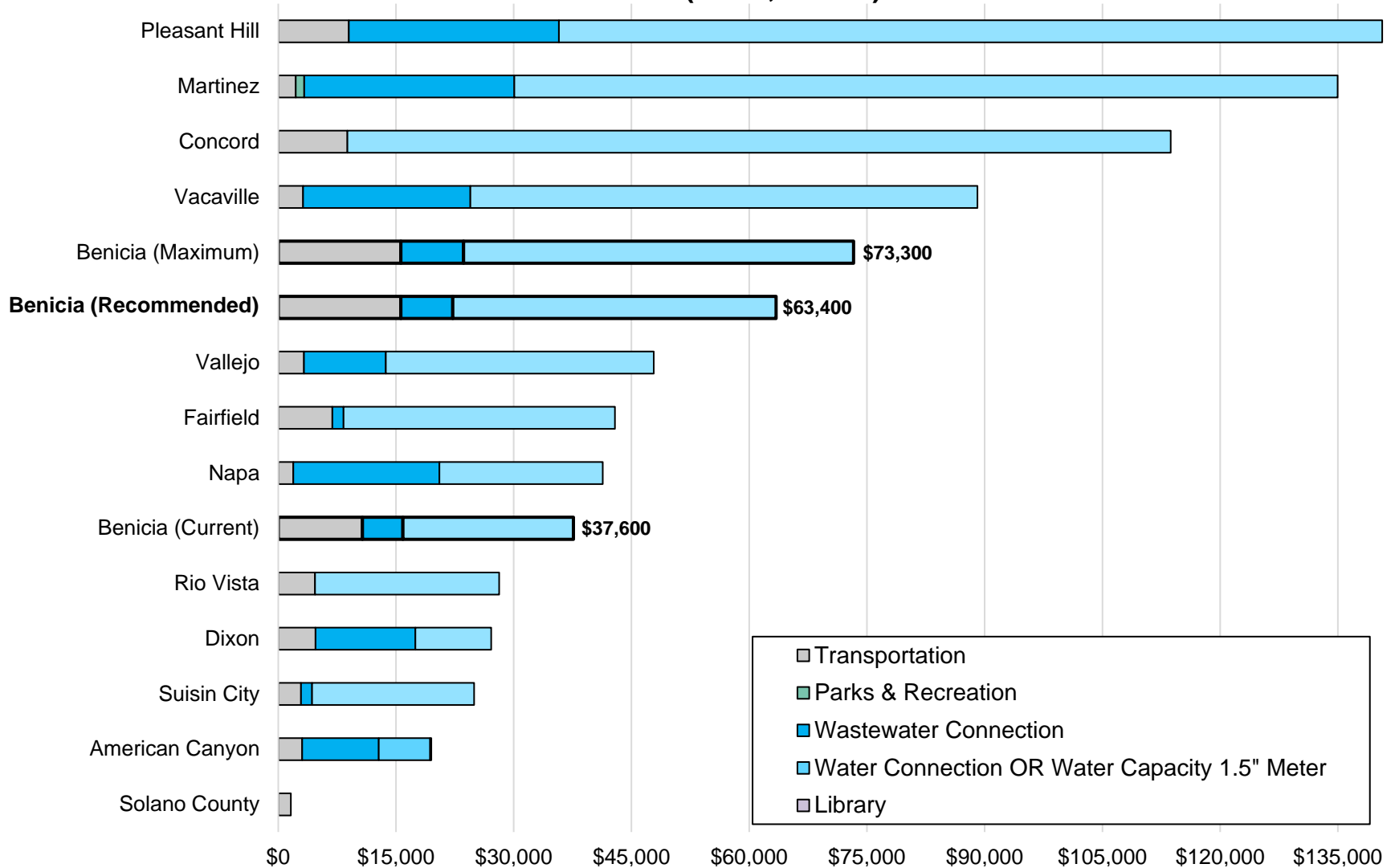
## Light Industry (Per 1,000 SF)



Note: Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

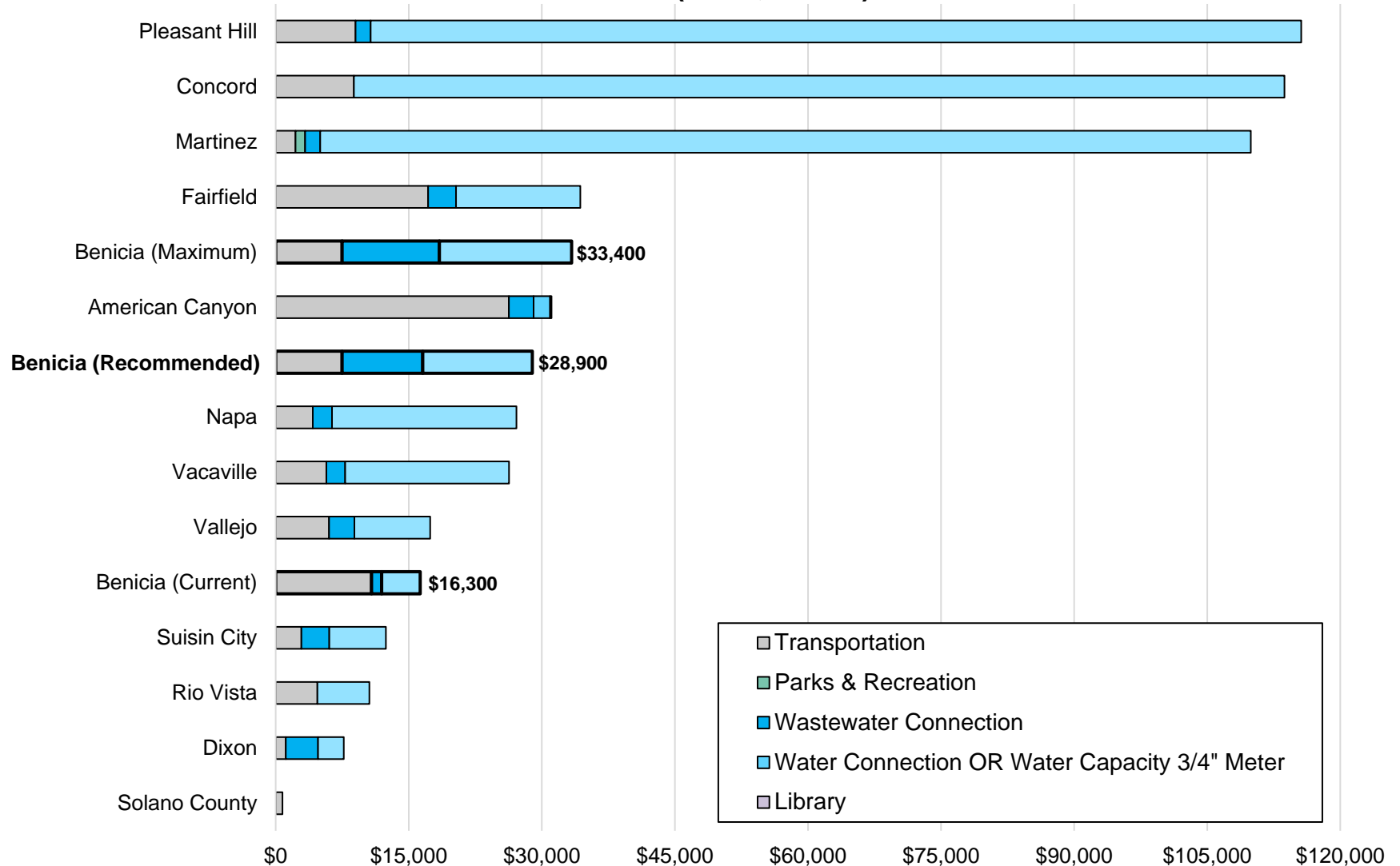
## Brew Pub (Per 1,000 SF)



Note: Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

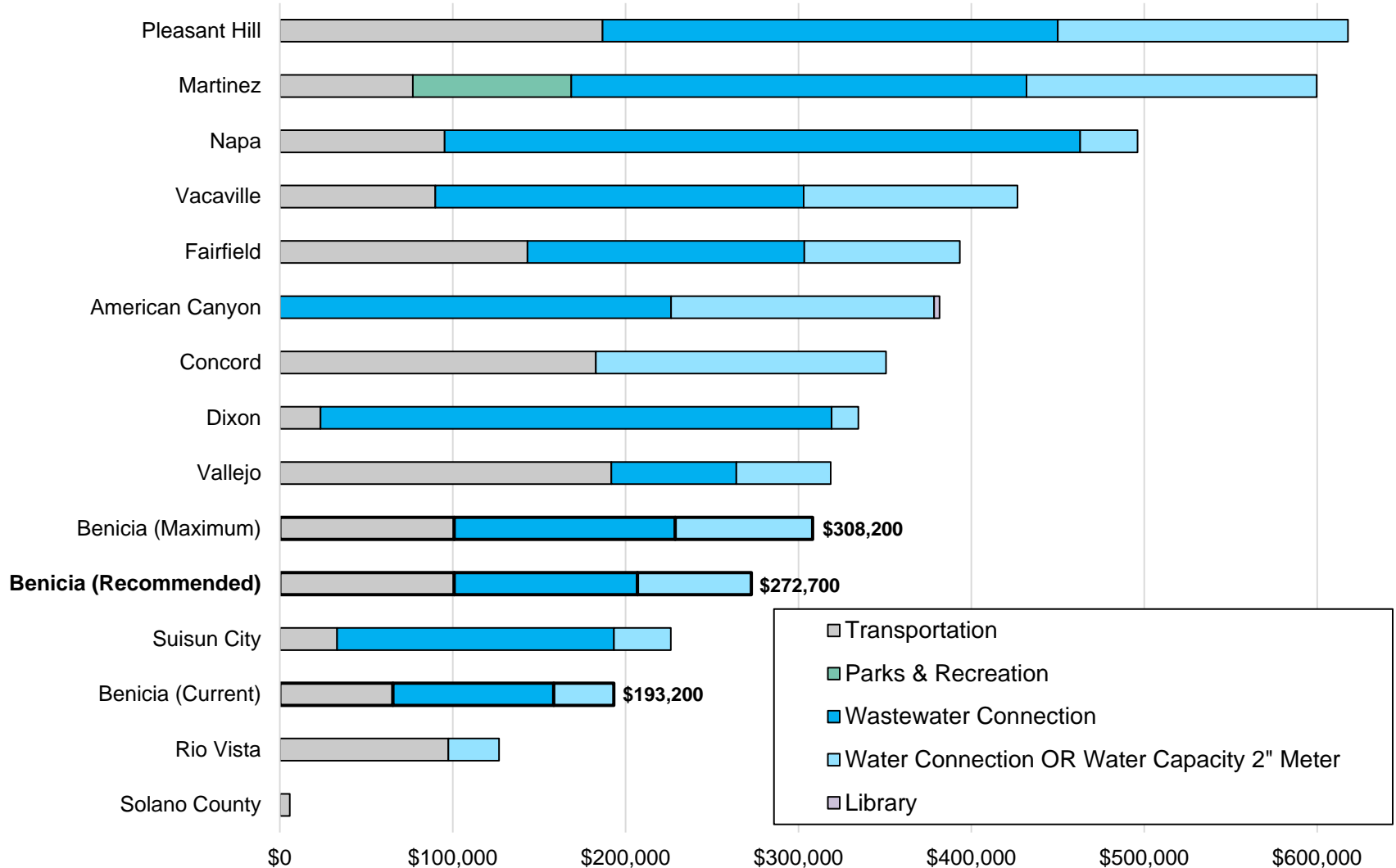
## Small Retail (Per 1,000 SF)



Note: Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

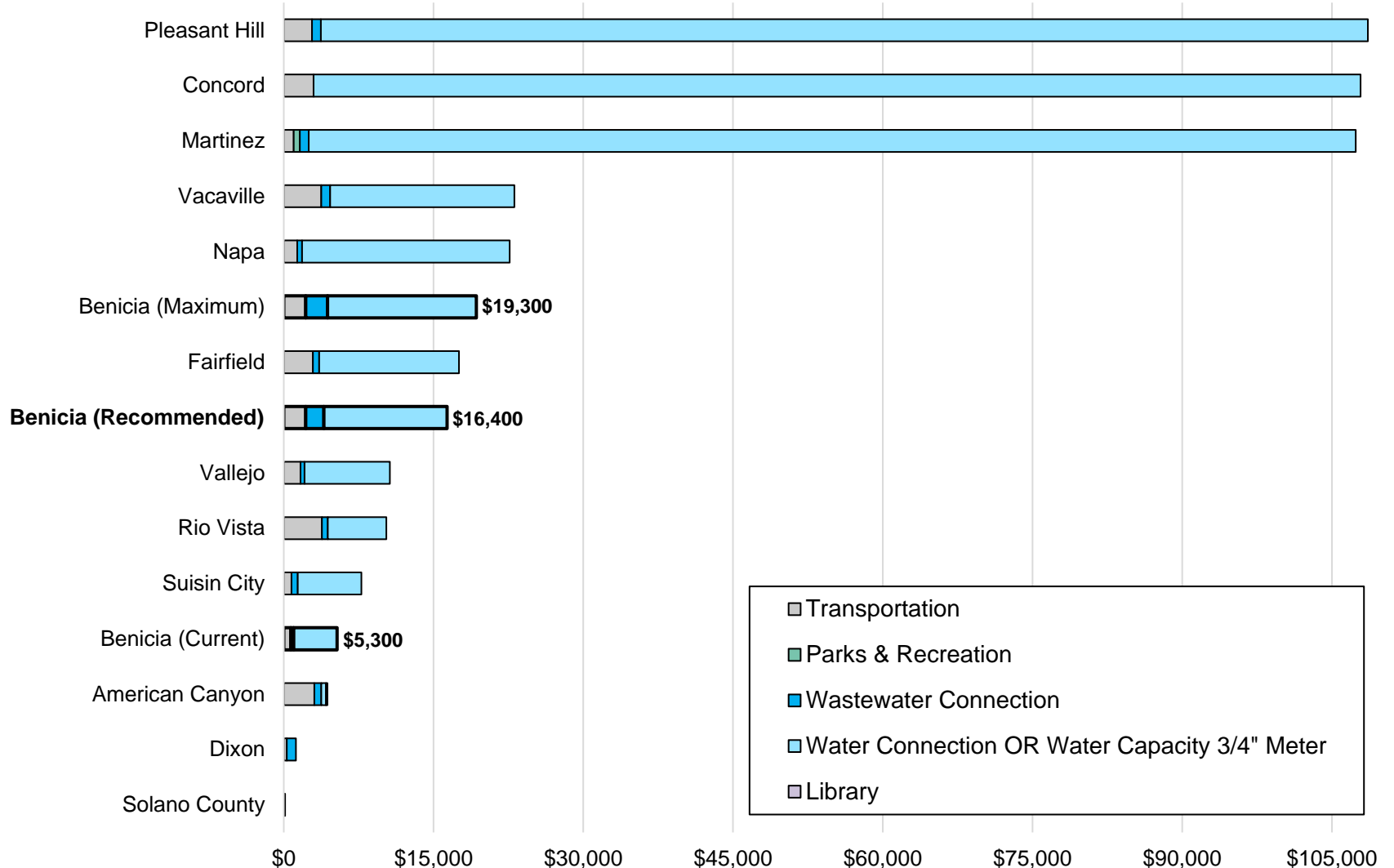
## Hotel (Prototype)



Note: American Canyon Transportation fee, Rio Vista and Concord Wastewater Connection fees excluded, must be calculated.

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## Warehouse (Per 1,000 SF)



Note: Concord Wastewater Connection fees excluded, must be calculated.  
Economic & Planning Systems

# IMPLEMENTATION RECOMMENDATIONS

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## 1. Streamlining

- Simplified land use categories and fee schedule, consistent with Countywide Public Facilities Fee

## 2. Refining Fee Adjustment Process

- Revision to Municipal Code to provide a process to apply to Public Works Director for adjustments to fee when warranted by specific project characteristics/impacts

## 3. Fee Deferral Program

- Non-residential applicants with a fee burden  $>$  \$50,000 and that create 12 FTE jobs are eligible to request a fee deferral for up to five years

## 4. Affordable Housing Provision

- A 25% reduction of the impact fees on each affordable housing unit in a residential development project that is comprised between 25% and 50% affordable units

## 5. Covid-Relief Phase-In

- Approx. 50% of increase effective immediately (March 2021) and full recommended fee effective July 2022

# TIMELINE

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- **Wednesday, November 18<sup>th</sup> at 5:30 pm: EDB Meeting**
  - Public outreach through EDB meeting
  - Present maximum and recommended fee levels
- **Tuesday, December 15<sup>th</sup> at 7pm: City Council Public Hearing**
  - Present maximum and recommended fee levels
  - 1<sup>st</sup> reading of Ordinance
- **Tuesday, January 5<sup>th</sup> at 7pm: City Council Meeting**
  - 2<sup>nd</sup> reading of Ordinance
  - Adoption of fees by Resolution
  - Adoption of AB1600 Report
- **Fees go into effect in March (60 days following 2<sup>nd</sup> reading of Ordinance)**



QUESTIONS?

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# REFERENCE SLIDES

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# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

LAND USE CATEGORY: Townhouse/Condo; Peer Solano County Jurisdictions (Per Unit)										
IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In DU	1	1	1	1	1	1	1	1	1	1
TRANSPORTATION	\$1,700	\$3,227	\$3,227	\$564	\$7,457	\$3,416	\$2,523	\$10,558	\$6,820	\$1,417
PARKLAND DEDICATION IN-LIEU	\$4,083	\$8,359	\$8,359	Calculated	Calculated	Calculated	\$0	\$176	Calculated	Calculated
WASTEWATER CONNECTION	\$4,798	\$13,160	\$15,873	\$12,033	\$3,936	\$6,611	\$6,281	\$8,523	\$3,704	Calculated
WATER CONNECTION OR WATER CAPACITY 5/8" - 3/4" METER	\$6,030	\$8,423	\$10,164	\$2,897	\$4,479	\$2,887	\$6,377	\$9,652	\$8,540	Calculated
LIBRARY	\$235	\$270	\$270	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
<b>TOTALS:</b>	<b>\$16,846</b>	<b>\$33,439</b>	<b>\$37,893</b>	<b>\$15,495</b>	<b>\$15,873</b>	<b>\$12,914</b>	<b>\$15,181</b>	<b>\$28,909</b>	<b>\$19,064</b>	<b>\$2,721</b>

LAND USE CATEGORY: Townhouse/Condo; Peer External Jurisdictions (Per Unit)					
IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In DU	1	1	1	1	1
TRANSPORTATION	\$5,868	\$2,624	\$2,221	\$2,904	\$3,480
PARKLAND DEDICATION IN-LIEU	Calculated	\$9,271	\$5,095	\$4,723	Subdivisions
WASTEWATER CONNECTION	\$10,445	\$5,043	\$5,581	\$9,803	\$5,581
WATER CONNECTION OR WATER CAPACITY 5/8" - 3/4" METER	\$15,267	\$27,743	\$27,743	\$6,296	\$27,743
LIBRARY	\$960	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$32,540</b>	<b>\$44,681</b>	<b>\$40,640</b>	<b>\$23,726</b>	<b>\$36,804</b>

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## LAND USE CATEGORY: MF 2-4 Units; Peer Solano County Jurisdictions (Per Unit)

IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In DU	1	1	1	1	1	1	1	1	1	1
TRANSPORTATION	\$1,352	\$3,227	\$3,227	\$452	\$4,850	\$2,104	\$1,928	\$6,546	\$3,835	\$1,417
PARKS & RECREATION	\$5,310	\$6,235	\$7,794	\$7,424	\$5,013	\$2,984	\$5,769	\$3,317	\$9,072	\$398
WASTEWATER CONNECTION	\$4,798	\$13,160	\$15,873	\$8,425	\$4,397	\$6,611	\$4,397	\$6,392	\$3,704	TBC
WATER CONNECTION OR WATER CAPACITY 5/8" - 3/4" METER	\$6,030	\$8,423	\$10,164	\$2,897	\$4,479	\$2,887	\$6,377	\$9,652	\$8,540	TBC
LIBRARY	\$235	\$270	\$270	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
<b>TOTALS:</b>	<b>\$17,725</b>	<b>\$31,315</b>	<b>\$37,328</b>	<b>\$19,197</b>	<b>\$18,739</b>	<b>\$14,586</b>	<b>\$18,471</b>	<b>\$25,907</b>	<b>\$25,151</b>	<b>\$3,119</b>

## LAND USE CATEGORY: MF 2-4 Units; Peer External Jurisdictions (Per Unit)

IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In DU	1	1	1	1	1
TRANSPORTATION	\$4,095	\$2,624	\$1,528	\$3,198	\$2,790
PARKS & RECREATION	\$5,741	Not Found	\$1,834	\$639	\$5,771
WASTEWATER CONNECTION	\$6,789	\$3,731	\$5,581	\$9,803	\$5,581
WATER CONNECTION OR WATER CAPACITY 5/8" - 3/4" METER	\$10,339	\$27,743	\$27,743	\$10,438	\$27,743
LIBRARY	\$960	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$27,924</b>	<b>\$34,098</b>	<b>\$36,686</b>	<b>\$19,936</b>	<b>\$41,885</b>

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

## LAND USE CATEGORY: Restaurant; Peer Solano County Jurisdictions (Per KSF)

IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$10,737	\$15,618	\$15,618	\$4,748	\$6,903	\$4,697	\$2,900	\$5,709	\$6,010	\$1,611
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$8,584	\$30,407	\$36,647	\$54,576	\$5,653	\$10,576.79 * Flow / 250	\$5,653	\$21,310	\$10,427	Calculated
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$21,730	\$41,181	\$49,689	\$9,656	\$34,578	\$23,444	\$20,646	\$64,596	\$34,130	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$41,051</b>	<b>\$87,206</b>	<b>\$101,954</b>	<b>\$68,980</b>	<b>\$47,134</b>	<b>\$28,141</b>	<b>\$29,199</b>	<b>\$91,615</b>	<b>\$50,567</b>	<b>\$1,611</b>

## LAND USE CATEGORY: Restaurant; Peer External Jurisdictions (Per KSF)

IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$26,282	\$8,810	\$2,230	\$4,957	\$8,997
PARKS & RECREATION	N/A	N/A	\$1,090	N/A	N/A
WASTEWATER CONNECTION	\$41,784	\$1,009 per fixture	\$26,422	\$19,116	\$26,422
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$28,080	\$104,890	\$104,890	\$20,792	\$104,890
LIBRARY	\$150	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$96,296</b>	<b>\$113,700</b>	<b>\$134,632</b>	<b>\$44,865</b>	<b>\$140,309</b>

Note: Wastewater Connection fees shown for Fairfield and Suisun City are the minimum charge (fee assessed on the first quarter acre of the site).

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

<b>LAND USE CATEGORY: Biz&amp;Pers Svcs; Peer Solano County Jurisdictions (Per KSF)</b>										
<b>IMPACT MITIGATION FEES</b>	<b>Benicia (Current)</b>	<b>Benicia (Recommended)</b>	<b>Benicia (Maximum)</b>	<b>Dixon</b>	<b>Fairfield</b>	<b>Rio Vista</b>	<b>Suisun City</b>	<b>Vacaville</b>	<b>Vallejo</b>	<b>Solano County</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$26,487	\$15,618	\$15,618	\$1,135	\$4,177	\$5,551	\$1,219	\$4,334	\$2,910	\$1,611
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$1,145	\$7,267	\$8,768	\$3,638	\$2,512	\$6,610.76 * Flow / 250 gpd	\$2,512	\$2,660	\$2,861	Calculated
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$4,346	\$12,354	\$14,907	\$2,897	\$14,005	\$5,861	\$6,377	\$18,456	\$8,540	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$31,978</b>	<b>\$35,239</b>	<b>\$39,293</b>	<b>\$7,670</b>	<b>\$20,694</b>	<b>\$11,412</b>	<b>\$10,108</b>	<b>\$25,450</b>	<b>\$14,311</b>	<b>\$1,611</b>

<b>LAND USE CATEGORY: Biz&amp;Pers Svcs; Peer External Jurisdictions (Per KSF)</b>					
<b>IMPACT MITIGATION FEES</b>	<b>American Canyon</b>	<b>Concord</b>	<b>Martinez</b>	<b>Napa</b>	<b>Pleasant Hill</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$26,282	\$7,040	\$1,810	\$6,761	\$7,649
PARKS & RECREATION	N/A	N/A	\$1,410	N/A	N/A
WASTEWATER CONNECTION	\$2,786	\$1,009 per fixture	\$1,944	\$2,157	\$1,944
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$1,872	\$31,467	\$31,467	\$6,296	\$31,467
LIBRARY	\$240	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$31,180</b>	<b>\$38,507</b>	<b>\$36,631</b>	<b>\$15,214</b>	<b>\$41,060</b>

Note: Fairfield Water Capacity fee shown is the charge for a 1" meter. Wastewater Connection fees shown for Fairfield and Suisun City are the minimum charge (fee assessed on the first quarter acre of the site).

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

<b>LAND USE CATEGORY: Light Industry; Peer Solano County Jurisdictions (Per KSF)</b>										
<b>IMPACT MITIGATION FEES</b>	<b>Benicia (Current)</b>	<b>Benicia (Recommended)</b>	<b>Benicia (Maximum)</b>	<b>Dixon</b>	<b>Fairfield</b>	<b>Rio Vista</b>	<b>Suisun City</b>	<b>Vacaville</b>	<b>Vallejo</b>	<b>Solano County</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$2,115	\$7,261	\$7,261	\$296	\$2,913	\$3,813	\$770	\$3,172	\$1,670	\$418
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$1,145	\$6,059	\$7,310	\$3,638	\$628	\$6,610.76 * Flow / 250 gpd	\$628	\$10,650	\$2,861	Calculated
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$21,730	\$41,181	\$49,689	\$9,656	\$34,578	\$23,444	\$20,646	\$64,596	\$34,130	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$24,990</b>	<b>\$54,501</b>	<b>\$64,260</b>	<b>\$13,590</b>	<b>\$38,119</b>	<b>\$27,257</b>	<b>\$22,044</b>	<b>\$78,418</b>	<b>\$38,661</b>	<b>\$418</b>

<b>LAND USE CATEGORY: Light Industry; Peer External Jurisdictions (Per KSF)</b>					
<b>IMPACT MITIGATION FEES</b>	<b>American Canyon</b>	<b>Concord</b>	<b>Martinez</b>	<b>Napa</b>	<b>Pleasant Hill</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$3,056	\$2,980	\$990	\$1,918	\$2,821
PARKS & RECREATION	N/A	N/A	\$611	N/A	N/A
WASTEWATER CONNECTION	\$2,786	\$1,009 per fixture	\$1,502	case-by-case	\$1,502
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$1,872	\$104,890	\$104,890	\$20,792	\$104,890
LIBRARY	\$80	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$7,794</b>	<b>\$107,870</b>	<b>\$107,993</b>	<b>\$22,710</b>	<b>\$109,213</b>

Note: Wastewater Connection fees shown for Fairfield and Suisun City are the minimum charge (fee assessed on the first quarter acre of the site).

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

LAND USE CATEGORY: Brew Pub; Peer Solano County Jurisdictions (Per KSF)										
IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$10,737	\$15,618	\$15,618	\$4,748	\$6,903	\$4,697	\$2,900	\$3,172	\$3,280	\$1,611
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$5,150	\$6,627	\$7,992	\$12,734	\$1,413	\$10,576.79 * Flow / 250	\$1,413	\$21,310	\$10,427	Calculated
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$21,730	\$41,181	\$49,689	\$9,656	\$34,578	\$23,444	\$20,646	\$64,596	\$34,130	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$37,617</b>	<b>\$63,426</b>	<b>\$73,299</b>	<b>\$27,138</b>	<b>\$42,894</b>	<b>\$28,141</b>	<b>\$24,959</b>	<b>\$89,078</b>	<b>\$47,837</b>	<b>\$1,611</b>

LAND USE CATEGORY: Brew Pub; Peer External Jurisdictions (Per KSF)					
IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$3,056	\$8,810	\$2,230	\$1,918	\$8,997
PARKS & RECREATION	N/A	N/A	\$1,090	N/A	N/A
WASTEWATER CONNECTION	\$9,750	\$1,009 per fixture	\$26,758	\$18,626	\$26,758
WATER CONNECTION OR WATER CAPACITY 1.5" METER	\$6,552	\$104,890	\$104,890	\$20,792	\$104,890
LIBRARY	\$150	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$19,508</b>	<b>\$113,700</b>	<b>\$134,968</b>	<b>\$41,336</b>	<b>\$140,645</b>

Note: Wastewater Connection fees shown for Fairfield and Suisun City are the minimum charge (fee assessed on the first quarter acre of the site).



# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

LAND USE CATEGORY: Small Retail; Peer Solano County Jurisdictions (Per KSF)										
IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$10,802	\$7,492	\$7,492	\$1,135	\$17,187	\$4,697	\$2,900	\$5,709	\$6,010	\$771
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$1,145	\$9,084	\$10,960	\$3,638	\$3,141	\$6,610.76 * Flow / 250 gpd	\$3,141	\$2,130	\$2,861	Calculated
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$4,346	\$12,354	\$14,907	\$2,897	\$14,005	\$5,861	\$6,377	\$18,456	\$8,540	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$16,293</b>	<b>\$28,930</b>	<b>\$33,359</b>	<b>\$7,670</b>	<b>\$34,333</b>	<b>\$10,558</b>	<b>\$12,418</b>	<b>\$26,295</b>	<b>\$17,411</b>	<b>\$771</b>

LAND USE CATEGORY: Small Retail; Peer External Jurisdictions (Per KSF)					
IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
SIZE: In Square Feet	1,000	1,000	1,000	1,000	1,000
TRANSPORTATION	\$26,282	\$8,810	\$2,230	\$4,189	\$8,997
PARKS & RECREATION	N/A	N/A	\$1,090	N/A	N/A
WASTEWATER CONNECTION	\$2,786	\$1,009 per fixture	\$1,707	\$2,157	\$1,707
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$1,872	\$104,890	\$104,890	\$20,792	\$104,890
LIBRARY	\$150	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$31,090</b>	<b>\$113,700</b>	<b>\$109,917</b>	<b>\$27,138</b>	<b>\$115,594</b>

Note: Fairfield Water Capacity fee shown is the charge for a 1" meter. Wastewater Connection fees shown for Fairfield and Suisun City are the minimum charge (fee assessed on the first quarter acre of the site).

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

LAND USE CATEGORY: Hotel; Peer Solano County Jurisdictions (Prototype)										
IMPACT MITIGATION FEES	Benicia (Current)	Benicia (Recommended)	Benicia (Maximum)	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Solano County
TRANSPORTATION	\$65,400	\$100,850	\$100,850	\$23,551	\$143,237	\$97,463	\$33,100	\$89,935	\$191,750	\$5,727
PARKS & RECREATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WASTEWATER CONNECTION	\$93,000	\$106,006	\$127,840	\$295,620	\$160,166	\$10,576.79 * Flow / 250	\$160,166	\$213,100	\$72,300	Calculated
WATER CONNECTION OR WATER CAPACITY 2" METER	\$34,768	\$65,890	\$79,502	\$15,450	\$89,913	\$29,306	\$32,876	\$123,655	\$54,610	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$193,168</b>	<b>\$272,746</b>	<b>\$308,192</b>	<b>\$334,621</b>	<b>\$393,316</b>	<b>\$126,769</b>	<b>\$226,142</b>	<b>\$426,690</b>	<b>\$318,660</b>	<b>\$5,727</b>

LAND USE CATEGORY: Hotel; Peer External Jurisdictions (Prototype)					
IMPACT MITIGATION FEES	American Canyon	Concord	Martinez	Napa	Pleasant Hill
TRANSPORTATION	Calculated	\$182,808	\$76,900	\$95,300	\$186,688
PARKS & RECREATION	\$0	\$0	\$91,700	\$0	\$0
WASTEWATER CONNECTION	\$226,330	\$1,009 per fixture	\$263,326	\$367,613	\$263,326
WATER CONNECTION OR WATER CAPACITY 2" METER	\$152,100	\$167,824	\$167,824	\$33,216	\$167,824
LIBRARY	\$3,113	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$381,543</b>	<b>\$350,632</b>	<b>\$599,750</b>	<b>\$496,129</b>	<b>\$617,838</b>

# PEER CITIES FEE BURDEN COMPARISON BY PROTOTYPE

<b>LAND USE CATEGORY: Warehouse; Peer Solano County Jurisdictions (Per KSF)</b>										
<b>IMPACT MITIGATION FEES</b>	<b>Benicia (Current)</b>	<b>Benicia (Recommended)</b>	<b>Benicia (Maximum)</b>	<b>Dixon</b>	<b>Fairfield</b>	<b>Rio Vista</b>	<b>Suisun City</b>	<b>Vacaville</b>	<b>Vallejo</b>	<b>Solano County</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$698	\$2,190	\$2,190	\$296	\$2,913	\$3,813	\$770	\$3,753	\$1,670	\$126
PARKS & RECREATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Exempt
WASTEWATER CONNECTION	\$286	\$1,817	\$2,192	\$910	\$628	\$595	\$628	\$890	\$409	Calculated
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$4,346	\$12,354	\$14,907	\$2,897	\$14,005	\$5,861	\$6,377	\$18,456	\$8,540	Calculated
LIBRARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$5,330</b>	<b>\$16,361</b>	<b>\$19,289</b>	<b>\$1,206</b>	<b>\$17,546</b>	<b>\$10,269</b>	<b>\$7,775</b>	<b>\$23,099</b>	<b>\$10,619</b>	<b>\$126</b>

<b>LAND USE CATEGORY: Warehouse; Peer External Jurisdictions (Per KSF)</b>					
<b>IMPACT MITIGATION FEES</b>	<b>American Canyon</b>	<b>Concord</b>	<b>Martinez</b>	<b>Napa</b>	<b>Pleasant Hill</b>
<b>SIZE: In Square Feet</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
TRANSPORTATION	\$3,056	\$2,980	\$990	\$1,343	\$2,821
PARKS & RECREATION	N/A	N/A	\$611	N/A	N/A
WASTEWATER CONNECTION	\$696	\$1,009 per fixture	\$896	\$490	\$896
WATER CONNECTION OR WATER CAPACITY 3/4" METER	\$468	\$104,890	\$104,890	\$20,792	\$104,890
LIBRARY	\$150	\$0	\$0	\$0	\$0
<b>TOTALS:</b>	<b>\$4,371</b>	<b>\$107,870</b>	<b>\$107,387</b>	<b>\$22,625</b>	<b>\$108,607</b>

Note: Fairfield Water Capacity fee is the charge for a 1" meter.

# RESOURCE SLIDES

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# OVERVIEW OF DEVELOPER FEES

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## WHAT ARE DEVELOPMENT IMPACT FEES?

- Authorized by the Mitigation Fee Act ([Gov. Code §§ 66000](#))
- **Who Pays?**
  - One-time charges on new development (or intensification of use)
- **How is Fee Established?**
  - Calculated according to “nexus logic” – documents a reasonable relationship between new development (or intensification of use) and associated impacts; requires a Nexus Study
- **How is Fee Revenue Used?**
  - Can only be used to fund capital projects (not maintenance or operations)
  - Cannot be used to address existing deficiencies
- City examples: transportation, library, park improvement
- Water/Wastewater: similar logic but different legal authorization ([Gov. Code §§ 66013](#))
  - Only sources of revenue for water/wastewater are fees and rates

# OVERVIEW OF DEVELOPER FEES

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## WHAT ARE PARKLAND DEDICATION IN-LIEU FEES?

- Authorized by the Subdivision Map Act ([Gov. Code §§ 66477](#))
- Fee is in-lieu of dedicating parkland
- Also referred to as Quimby fees
- **Who Pays?**
  - One time charges on new residential subdivision development
- **How is Fee Established?**
  - Calculated according to prescribed methodology based on current level of service and current land value
- **How is Fee Revenue Used?**
  - Used to acquire and/or improve parkland to serve new subdivision development

# ECONOMIC CONSIDERATION OF FEES

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- Fees are investments in necessary infrastructure and contribute to the City's quality of life
- Fees ensure that new development pays its fair share of infrastructure costs (General Plan policy)
  - Other sources of revenue are needed to fund existing deficiencies
  - For water/wastewater, City only has fees and rates
- Impact fees provide certainty to developers in terms of City infrastructure/capital requirements
- Impact fees (or in-lieu fees) add to the cost of new construction and can affect development feasibility
- Total fee burdens are sometimes moderated by reducing fees to provide funding for necessary capital facilities while balancing development feasibility
  - Tradeoffs

# RATIONALE FOR FEE UPDATE

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- **Periodic Update.** State law recommends periodic review and update of impact fees approximately every 5 years.
- **Changes in Facility Requirements and Costs.** Some facility needs identified in the past for which fees were collected have been completed and facility needs going forward have changed; cost estimates required updating.
- **Changed Growth Prospects.** Current population and future population forecasts require periodic updating.
- **Refined Land Use Categories.** Land use categories in the current update are intended to provide clarity to developers and fee program administrators; categories are consistent with Solano County's fee program.
- **Changing Legal Landscape.** City's fee programs need to be in compliance with recent shifts/updates to state law (e.g., ADUs, transparency in reporting, etc.)



# POLICY DECISIONS

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## ▪ Conservative Approach

- Growth assumptions
- Park fees
  - residential subdivision projects will only pay in-lieu fee, not in-lieu fee plus impact fee
  - City will not charge park improvement impact fee to nonresidential development
- Water/wastewater fees
  - reserves are excluded from water/sewer capacity fees
  - depreciated values used for existing infrastructure in water/sewer capacity fees
- Admin fees excluded
- Other fees
  - Other fees (e.g., police facilities, storm drain, general plan update, public art in-lieu) not pursued at this time

## ▪ Other Policy Considerations

- Updated water and wastewater technical approach
- Transportation fee includes multimodal improvements