

# City of Grass Valley New Development Impact Fees

Effective Date: August 13, 2007

Resolution Number: 07-49

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**A. RESIDENTIAL DEVELOPMENT IMPACT FEES**

		<u>Single Family</u>	<u>Duplex</u>	<u>Multi Family</u>
1	Local Circulation	975.59	685.61	685.61
2	Drainage	569.18	167.09	167.09
3	Fire Services	602.17	482.67	495.38
4	Police Services	240.00	192.36	197.44
5	Admin./Gen. Fac.	331.82	266.28	273.10
6	Parks and Rec	<u>2,912.22</u>	<u>2,334.23</u>	<u>2,395.75</u>
Total per dwelling unit		\$5,630.98	\$4,128.24	\$4,214.37

**NOTE: New Impact Fees take effect  
8/13/07.**

Residential additions equal to or less than 500 square feet are exempt from development impact fees, residential additions over 500 square feet are prorated up to the total per unit above based on a 1400 sq. ft. equivalent dwelling unit size. Local Circulation impact fees will be evaluated by the Engineering Department on a case by case basis for residential additions causing / creating new trips.

Traffic Impact Fee shall be calculated based on the Table shown above if a project specific Traffic Study is not prepared for the project. If a project specific Traffic Study is prepared, the adjusted average\*\* daily trips (ADT's) for the project shall be multiplied by Local Traffic Impact Fee of \$172.40 per ADT. *{\*\*Adjustments to the average daily trips shall only include the adjustments used on calculating the Development Impact Fee (Chapter 10 - Local Traffic and Circulation Improvements) or as approved by the City Engineer.}*

**B. NON RESIDENTIAL DEVELOPMENT IMPACT FEES**

Traffic Impact Fees for non-residential development shall be calculated in the following order of precedence:

1. If a project specific Traffic Study is prepared, the adjusted average\*\* daily trips (ADT's) for the project shall be multiplied by Local Traffic Impact Fee of \$172.40 per ADT. *{\*\*Adjustments to the average daily trips shall only include the adjustments used on calculating the Development Impact Fee (Chapter 10 - Local Traffic and Circulation Improvements) or as approved by the City Engineer.}*
  
2. If a project specific Traffic Study is not prepared, the following Impact Fee per Unit of Development Table 2A shall be used. If the Land Use Categories identified in Table 2A don't characterize the proposed project (type of development), a project specific impact fee may be calculated with formula identified in Table 2B - "Project Specific Fee Calculation," with the approval of the City Engineer.

**Table 2A - Impact Fee per Unit of Development (Same as Table 10.6 of Development Impact Fee Study)**

Land Use Category	Dev. Units <sup>1</sup>	Avg. Daily Trips per Unit <sup>2</sup>	Adj. Factor	Adj. Avg. Daily Trips Per Unit	Cost per Weekday Trip	Impact Fee Study Cost per Trip	Total Cost per Trip	Impact Fee per Unit
<b>Residential</b>								
Single Family-Detached	D.U.	9.57	0.59	5.64	\$162.54	\$9.86	\$172.40	\$972
Single Family - Attached	D.U.	5.86	0.59	3.45	\$162.54	\$9.86	\$172.40	\$594
Multifamily	D.U.	6.72	0.59	3.96	\$162.54	\$9.86	\$172.40	\$682
Mobile Home	D.U.	4.99	0.59	2.94	\$162.54	\$9.86	\$172.40	\$506
<b>Commercial / Shopping Center</b>								
25K gross leasable area	1,000 sf	110.32	0.22	24.27	\$162.54	\$9.86	\$172.40	\$4,184
50K gross leasable area	1,000 sf	86.56	0.26	22.51	\$162.54	\$9.86	\$172.40	\$3,880
100K gross leasable area	1,000 sf	67.91	0.29	19.69	\$162.54	\$9.86	\$172.40	\$3,394
200K gross leasable area	1,000 sf	53.28	0.32	17.05	\$162.54	\$9.86	\$172.40	\$2,939
400K gross leasable area	1,000 sf	41.80	0.35	14.63	\$162.54	\$9.86	\$172.40	\$2,522
<b>General Office</b>								
10k gross floor area	1,000 sf	22.66	0.50	11.33	\$162.54	\$9.86	\$172.40	\$1,953
25k gross floor area	1,000 sf	18.35	0.50	9.175	\$162.54	\$9.86	\$172.40	\$1,581
50k gross floor area	1,000 sf	15.65	0.50	7.825	\$162.54	\$9.86	\$172.40	\$1,349
100k gross floor area	1,000 sf	13.34	0.50	6.67	\$162.54	\$9.86	\$172.40	\$1,149
<b>Industrial</b>								
Business Park <sup>4</sup>	1,000 sf	12.76	0.50	6.38	\$162.54	\$9.86	\$172.40	\$1,099
Mini Warehouse	1,000 sf	2.50	0.50	1.25	\$162.54	\$9.86	\$172.40	\$215
Warehousing	1,000 sf	4.96	0.50	2.48	\$162.54	\$9.86	\$172.40	\$427
Manufacturing	1,000 sf	3.82	0.50	1.91	\$162.54	\$9.86	\$172.40	\$329
Light Industrial	1,000 sf	6.97	0.50	3.485	\$162.54	\$9.86	\$172.40	\$600
<b>Other Non-residential</b>								
Medical-Dental Office	1,000 sf	36.13	0.50	18.07	\$162.54	\$9.86	\$172.40	\$3,115
Nursing Home	Bed	2.37	0.50	1.19	\$162.54	\$9.86	\$172.40	\$205
Hospital	1,000 sf	17.57	0.50	8.79	\$162.54	\$9.86	\$172.40	\$1,515
Day Care	student	4.48	0.50	2.24	\$162.54	\$9.86	\$172.40	\$386
High School	student	1.71	0.50	0.86	\$162.54	\$9.86	\$172.40	\$148
Elementary School	student	1.29	0.50	0.65	\$162.54	\$9.86	\$172.40	\$1112
Lodging	room	14.49	0.50	7.25	\$162.54	\$9.86	\$172.40	\$1,249

<sup>1</sup> DU = dwelling units and KSF = per 1,000 square feet of nonresidential floor area

<sup>2</sup> Trip Generation, Institute of Transportation Engineers, 7<sup>TH</sup> Edition 2003

<sup>3</sup> Based on the ITE data in Table VII-1 of the 5<sup>th</sup> edition of Trip Generation

<sup>4</sup> According to ITE, a Business Park is a group of flex-type buildings served by a common roadway system. The tenant space includes a variety of uses with an average mix of 20=30% office/commercial and 70-80% industrial/warehousing.

**Table 2B - Project Specific Fee Calculation** (only to be used if Table 2A does not characterize the proposed project's Land Use)

Number of Development Units in Project x Trips per Unit* x Adjustment Factors** x \$172.40
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\* Based on ITE, Trip Generation Study, 7<sup>th</sup> edition

\*\* Adjustment Factors shall only include the adjustments used in calculating the Development Impact Fee (Chapter 10 - Local Traffic and Circulation Improvements) or as approved by the City Engineer.

3. Drainage - Commercial and Industrial, per 1,000 square feet of impervious surface- \$85.00 in accordance with Development Impact Fee (Chapter 8 - Drainage Improvements).

4. Public Safety and General Administration *(no Park/Recreation Fees for non-residential projects):*

Per 1,000 sq. ft.		<u>Fire</u>	<u>Police</u>	<u>Administration</u>
<b>Commercial/Shopping Center</b>				
0- 25K	gross leasable area	\$ 534.43	\$439.43	\$177.82
26- 50K	gross leasable area	458.05	407.51	152.72
51-100K	gross leasable area	400.82	356.59	133.50
101-200K	gross leasable area	356.28	303.97	118.55
201K +	gross leasable area	320.66	264.91	106.80
<b>General Office</b>				
0-10K	gross floor area	718.26	205.14	239.22
11-25K	gross floor area	665.36	166.12	270.11
26-50K	gross floor area	626.89	141.68	208.79
51K +	gross floor area	591.62	120.77	197.04
<b>Industrial</b>				
Business Park		506.38	115.52	168.74
Mini-Warehouse		7.13	22.63	2.13
Warehousing		204.42	44.9	68.36
Manufacturing		287.53	34.58	95.59
Light Industrial		370.03	63.22	123.26
<b>Other Nonresidential</b>				
Medical-Dental Office		650.13	327.11	216.26
Hospital		541.72	159.07	180.49
Day Care (per student)		25.54	40.55	85.54
Lodging (per room)		114.02	82.48	38.02

The commercial rate is applied to all developments on land zoned OP, C-1, C-2, C-2A and C-3 and not requiring a use permit.

The industrial rate is applied to all developments on land zoned CBP, -1, -2 and M-L and not requiring a use permit.

**C. REGIONAL TRANSIT MITIGATION FEE (RTMF)**

Refer to Ordinance No. 591 - Zone 8, \$803 per trip. Number of Trips are as defined in ITE (Trip Generation Manual, 7<sup>th</sup> edition) P.M. Peak Hours on a Weekday.

**D. OTHER DEVELOPMENT IMPACT FEES AND POLICIES**

1. Appeals filed with City Council \$100.00
  
2. In Lieu of off street parking in downtown area \$2,000 / 200 square feet of building area or fraction thereof - refer to Ordinance No. 350 N.S

3. Recapture fees for McKnight Way Interchange \$1,513 per acre or \$.30 per square foot - refer to Resolution 88-275
4. When existing buildings on the same lot are demolished to allow for new construction, the impact fee amount for the new construction will be offset by an amount equal to fees calculated based on the buildings demolished. In any case, the credit will not exceed the total impact fee for the new development.
5. A credit of up to 50% for the Fire Service portion of the City's Development Impact fee may be approved in writing by the Fire Chief if automatic sprinkling and other advanced fire prevention equipment is installed in a new building that, given the use, can demonstrably and factually justify a proportionate reduction in the ongoing need for fire service.
6. A credit of up to 50% for the Police Service portion of the City's Development Impact fee may be approved in writing by the Chief of Police if advanced security equipment is installed in a new building that, given the use, can demonstrably and factually justify a proportionate reduction in the ongoing need for police service.
7. Any future conversion in use of a development subject to these Impact Fees that creates a higher impact on City services than the original use, will require the payment of additional Impact Fees. This amount shall be equal to the difference in fee calculation between the two uses calculated using the current Impact Fee rates.

**E. ADMINISTRATIVE APPEALS PROVISION**

1. A developer of any project subject to development impact fees may apply to the City Council for a waiver, reduction or adjustment to the fees. The application shall be made in writing and filed with the City Community Development Director, or his or her designee (for purposes of this Section, the Director). The application shall state in detail the factual basis for the request for waiver, reduction, or adjustment. The Director shall make a recommendation to the City Council for consideration at a public meeting. Subject to the applicants right to protest, the decision of the City Council shall be final. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee.
2. Fee Protests. Any landowner, developer or other aggrieved party may file a protest of the Development Impact fees provided for herein in the manner provided and within the times provided for in sections 66020 and 66021 of the Government Code. For the purposes of determining the applicable time and limitation periods set for this, the date of the imposition of fees under this Article shall be the date of the earliest legislative approval by the City of the Development project upon which the fees are imposed as a condition of approval of the project.

**F. ANNUAL UPDATE**

The City Engineer shall, as part of the City's annual budget process, update the Development Impact Fee program by applying an inflation/escalation cost factor (i.e. Engineering New Record Building Cost Index) and calculate the change in development impact fees for consideration by Council either during the public hearing on the budget/fee package or at a separate public hearing for this specific purpose. If needed, project lists will be modified appropriately.