

NOTICE OF PUBLIC HEARING

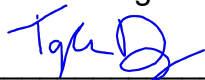
Notice is hereby given that a public hearing will be held by the City of Grass Valley City Council at 7:00 p.m. on Tuesday, May 10, 2022, or as soon thereafter as the matter described herein may be heard by the Council in the Chambers at City Hall, 125 East Main Street, Grass Valley regarding:

- 1) Annual Inflation Increase of Regional Transportation Mitigation Fee (RTMF)**
- 2) Annual Inflation Increase of City of Grass Valley Impact Fees for Water, Sewer, and Development**
- 3) Consideration of new Animal Control fees for the following fees: 1) Micro Chipping; 2) Unaltered Dog Turn-in Fee; 3) Unaltered Cat Turn-in Fee; 4) Feral & Working Cat Adoption. Also the consideration of new Fire fee for the following fees: Commercial Fire Sprinkler Modifications of 1 to 49 heads. The estimated costs to provide this service and a basis for determining these fees are available for review at City Hall during normal business hours. The revenues generated from the fees are considered General Fund revenue.**

Information on these matters are available at City Hall at 125 East Main Street during normal business hours (274-4350) or on the City's website at www.cityofgrassvalley.com.

The City of Grass Valley City Council will hold a Public Hearing at 7:00 p.m. on Tuesday, May 10, 2022, or as soon thereafter as the matter described above may be heard by the Council in the Council Chambers, Grass Valley City Hall, 125 East Main, Grass Valley, California. The Council will consider at the public hearing statements and testimony submitted for or against this matter. The Council, thereafter, shall take whatever final action it determines necessary and appropriate on this matter. If you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Council at, or prior to, the public hearing.

Dated: April 27, 2022



Taylor Day, Deputy City Clerk

PUBLISH TWICE: April 29, 2022
May 5, 2022

Exhibit A

Proposed Impact Fees with Annual Inflation Increase

ENR CCI San Francisco (Dec.) 2020 3.20% 2021 8.00%

A. RESIDENTIAL DEVELOPMENT IMPACT FEES

	FY 2021/2022			FY 2022/2023		
	Single Family	Duplex	Multi Family	Single Family	Duplex	Multi Family
Drainage	\$822.51	\$241.45	\$241.45	\$888.31	\$260.77	\$260.77
Fire Services	\$870.19	\$697.51	\$715.87	\$939.81	\$753.31	\$773.14
Police Services	\$346.82	\$277.97	\$289.13	\$374.57	\$300.21	\$312.26
Admin./Gen. Fac.	\$478.57	\$384.04	\$393.87	\$516.86	\$414.76	\$425.38
Parks and Rec	\$2,945.92	\$2,361.23	\$2,423.49	\$3,181.59	\$2,550.13	\$2,617.37
Total per dwelling unit (not including the GVTIF – see below)	\$5,464.01	\$3,962.20	\$4,063.81	\$5,901.13	\$4,279.18	\$4,388.91

	FY 2021/2022				FY 2022/2023			
	GVTIF (Per Unit)	Admin. Charge for GVTIF (at 1.0% Per Unit)	RTMF (with Admin.) (Per Unit)	Total GVTIF + RTMF (with Admin.) (Per Unit)	GVTIF (Per Unit)	Admin. Charge for GVTIF (at 1.0% Per Unit)	RTMF (with Admin.) (Per Unit)	Total GVTIF + RTMF (with Admin.) (Per Unit)
Single-Family	\$3,811.39	\$38.11	\$4,244.26	\$8,093.76	\$4,116.30	\$41.16	\$4,583.80	\$8,741.27
Multi-Family	\$2,637.83	\$26.38	\$2,938.33	\$5,602.54	\$2,848.86	\$28.49	\$3,173.40	\$6,050.74
Mobile Home	\$1,998.29	\$19.98	\$2,224.58	\$4,242.85	\$2,158.15	\$21.58	\$2,402.55	\$4,582.28
Senior Housing	\$1,425.50	\$14.26	\$1,587.38	\$3,027.14	\$1,539.54	\$15.40	\$1,714.37	\$3,269.31

B. NON RESIDENTIAL DEVELOPMENT IMPACT FEES

	FY 2021/2022				FY 2022/2023			
	GVTIF (Per 1,000 SF)	Admin. Charge (1% per unit)	RTMF (with Admin.) (Per 1,000 SF)	Total GVTIF + RTMF (with Admin.) (Per Unit)	GVTIF (Per 1,000 SF)	Admin. Charge (1% per unit)	RTMF (with Admin.) (Per 1,000 SF)	Total GVTIF + RTMF (with Admin.) (Per Unit)
Retail – Low ¹	\$3,083.56	\$30.84	\$1,880.08	\$4,994.48	\$3,330.24	\$33.30	\$2,030.49	\$5,394.03
Retail – Medium ²	\$6,588.11	\$65.88	\$4,016.85	\$10,670.84	\$7,115.16	\$71.15	\$4,338.20	\$11,524.51
Retail – High ³	\$11,681.82	\$116.82	\$7,122.93	\$18,921.57	\$12,616.37	\$126.16	\$7,692.76	\$20,435.29
Office ⁴	\$1,555.78	\$15.56	\$947.92	\$2,519.26	\$1,680.24	\$16.80	\$1,023.75	\$2,720.80
Light Industrial ⁵	\$687.99	\$6.88	\$418.80	\$1,113.67	\$743.03	\$7.43	\$452.30	\$1,202.76
Warehouse	\$459.74	\$4.60	\$280.32	\$744.66	\$496.52	\$4.97	\$302.75	\$804.23
Lodging	\$833.34	\$8.33	\$507.74	\$1,349.41	\$900.01	\$9.00	\$548.36	\$1,457.37

Per 1,000
sq. ft.

Commercial/Shopping Center

	FY 2021/2022	FY 2022/2023
0-25K gross leasable area	\$772.29	\$834.07
26-50K gross leasable area	\$661.91	\$714.86
51-100K gross leasable area	\$579.23	\$625.57
101-200K gross leasable area	\$514.85	\$556.04
201K + gross leasable area	\$463.38	\$500.45

General Office

	FY 2021/2022	FY 2022/2023
0-10K gross floor area	\$1,037.95	\$1,120.99
11-25K gross floor area	\$961.51	\$1,038.43
26-50K gross floor area	\$905.15	\$977.56
51K + gross floor area	\$854.95	\$923.35

Industrial

	FY 2021/2022	FY 2022/2023
Business Park	\$726.70	\$784.84
Mini-Warehouse	\$10.30	\$11.12
Warehousing	\$295.40	\$319.03
Manufacturing	\$391.61	\$422.94
Light Industrial	\$534.73	\$577.51

Other Nonresidential

	FY 2021/2022	FY 2022/2023
Medical-Dental Office	\$939.51	\$1,014.67
Hospital	\$782.82	\$845.45
Day Care (per student)	\$36.88	\$39.83
Lodging (per room)	\$164.75	\$177.93

	FY 2021/2022	FY 2022/2023
Police	\$635.05	\$685.85
Administration	\$256.96	\$277.52
Police	\$592.69	\$640.11
Administration	\$192.92	\$208.35
Police	\$439.26	\$474.40
Administration	\$171.30	\$185.00
Police	\$382.82	\$413.45
Administration	\$154.33	\$166.68
Police	\$297.36	\$321.15
Administration	\$345.66	\$373.31
Police	\$240.06	\$259.26
Administration	\$390.31	\$421.53
Police	\$204.74	\$221.12
Administration	\$301.72	\$325.86
Police	\$174.50	\$188.46
Administration	\$288.54	\$311.62
Police	\$166.94	\$180.30
Administration	\$243.83	\$263.34
Police	\$32.69	\$35.31
Administration	\$3.07	\$3.32
Police	\$64.89	\$70.08
Administration	\$98.75	\$106.65
Police	\$49.95	\$53.95
Administration	\$138.13	\$149.18
Police	\$91.36	\$98.67
Administration	\$18.55	\$20.03
Police	\$472.71	\$510.53
Administration	\$312.51	\$337.51
Police	\$229.87	\$248.26
Administration	\$260.82	\$281.69
Police	\$58.59	\$63.28
Administration	\$123.60	\$133.49
Police	\$126.88	\$137.03
Administration	\$54.93	\$59.32

C. OTHER DEVELOPMENT IMPACT FEES AND POLICIES

	FY 2021/2022	FY 2022/2023
In Lieu of off street parking in downtown area	\$2,648.43	\$2,860.30
Drainage - Commercial & Industrial	\$116.40	\$125.71

Exhibit A

Proposed Impact Fees with Annual Inflation Increase

ENR CCI San Francisco (Dec.)

2020	2021
3.20%	8.00%

Water Capacity Charge

Water <u>Meter Size</u>	Demand <u>Ratio</u>	FY 2021/2022	FY 2022/2023
Up to 3/4"	1	\$ 11,681	\$ 12,615
1"	1.67	\$ 19,470	\$ 21,028
1 1/2"	3.33	\$ 38,941	\$ 42,056
2"	5.33	\$ 61,041	\$ 65,925
3"	10	\$ 116,834	\$ 126,181
4"	16.67	\$ 194,723	\$ 210,301

Wastewater Capacity Charge

Residential

Water <u>Meter Size</u>	Demand <u>Ratio</u>	FY 2021/2022	FY 2022/2023
Up to 3/4"	1	\$ 12,370	\$ 13,360
1"	1.67	\$ 20,616	\$ 22,265
1 1/2"	3.33	\$ 41,240	\$ 44,539
2"	5.33	\$ 65,987	\$ 71,266
3"	10	\$ 122,289	\$ 132,072
4"	16.67	\$ 206,211	\$ 222,708

Non Residential

Fee per 100 GPD of estimated
wastewater discharge

\$ 6,184	\$ 6,679
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Animal Control Fees

- Micro Chip - \$15
 - State mandated
- Unalter Dog Turn-in Fee - \$86
 - The current turn in fee of a dog is \$36. The City for an unalter dog has to spay or neuter once it comes into the shelter and then out for adoption per state mandates. This cost the city incurs and this fee would help offset a portion of the neutering or spaying costs.
 - Neutering & Spaying fees:
 - 0 to 20 lbs Male is \$95/Female is \$110
 - 21 to 49 lbs Male is \$110/Female is \$125
 - 50 to 79 lbs Male is \$130/Female is \$150
 - 80 to 95 lbs Male is \$180/Female is \$195
 - Comparable to Sammy's friends fees
- Unaltered Cat Turn-in Fee - \$50
 - The current turn in fee of a cat is \$36. The City for an unalter cat has to spay or neuter once it comes into the shelter and then out for adoption per state mandates. This cost the city incurs and this fee would help offset a portion of the neutering or spaying costs.
 - Neutering & Spaying fees:
 - Male is \$40/Female is \$60
 - Comparable to Sammy's friends
- Feral & Working Cat Adoption - \$45
 - Cheaper fee of a cat adoption fee of \$60

Fire Department Fees

- Commercial Fire Sprinkler Modifications of 1 to 49 sprinkler heads - \$165
 - Current fee is \$108
 - The city has a 3rd party who reviews these plans at \$100 an hour. Typically, these plan reviews take 1.5 to 2 hrs. to complete, ranging of a cost to the city of \$150 to \$200.