

DEVELOPMENT

A. RESIDENTIAL DEVELOPMENT IMPACT FEES

	<u>Single Family</u>	<u>Duplex</u>	<u>Multi Family</u>
1 Drainage	609.78	179.00	179.00
2 Fire Services	645.12	517.10	530.72
3 Police Services	257.12	206.08	211.53
4 Admin./Gen. Fac.	354.79	284.71	292.00
6 Parks and Rec	<u>2,183.96</u>	<u>1,750.51</u>	<u>1,796.65</u>
Total per dwelling unit (not including the GVTIF – see below)	\$4,050.77	\$2,937.40	\$3,009.90

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. Grass Valley Transportation Impact Fee (GVTIF), and Regional Transportation Mitigation Fee (RTMF) impact fees will be evaluated by the Engineering Department on a case by case basis for residential additions causing / creating new trips.

Per Resolution 08-72, the following table shows the GVTIF and RTMF for residential development:

	<u>GVTIF</u> (Per Unit)	<u>Admin. Charge for</u> <u>GVTIF</u> (at 3.0% Per Unit)	<u>RTMF</u> (with Admin., Per Unit)	<u>Total GVTIF +</u> <u>RTMF (with</u> <u>Admin., Per Unit)</u>
Single-Family	\$2,193	\$66	\$4,478	\$6,737
Multi-Family	\$1,462	\$44	\$3,148	\$4,654
Mobile Home	\$1,706	\$51	**\$3,148	\$4,905
Senior Housing	\$929	\$28	\$1,629	\$2,586

** Mobile homes located in a mobile home park will be calculated as multi-family dwelling units and mobile homes located on individual lots will be calculated as single-family dwelling units.

B. NON RESIDENTIAL DEVELOPMENT IMPACT FEES

Per Resolution 08-72, the following table shows the GVTIF and RTMF for non-residential development:

	<u>GVTIF</u> (Per 1,000 SF)	<u>RTMF</u> (with Admin., Per 1,000 SF)	<u>Total GVTIF + RTMF</u> (with Admin.) (Per Unit)
Retail – Low ¹	\$4,541	\$3,102	\$7,643
Retail – Medium ²	\$7,466	\$5,191	\$12,657
Retail – High ³	\$12,881	\$13,987	\$26,868
Office ⁴	\$2,360	\$1,330	\$3,690
Light Industrial ⁵	\$979	\$521	\$1,500

Per Grass Valley Transportation Impact Fee Program Nexus Study, dated August 2008, prepared by EPS:

¹ Retail – Low primarily means commercial development generating a low intensity of vehicle trips. Specific uses include specialty retail, book, video rental stores, professional services, barber shops, dry cleaners, discount clubs, hardware/ paint, appliance, electronic, home supply, tire stores, health clubs, new car sales, furniture stores, and quick service oil change centers.

² Retail – Medium primarily means commercial development generating an average number of vehicle trips. Specific uses include clothing stores, banking services, auto parts stores, auto service centers, other auto-related services, arts and crafts stores, and hotels/ motels.

³ Retail – High primarily means commercial development generating an excessive number of vehicle trips. Specific uses include restaurants w/ drive-through window, banking services w/ drive-through teller, car sales, convenience stores, gas stations, drug stores, restaurants, movie theaters, and supermarkets.

⁴ Office primarily means office development. Specific uses include insurance, real estate, and administrative services, hospital, and in-office medical and in-office dental services.

⁵ Light Industrial primarily means industrial development. Specific uses include manufacturing; light/ heavy industrial uses; processing; fabricating; assembly; refining; repairing; goods packaging and treatment; material, produce, and sheet metal treatment; welding shops; wholesale lumber and contractor yards; and warehouse and mini-storage facilities.

3. Drainage - Commercial and Industrial, per 1,000 square feet of impervious surface- \$91.06 in accordance with Development Impact Fee (Chapter 8 - Drainage Improvements).
4. Public Safety and General Administration (*no Park/Recreation Fees for non-residential projects*):

<u>Per 1,000 sq. ft.</u>		<u>Fire</u>	<u>Police</u>	<u>Administration</u>
Commercial/Shopping Center				
0- 25K	gross leasable area	\$ 572.55	\$470.78	\$190.50
26- 50K	gross leasable area	490.72	436.58	163.61
51-100K	gross leasable area	429.41	382.02	143.03
101-200K	gross leasable area	381.69	325.65	127.00
201K +	gross leasable area	343.53	283.80	114.41
General Office				
0-10K	gross floor area	769.49	219.78	256.29
11-25K	gross floor area	712.82	177.97	289.38
26-50K	gross floor area	671.60	151.79	223.68
51K +	gross floor area	633.82	129.38	211.10
Industrial				
	Business Park	542.50	123.76	180.77
	Mini-Warehouse	7.64	24.24	2.28
	Warehousing	219.00	48.10	73.23
	Manufacturing	290.04	37.04	102.41
	Light Industrial	396.42	67.73	132.06
Other Nonresidential				
	Medical-Dental Office	696.50	350.45	231.68
	Hospital	580.36	170.42	193.36
	Day Care (per student)	27.36	43.44	91.64
	Lodging (per room)	122.15	88.36	40.73

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. OTHER DEVELOPMENT IMPACT FEES AND POLICIES

1. Appeals filed with City Council \$103.00
2. In Lieu of off street parking in downtown area \$2,074 / 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 / square foot
- refer to Resolution 88-275
4. Traffic Mitigation Fee for the Glenbrook Basin Refer to Ordinance 699
5. 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.
6. 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.
7. 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.
8. 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.

D. 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.

E. 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.