

DEVELOPMENT IMPACT FEE SCHEDULE

(Revised 8/11)

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
Aquatic Center Facilities Impact Fee	Single Family Residential	\$356	Unit
	Multifamily Residential	\$240	Unit
	Accessory Dwelling	\$122	Unit
	Commercial	\$68	1,000 sq ft of building space
	Office	\$65	1,000 sq ft of building space
	Industrial	\$41	1,000 sq ft of building space
Commercial Linkage (A)	Commercial	\$2.08	Square Foot
	Retail	\$3.59	Square Foot
	Industrial	\$2.15	Square Foot
Community Center Facilities Impact Fee	Single Family Residential	\$1,499	Unit
	Multifamily Residential	\$1,011	Unit
	Accessory Dwelling	\$514	Unit
	Commercial	\$285	1,000 sq ft of building space
	Office	\$271	1,000 sq ft of building space
	Industrial	\$173	1,000 sq ft of building space
Fire Suppression Facilities Impact Fee	Single Family Residential	\$829	Unit
	Multifamily Residential	\$558	Unit
	Accessory Dwelling	\$285	Unit
	Mobile Home	\$829	Unit
	Senior Housing	\$558	Unit
	Assisted Living Units	\$558	Unit
	Commercial Lodging	\$558	Unit
	Commercial	\$157	1,000 sq ft of building space
	Retail Uses	\$157	1,000 sq ft of building space
	Office Uses	\$151	1,000 sq ft of building space
	Industrial Uses	\$96	1,000 sq ft of building space
Law Enforcement Facilities Impact Fee	Single Family Residential	\$1,252	Unit
	Multifamily Residential	\$843	Unit
	Accessory Dwelling	\$430	Unit
	Mobile Home	\$1,252	Unit
	Senior Housing	\$843	Unit
	Assisted Living	\$843	Unit
	Commercial Lodging	\$843	Unit

(A) **If property is within the Redevelopment area, fees are 50% of the stated fees.**

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
Law Enforcement (con't)			
	Retail	\$236	1,000 sq ft of building space
	Commercial	\$236	1,000 sq ft of building space
	Office	\$227	1,000 sq ft of building space
	Industrial	\$144	1,000 sq ft of building space
Library Facilities Impact Fee			
	Single Family Residential	\$638	Unit
	Single Family – attached	\$638	Unit
	Multifamily Residential	\$431	Unit
	Accessory Dwelling	\$219	Unit
	Mobile Home	\$638	Unit
	Commercial	\$121	1,000 sq ft of building space
	Office	\$115	1,000 sq ft of building space
	Industrial	\$74	1,000 sq ft of building space
Open Space Acquisition Fee			
	Single Family Residential	\$3,875	Unit
	Multifamily Residential	\$2,609	Unit
	Accessory Dwelling	\$1,329	Unit
	Commercial	\$734	1,000 sq ft of building space
	Office	\$702	1,000 sq ft of building space
	Industrial	\$447	1,000 sq ft of building space
Park Land Acquisition Fee (Non-Quimby Act Projects)			
	Single Family Residential	\$2,089	Unit
	Multifamily Residential	\$1,415	Unit
	Accessory Dwelling	\$717	Unit
	Commercial	\$396	1,000 sq ft of building space
	Office	\$379	1,000 sq ft of building space
	Industrial	\$241	1,000 sq ft of building space
Park Land Acquisition Fee (Quimby Act Projects)^(B)			
	Single Family Residential	\$2,089	Unit
	Multifamily Residential	\$1,415	Unit
	Accessory Dwelling	\$717	Unit
	Commercial	\$396	1,000 sq ft of building space
	Office	\$379	1,000 sq ft of building space
	Industrial	\$241	1,000 sq ft of building space

^(B) **The Quimby Act applies only to fees and/or dedications imposed on certain subdivisions subject to the Subdivision Map Act to fund land acquisition costs for park or recreational purposes.**

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
Park Land Development Impact Fee	Single Family Residential	\$5,532	Unit
	Single Family – attached	\$5,532	Unit
	Multifamily residential	\$3,724	Unit
	Accessory Dwelling	\$1,898	Unit
	Manufactured Home	\$5,532	Unit
	Commercial	\$1,048	1,000 sq ft of building space
	Office	\$1,002	1,000 sq ft of building space
	Industrial	\$638	1,000
Public Facilities Impact Fee	Single Family Residential	\$1,426	Unit
	Multifamily Residential	\$960	Unit
	Accessory Dwelling	\$489	Unit
	Commercial	\$270	1,000 sq ft of building space
	Office	\$258	1,000 sq ft of building space
	Industrial	\$164	1,000 sq ft of building space
	Traffic Impact Fee ^(C) (Caltrans Preferred)	Single Family Residential	\$20,516
Multifamily Residential		\$12,514	Unit
Accessory Dwelling		\$5,744	Unit
Senior Housing		\$5,335	Unit
Office		\$19,698	1,000 sq ft of building space
Hotel/Motel		\$14,157	Room
Commercial/Shopping		\$19,123	1,000 sq ft of building space
Industrial/Warehouse		\$12,309	1,000 sq ft of building space
Education		\$ 3,078	Student
Institution		\$ 8,821	1,000 sq ft of building space
Traffic Impact Fee ^(C) (Locally Preferred)		Single-Family Residential	\$16,746
	Multifamily Residential	\$10,215	Unit
	Accessory Dwelling	\$4,689	Unit
	Senior Housing	\$4,354	Unit
	Office	\$16,076	1,000 sq ft of building space
	Hotel/Motel	\$11,555	Room
	Commercial/Shopping	\$15,574	1,000 sq ft of building space
	Industrial/Warehouse	\$10,048	1,000 sq ft of building space
	Education	\$2,512	Student
	Institution	\$7,201	1,000 sq ft of building space

^(C) The 2 adopted traffic impact fees reflect the cost differential between two design alternatives for the proposed Rainier Avenue Cross-town Connector and Highway 101 Interchange (“Caltrans Preferred”; “Locally Preferred”). Until a final determination is made on a design alternative, the City will collect the higher (the “Caltrans Preferred”) of the 2 traffic impact fees on all projects subject to that fee. Should the “Locally Preferred” design alternative ultimately be selected, the City will then charge the “Locally Preferred” traffic impact fee amount and refund the incremental difference between the two fees to those projects that had already paid the “Caltrans Preferred” traffic impact fee.

FEE TYPE	LAND USE TYPE	FEE	UNIT OF MEASUREMENT
Wastewater^(D)	Single Family Residential	\$8,705	Unit
	Multifamily Residential	\$5,804	Unit
	Accessory Dwelling	\$3,394	Unit
	Minimum Fee	\$8,705	
	<u>Non-Residential Customers:</u> Per gallon daily flow: Per daily pound of BOD: Per daily pound of TSS:	\$ 25.97 \$ 2,576.33 \$ 2,954.19	
	Non-residential ^(D)		
Water Capacity (per meter size)	METER SIZE	FEE	
	5/8	\$12,521	
	3/4	\$12,521	
	1" (residential)	\$12,521	
	1" (non-residential)	\$20,034	
	1 1/2	\$25,042	
	2"	\$50,084	
	3"	\$75,126	
	4"	\$100,168	
	6"	\$250,420	
	>6	Case by Case basis	

^(D)The wastewater capacity fee for non-residential users is based on the daily, flow, biological oxygen demand and the total suspended solids of the wastewater being discharged. Please contact Water Resources and Conservation at 778-4546 for a quote.

STORM DRAIN IMPACT FEE

Calculation of Fee

Runoff computation: The increase in runoff created by a given project is calculated for a 100-year storm, utilizing runoff coefficients based upon the portion of vegetated area to impervious surfaces, and expressed in acre-feet. Runoff coefficients are based upon the type of use, slope of the land, and percent of vegetation coverage.

Commercial/Industrial: Projects pay a fee of \$30,000 per acre foot of additional runoff. The amount of incremental runoff created is directly linked to the amount of landscaping provided. The maximum fee possible is \$9,000 per acre of land. This would apply to a project with 20% or less landscaping. A project with 25% landscaping can expect a fee of \$6,750 per acre, 30% would pay \$6,300 per acre, and so on.

Residential: Projects pay a fee of \$15,000 per acre foot of additional runoff. Incremental runoff is dependent upon the density of a project and the amount of landscaping and open space provided. A high density project with 20% or less area in landscaping could expect to pay \$4,500 per acre. A type detached single-family subdivision would pay approximately \$1,500 per acre.

If you have any questions on how to calculate this fee please contact Curt Bates at:
707-778-4474.

IN LIEU HOUSING FEES (5 units or more – based on square footage) see Tables below:

Sq. Ft	Fee	Sq. Ft	Fee	Sq. Ft	Fee	Sq. Ft.	Fee	Sq. Ft	Fee
640	\$2400	1060	\$4224	1480	\$6246	1900	\$8465	2320	\$10881
650	\$2441	1070	\$4270	1490	\$6296	1910	\$8520	2330	\$10941
660	\$2482	1080	\$4316	1500	\$6347	1920	\$8576	2340	\$11001
670	\$2524	1090	\$4362	1510	\$6398	1930	\$8631	2350	\$11062
680	\$2565	1100	\$4408	1520	\$6449	1940	\$8687	2360	\$11122
690	\$2607	1110	\$4454	1530	\$6500	1950	\$8742	2370	\$11182
700	\$2649	1120	\$4501	1540	\$6551	1960	\$8798	2380	\$11243
710	\$2690	1130	\$4547	1550	\$6602	1970	\$8854	2390	\$11303
720	\$2732	1140	\$4594	1560	\$6653	1980	\$8910	2400	\$11364
730	\$2774	1150	\$4641	1570	\$6705	1990	\$8966	2410	\$11425
740	\$2816	1160	\$4688	1580	\$6756	2000	\$9022	2420	\$11486
750	\$2859	1170	\$4735	1590	\$6808	2010	\$9079	2430	\$11547
760	\$2901	1180	\$4782	1600	\$6860	2020	\$9135	2440	\$11608
770	\$2944	1190	\$4829	1610	\$6912	2030	\$9192	2450	\$11670
780	\$2986	1200	\$4876	1620	\$6964	2040	\$9249	2460	\$11731
790	\$3029	1210	\$4924	1630	\$7016	2050	\$9305	2470	\$11792
800	\$3072	1220	\$4971	1640	\$7068	2060	\$9362	2480	\$11854
810	\$3115	1230	\$5019	1650	\$7120	2070	\$9419	2490	\$11916
820	\$3158	1240	\$5066	1660	\$7173	2080	\$9476	2500	\$11978
830	\$3201	1250	\$5114	1670	\$7225	2090	\$9534	2510	\$12040
840	\$3244	1260	\$5162	1680	\$7278	2100	\$9591	2520	\$12102
850	\$3287	1270	\$5210	1690	\$7331	2110	\$9649	2530	\$12164
860	\$3331	1280	\$5259	1700	\$7384	2120	\$9706	2540	\$12226
870	\$3374	1290	\$5307	1710	\$7437	2130	\$9764	2550	\$12289
880	\$3418	1300	\$5355	1720	\$7490	2140	\$9822	2560	\$12351
890	\$3462	1310	\$5404	1730	\$7543	2150	\$9880	2570	\$12414
900	\$3506	1320	\$5452	1740	\$7596	2160	\$9938	2580	\$12476
910	\$3550	1330	\$5501	1750	\$7650	2170	\$9996	2590	\$12539
920	\$3594	1340	\$5550	1760	\$7703	2180	\$10054	2600	\$12602
930	\$3638	1350	\$5599	1770	\$7757	2190	\$10112	2610	\$12665
940	\$3683	1360	\$5648	1780	\$7811	2200	\$10171	2620	\$12729
950	\$3727	1370	\$5697	1790	\$7865	2210	\$10229	2630	\$12792
960	\$3772	1380	\$5747	1800	\$7919	2220	\$10288	2640	\$12855
970	\$3817	1390	\$5796	1810	\$7973	2230	\$10347	2650	\$12919
980	\$3861	1400	\$5846	1820	\$8027	2240	\$10406	2660	\$12982
990	\$3906	1410	\$5895	1830	\$8081	2250	\$10465	2670	\$13046
1000	\$3951	1420	\$5945	1840	\$8136	2260	\$10524	2680	\$13110
1010	\$3997	1430	\$5995	1850	\$8190	2270	\$10583	2690	\$13174
1020	\$4042	1440	\$6045	1860	\$8245	2280	\$10643	2700	\$13238
1030	\$4087	1450	\$6095	1870	\$8300	2290	\$10702	2710	\$13302
1040	\$4133	1460	\$6145	1880	\$8355	2300	\$10762	2720	\$13367
1050	\$4178	1470	\$6195	1890	\$8410	2310	\$10822	2730	\$13431

Sq. Ft	Fee	Sq. Ft	Fee	Sq. Ft	Fee	Sq. Ft.	Fee	Sq. Ft	Fee
2740	\$13496	3180	\$16446	3620	\$19613				
2750	\$13560	3190	\$16515	3630	\$19687				
2760	\$13625	3200	\$16585	3640	\$19762				
2770	\$13690	3210	\$16655	3650	\$19837				
2780	\$13755	3220	\$16725	3660	\$19912				
2790	\$13820	3230	\$16795	3670	\$19986				
2800	\$13885	3240	\$16865	3680	\$20062				
2810	\$13950	3250	\$16935	3690	\$20137				
2820	\$14016	3260	\$17006	3700	\$20212				
2830	\$14081	3270	\$17076	3710	\$20287				
2840	\$14147	3280	\$17147	3720	\$20363				
2850	\$14213	3290	\$17217	3730	\$20438				
2860	\$14279	3300	\$17288	3740	\$20514				
2870	\$14345	3310	\$17359	3750	\$20590				
2880	\$14411	3320	\$17430	3760	\$20666				
2890	\$14477	3330	\$17501	3770	\$20742				
2900	\$14543	3340	\$17572	3780	\$20818				
2910	\$14610	3350	\$17644	3790	\$20895				
2920	\$14676	3360	\$17715	3800	\$20971				
2930	\$14743	3370	\$17787	3810	\$21047				
2940	\$14810	3380	\$17859	3820	\$21124				
2950	\$14877	3390	\$17930	3830	\$21201				
2960	\$14944	3400	\$18002	3840	\$21278				
2970	\$15011	3410	\$18074	3850	\$21355				
2980	\$15078	3420	\$18146	3860	\$21432				
2990	\$15145	3430	\$18219	3870	\$21509				
3000	\$15213	3440	\$18291	3880	\$21586				
3010	\$15280	3450	\$18364	3890	\$21664				
3020	\$15348	3460	\$18436	3900	\$21741				
3030	\$15416	3470	\$18509	3910	\$21819				
3040	\$15484	3480	\$18582	3920	\$21896				
3050	\$15552	3490	\$18655	3930	\$21974				
3060	\$15620	3500	\$18728	3940	\$22052				
3070	\$15688	3510	\$18801	3950	\$22130				
3080	\$15756	3520	\$18874	3960	\$22209				
3090	\$15825	3530	\$18947	3970	\$22287				
3100	\$15893	3540	\$19021	3980	\$22365				
3110	\$15962	3550	\$19095	3990	\$22444				
3120	\$16031	3560	\$19168	4000	\$22500				
3130	\$16100	3570	\$19242						
3140	\$16169	3580	\$19316						
3150	\$16238	3590	\$19390						
3160	\$16307	3600	\$19464						
3170	\$16376	3610	\$19539						

PUBLIC ART IN LIEU FEES

Calculation of Fee

The following fee will be required for all “new [non-residential] development, or the rehabilitation, renovation, remodeling or improvement of an existing building, having a construction cost as defined... of \$500,000.00 or more.” Compliance with the provisions of the ordinance will be determined at the time of building permit application. Those projects subject to the ordinance must either provide proof of a written contractual agreement to commission public art for the project site, or pay an in-lieu fee equal to 1% of the construction cost.

CENTRAL PETALUMA SPECIFIC PLAN FEES

This fee will be charged to all applications requiring governmental approvals subject to the provisions of the Central Petaluma Specific Plan and the adopted land use and development regulations (the “Smart Code”). The fee will be as follows:

Per Acre of Land	\$2,125.00
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CPSP IN LIEU PARKING FEE

The parking in-lieu fee shall be set initially at \$20,000 per parking space. Thereafter, the fee schedule for the City’s parking in lieu fees shall be reviewed and adjusted annually by the Director, with adjustments to the fee schedule coming into force on July 1 of each year. Consideration in setting this fee schedule shall include (but not be limited to) the incremental cost to add additional parking spaces in the area surrounding the site.