



**CITY OF ATWATER**  
**DRAFT PUBLIC FACILITY**  
**DEVELOPMENT IMPACT FEE STUDY**  
**MARCH 21, 2003**

## *Executive Summary*

The City of Atwater charges development impact fees to fund facilities and equipment required for new development within the City. This fee funds City wide improvements for water, wastewater, traffic/circulation (roads), traffic signals, parks and recreation, public safety, fire protection and government facilities.

## *Purpose*

The purpose of this study is to update the development impact fee program and establish the Nexus between projected new development within the City of Atwater, and required governmental capital facilities to service new development per adopted General Plan build-out (in increments of five years through the year 2020). This Nexus will serve as the basis for requiring development impact fees authorized under AB1600 Legislation, California Government Code, Section 66000 et seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “a reasonable relationship or Nexus must exist between a governmental exaction and the purpose of the condition”. Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee;
- Identify how the fee will be used;
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and,
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

The development fees to be collected for each land uses are calculated based on the proportionate share of the total facility use that each land use represents.

## *Existing Citywide Fees*

The development impact fee program consists of several individual fees that are charged to new development. The existing citywide fees are as follows:

- **Water Facilities -** Funds the improvement of major water supply, transmission, and storage facilities.
- **Wastewater Facilities -** Funds the expansion and construction of Improvements to the wastewater treatment plant (additional capacity).
- **Transportation Facilities -** Funds the improvement of roadway facilities and traffic signals.
- **Parks and Recreation Improvements -** Funds the development of Citywide parks and recreation facilities (including Atwater Youth Center).
- **Public Safety Facilities -** Funds the improvement of Police facilities and equipment purchases benefitting public safety citywide.
- **Fire Protection Facilities -** Funds the improvement of fire protection facilities and purchase of necessary related equipment.
- **General Government Capital Facilities -** Facilities related to the general administration and management of the City.

## *Summary of Findings*

Based on the analysis contained in this study, are the following major findings:

- In order to maintain existing levels of service (LOS) enumerated above, the City of Atwater will need to construct or acquire capital facilities and equipment to serve new development through build out of General Plan. The development impact fee program is necessary to fund the cost of these capital facilities and equipment that benefit new development within the City.
- Based on the findings, costs, and calculations discussed in this report, staff calculated the development impact fees for the City of Atwater for the various construction projects per General Plan Land Use designation.

## TRAFFIC AND CIRCULATION

### TRAFFIC AND CIRCULATION:

•	Bellevue Road widening (between the new Highway 99 Interchange and existing City limit line)	
	Right-of-way acquisition.....	\$ 1,200,000
	Construction of 100 foot median 1056 OLF @ 200 .....	\$ 2,112,000
•	Buhach widening (north of bridge to Bellevue Road)	
	Right-of-way acquisition .....	\$ 150,000
	Construction .....	\$ 422,400
•	Sycamore Avenue (north bound Highway 99 off ramp north of Sycamore Avenue)	
	Right-of-way acquisition 1584' @ 60' R/W .....	\$ 218,181
	Construction .....	\$ 152,064
•	Bellevue Road raised median (between City limit line and Buhach Road)	
	Construction 10,560 L.F. @ \$50/L.F. ....	\$ 528,000
•	Applegate Road (between Highway 99 Interchange to State Route 140)	
	Right-of-way acquisition .....	\$ 2,550,000
	Design and construction 15,840' @ \$236/L.F. ....	\$ 3,738,240
•	Avenue One and Avenue Two (between Buhach Road and Gurr Road)	
	Right-of-way acquisition .....	\$ 969,697
	Design and construction 10,560' @ \$205/L.F. ....	\$ 2,164,800
•	Bell Drive (between Applegate Road and Hull Road)	
	Right-of-way acquisition 211,200 sq. ft. ....	\$ 484,848
	Design and construction 5280' @ \$205/L.F. ....	\$ 1,082,400
•	Commerce Avenue (between Applegate Road and SP Avenue)	
	Right-of-way acquisition 211,200 sq. ft. ....	\$ 484,848
	Design and construction 5280' @ \$202/L.F. ....	\$ 1,066,560
•	Giannini Road (between Commerce Avenue and Mulberry Avenue)	
	Right-of-way acquisition (60' right-of-way) .....	\$ 0
	Design and construction 5280' @ \$50/L.F. ....	\$ 264,000
	<b>TOTAL</b> .....	<b>\$17,588,038</b>

*100% to be funded by New Development*

### Distribution of Traffic Circulation Impact Fee (\$17,588,038):

•	Low Density Residential 48.18% (\$8,473,917)	\$2,672/Acre
•	Med./High Density Residential 5.1% (\$896,990)	\$7,071/Acre
•	Business Park 32.87% (\$5,781,188)	\$2,670/Acre
•	Commercial 13.85% (\$2,435,943)	\$3,684/Acre

### Residential/Unit

•	Low Density Residential	\$668/Unit
•	Med./High Density Residential	\$416/Unit

## I. AB 1600 NEXUS FINDINGS

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### ***AUTHORITY:***

This report has been prepared to establish water, wastewater, streets and traffic signals, parks and recreation, public safety, fire, and general government capital facilities development impact fees (the "Fees") for the City of Atwater in accordance with the procedural guidelines established in AB 1600 which is codified in California Government Section 66000 et seq. These code sections set forth the procedural requirements for establishing and collecting the Fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition." Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and,
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

### ***PURPOSE OF FEES:***

New development in the City of Atwater will increase the demand for government services, including general government facilities and administrative functions, police protection, and fire protection. The increased demand for these services requires that these services expand their capital facilities. The development impact fees will fund construction of capital facilities and purchase of equipment necessary to accommodate new residential and commercial development.



## WASTEWATER SYSTEM

For the wastewater system, the common use factor is gallons of sewage flow per acre per day for related land use (per 1,000 square feet of building area plus 1,000 square feet thereafter).

### SEWAGE COLLECTION SYSTEM FEE CALCULATIONS:

• 3.5 MGD Additional capacity	\$7,000,000
• Tertiary filter to existing facility	\$ 567,000
<b>TOTAL:</b>	<b>\$7,567,000</b>

*100% to be funded by New Development*

Fees for tapping in to the City sewer system shall be \$400.00 to the Sewer and Maintenance Fund plus the following:

#### **Residential users:**

Single Family Residential (very low and low density)	\$3,667.00
Mobile Homes	\$3,312.00
Med./High Density Residential	\$3,312.00

#### **Commercial users:**

For the first 1,000 sq. ft. building area	\$1,576.00
Per 1,000 sq. ft. thereafter	\$1,288.00
Laundry facilities & car washes, per 1,000 sq. ft. building area	\$1,576 + \$100.00/washing machine
Mortuaries, per 1,000 sq. ft.	\$1,576.00
Recreational vehicle, per pad	\$1,576.00
Restaurants and coffee shops per 1,000 sq. ft.	\$1,576.00
Bars and beauty parlors per 1,000 sq. ft.	\$1,576.00

#### **Institutional users:**

Hospitals per 1,000 sq. ft.	\$1,576.00
Convalescent hospitals & rest homes per 1,000 sq. ft.	\$1,576.00
Schools per 1,000 sq. ft.	\$1,576.00
Churches per 1,000 sq. ft. excluding sanctuary	\$1,576.00

#### **Industrial classifications:**

Connection charges for industrial classifications to be individually determined from discharge characteristics.

#### **Miscellaneous classifications:**

Miscellaneous City users (bakeries, etc.)	\$ 576.00
Government facilities equivalent to residential unit	\$3,667.00

**TRAFFIC SIGNALS & OPTICONS**

<u>Land Use</u>	<u>% of Total</u>	<u>Acreage added</u>	<u>Use Factor</u>	<u>Total PM P.H. Trips &amp; % of Share</u>	<u>Total Prorated Share</u>	<u>Per acre/unit</u>
Low Density Residential	48.18	2791	4.56	12712 = 42.4%	\$631,760	\$226/Acre/\$57/unit
Med./High Density Res.	5.1	296	12.07	3573 = 11.9%	\$177,310	\$599/Acre/\$35/unit
Commercial	13.85	802	6.3	5053 = 16.8%	\$250,320	\$312/Acre
Business Park	32.87	1904	4.55	8663 = 28.9%	\$430,610	\$226/Acre
<b>TOTAL</b>	<b>100%</b>	<b>5793</b>	<b>—</b>	<b>30001 = 100%</b>	<b>\$1,490,000</b>	<b>—</b>

## TRAFFIC SIGNALS & OPTICONS

### TRAFFIC SIGNALS & OPTICONS:

- Bellevue Road @ 7<sup>th</sup> Street
- Bellevue Road @ Grove Avenue
- Buhach Road @ Avenue One
- Giannini Road @ Highway 140
- Applegate Road @ Highway 140
- Bert Crane Road @ Highway 140
- Bert Crane Road @ Rose Avenue

Eight (8) Signals @ \$175,000/ea.	\$1,400,000
Nine (9) Opticons @ \$10,000/ea.	<u>\$ 90,000</u>

<b>TOTAL:</b>	<b>\$1,490,000</b>
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*100% to be funded by New Development*

### DISTRIBUTION per UNIT:

- |                                 |               |
|---------------------------------|---------------|
| • Low density residential       | \$ 57.00/unit |
| • Med./High Density residential | \$ 35.00/unit |
| • Business Park & Industrial    | ----          |
| • Commercial                    | ----          |

### DISTRIBUTION per ACRE:

- |                                 |                |
|---------------------------------|----------------|
| • Low density residential       | \$ 226.00/acre |
| • Med./High Density residential | \$599.00/acre  |
| • Business Park & Industrial    | \$226.00/acre  |
| • Commercial                    | \$312.00/acre  |

- ★ Development of non-residential less than one acre in size, shall pay the full acre impact fee.

**METHODOLOGY FOR PARKS AND RECREATION IMPACT FEE DISTRICT**

Land Use	Acres added	% of Total	Population/LUD	Population/unit	\$/Capita	\$/Unit
Single Family Res.	2791	90.4	21696	3.1	768.33	\$2,382
Med./High Density Res.	296	9.6	2304	2.6	768.33	\$1,998
<b>TOTAL</b>	<b>3087</b>	<b>100%</b>	<b>24000</b>	—	—	—

**PUBLIC FACILITIES & COMMUNITY INFRASTRUCTURE**  
**WITH RELATED COSTS**

Park demand is determined by the intensity of use by the number of persons using park facilities. Therefore population per acre is the common use factor. For this fee study, it has been assumed that parks benefit residents rather than employees. Based on this assumption, no park costs have been allocated to non-residential land uses. The following table represents the distribution of fees.

<b>PARKS &amp; RECREATION:</b>	
• Additional 96 acres of Parkland	\$9,600,000
• 96 acre Parkland improvements	\$3,840,000
• Additional Youth Center	\$5,000,000
<b>TOTAL:</b>	<b>\$18,440,000</b>
<i>100% to be funded by New Development</i>	

**Parkland (Land Acquisition) \$9,600,000:**

- Single-family residential \$1,240/unit
- Med./High Density residential \$1,020/unit

**Parkland (Improvements) \$3,840,000:**

- Single-family residential \$496/unit
- Med./High Density residential \$448/unit

**Youth Center \$5,000,000:**

- Single-family residential \$646/unit
- Med./High Density residential \$530/unit

**TOTAL PARKS & RECREATION IMPACT FEE:**

- Single-family residential \$2,382/unit
- Med./High Density residential \$1,998/unit
- Non-residential - NA

## FACILITY COST ESTIMATES

Cost estimates of the facilities and equipment needed to serve new development were prepared by City Staff. The source of these cost estimates is discussed below.

The development impact fees funds the following capital facilities:

- Water System
- Sewage Collection
- Traffic and Circulation
- Parks and Recreation
- Police protection
- Fire protection
- General Government

Exhibit 'A' attached shows the total costs of and identify funding source for each capital facility type. Total costs amount to approximately \$57,764,389 million. Of the total, impact fees charged on new development will fund 100% of facilities to keep the same level of service (LOS). These tables list the individual projects making up each total facility cost and the detailed allocation of costs to new development. All facility cost estimates were prepared by City Staff and is subject to change as other funding becomes available.

All facility cost estimates exclude allowances for administration of the program.

***USE OF FEES:***

Fee revenue from new development will be used to fund:

- **Water Facilities -** Major water supply, transmission, and storage facilities.
- **Wastewater Facilities -** Improvements to the wastewater treatment plant (additional capacity).
- **Transportation Facilities -** Roadway facilities and traffic signals.
- **Parks and Recreation Improvements -** Citywide parks and recreation facilities (including Atwater Youth Center).
- **Public Safety Facilities -** Police facilities and equipment purchases benefitting public safety citywide.
- **Fire Protection Facilities -** Funds the improvement of fire protection facilities and purchase of necessary related equipment.
- **General Government Capital Facilities -** Facilities related to the general administration and management of the City.

***RELATIONSHIP BETWEEN USE OF FEES AND TYPE OF DEVELOPMENT:***

New residential, commercial and industrial development in the City of Atwater will increase trips on all roads and highways. Without the completion of necessary roadway improvements, greater traffic volumes will create decreased service levels and increased public safety hazards.

New development will also increase the demand for government services within the City, including but not limited to water services, wastewater services, and park services. Increased building space for City Hall, community centers, park services, corporation yard and Atwater Youth Center will allow the City of Atwater to continue to provide the same level of service to new residents and employees. The purchase of capital equipment and vehicles for general government uses will also allow the City of Atwater to maintain existing levels of service for new residents and employees.

***RELATIONSHIP BETWEEN NEED FOR FACILITY AND TYPE OF PROJECT:***

Each new development project (residential or commercial) will add to the incremental need for citywide roadway capacity. Transportation improvements will be necessary to maintain the current level of service by maintaining acceptable traffic flows upon build out of the General Plan.

For the City of Atwater to maintain existing levels of water, wastewater, park services, recreation services, as well as proper City management and administration, additional capital facilities will need to be constructed. The development impact fees will fund these additional capital facilities.

Police and fire protection capital facilities are necessary to maintain the safety and protection of persons and property within the City. The development impact fees will fund the necessary police and fire facilities and equipment to provide adequate and consistent levels of service to existing and new development within the City.

***RELATIONSHIP BETWEEN AMOUNT OF FEES AND COST OF OR PORTION OF FACILITY ATTRIBUTED TO DEVELOPMENT UPON WHICH FEE IS IMPOSED:***

One hundred percent (100%) of the capital facility improvements for water will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

One hundred percent (100%) of the capital facility improvements for wastewater will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents and employees.

One hundred percent (100%) of the transportation facility improvements will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

One hundred percent (100%) of the parks and recreation facility improvements will be funded by new development. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents.

New development will fund 100% of future police service capital facilities and equipment and 100% of fire service capital facilities and equipment. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents/businesses.

New development will fund 100% of general government capital facilities. Construction or acquisition of these capital improvements will allow the City to maintain the level of service currently provided to new residents/businesses.

## II. SUMMARY OF NEXUS STUDY METHODOLOGY

The City of Atwater Capital Facility Fee funds water, wastewater, streets and traffic signals, parks and recreation, public safety, fire facilities, and general government facilities and equipment required to serve new development. The fee is set based on a nexus between the facilities to be funded and the benefit received by those paying the fee, in this case new development within the City of Atwater.

This chapter provides an overview of the nexus methodology. The following chapters describe in greater detail how the facility costs were estimated and the cost allocation to new development.

### ***SUMMARY OF METHODOLOGY:***

The methodology for calculating the development impact fees is summarized below:

- 1) Determine the amount and cost of new public facilities and equipment needed by new development to maintain existing levels of service.
- 2) Determine the net cost of facilities to be funded by development impact fees.
- 3) For facilities that benefit all new development in Atwater, determine the appropriate common use factors by which to allocate to different land uses the cost of the various public facilities needed to serve new development.
- 4) Apply the appropriate common use factors to the land uses presented in the General Plan in order to determine the allocation of costs to each land use.
- 5) Divide the total cost allocated to each land use: (1) by the number of units for residential land uses to determine the fee per unit, or (2) by the number of built square feet for non-residential land uses to determine the fee per built square foot or (3) percentage of proportionate share of each land use.

***ALLOCATION BETWEEN EXISTING AND NEW DEVELOPMENT:***

In determining the amount of facilities needed and the allocation of the cost of facilities between existing residents and new development, the following principles were used:

- 1) the amount and cost of new facilities and equipment was based on maintaining existing levels of service.
- 2) Facilities and equipment that will be needed to serve new development were allocated 100% to new development.

Using these allocation principles, determinations were made of the amount and cost of new public facilities needed to serve new development at existing levels of service. See **EXHIBIT 'A'** for a detailed summary of facility costs developed by staff. Each figure in **EXHIBIT 'A'** contains the following information:

- Description of each improvement;
- Allocation of facilities costs; and,
- Allocation of funding for facilities.

***COMMON USE FACTORS:***

After determining the allocation of facilities for new development, the cost of these facilities were then allocated to each land use. The allocations to the land use categories within the general Plan are based upon the percent share of total use of each type of facility that each land use represents.

## WATER SYSTEM

For the water system, the common use factor is gallons of water used per acre per day. For the most part, the use factors presented in the land use categories. The fee for non-residential use is based on meter size and flow rate.

<b>WATER SYSTEM:</b>	
• One (1) new well	\$736,010
• Two (2) reservoirs @ 1.5 MG/ea. (\$1,325,313/ea.)	\$2,650,626
<b>TOTAL:</b>	<b>\$3,386,636</b>
<i>100% to be funded by New Development</i>	

**Fees for tapping in to the City Water System shall be \$400.00 to the Water and Maintenance Fund plus the following:**

**Water System:**

• Residential Estate (very low density)	\$2,989/unit
• Detached single-family residential (low density)	\$2,689/unit
• Med./High Density residential	\$1,257/unit
• Residential transition	\$1,257/unit
• Commercial & Commercial transition	\$3,135 + connection fee/meter size
• Business Park	\$3,150 + connection fee/meter size
• Manufacturing	\$3,430 + connection fee/meter size
• Institutional	\$3,991 + connection fee/meter size
• Schools & County Government	\$1,473 + connection fee/meter size
• Private recreational	\$3,388 + connection fee/meter size

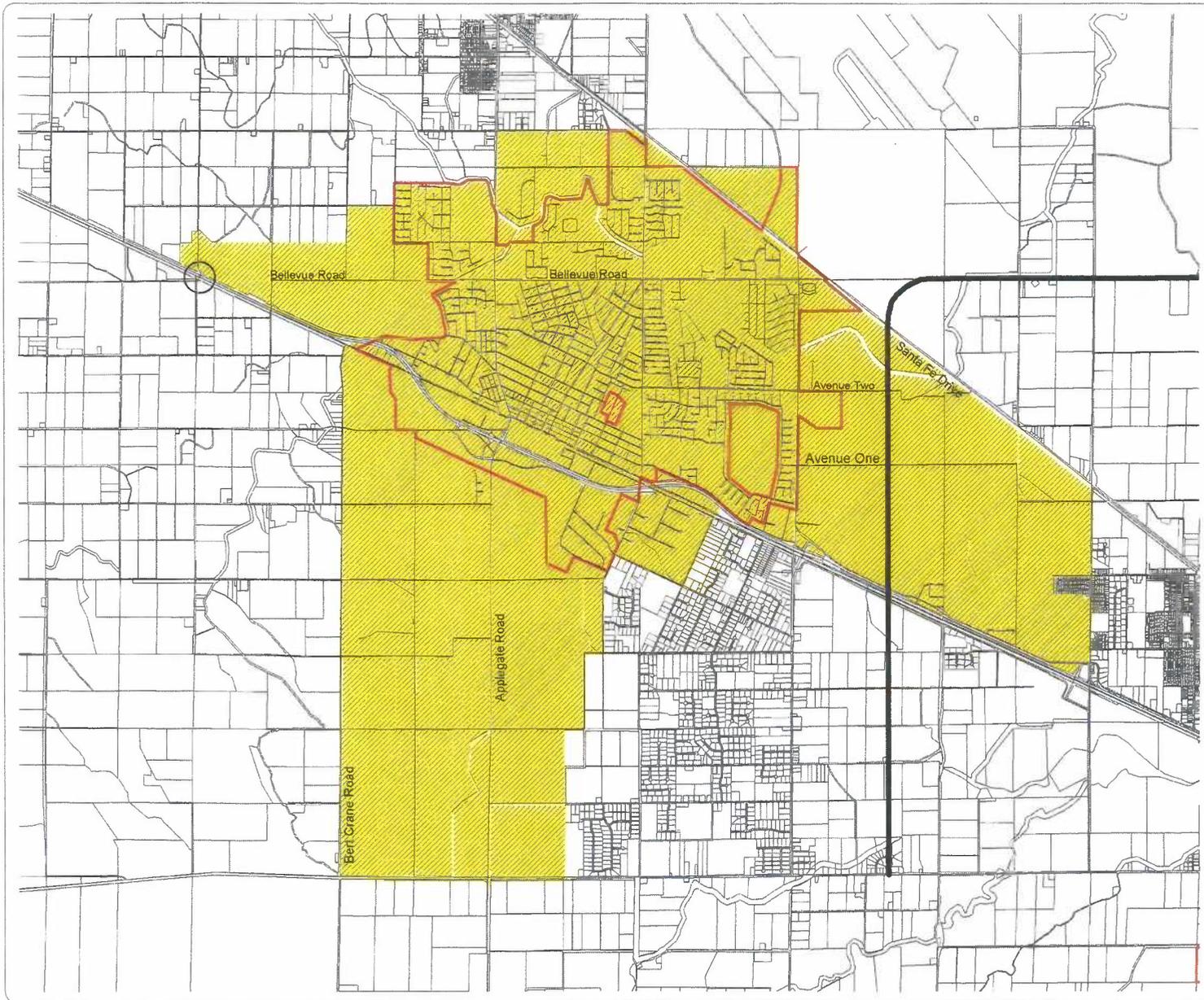
**Regular Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/Meter size</u>
Basic 5/8" x 3/4"	20 gpm	1	\$ 500.00
3/4"	30 gpm	1.5	\$ 750.00
1"	50 gpm	2.5	\$ 1,250.00
1 1/2"	100 gpm	5	\$ 2,500.00
2"	160 gpm	8	\$ 4,000.00
3"	300 gpm	15	\$ 7,500.00
4"	500 gpm	25	\$12,500.00
6"	1200 gpm	60	\$30,000.00
8"	2000 gpm	100	\$50,000.00

**Fire Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/ Meter size</u>
4"	1000 gpm	50	\$ 1,500.00
6"	2000 gpm	100	\$ 3,000.00
8"	3500 gpm	175	\$ 5,150.00
10"	5600 gpm	280	\$ 8,250.00

- ★ All non-residential uses that exceed average daily demands are subject to pay an additional water fee percentage.
- ★ All uses shall install water meters with related equipment.
- ★ A minimum fee of one inch per acre shall be charged on non-residential land use.



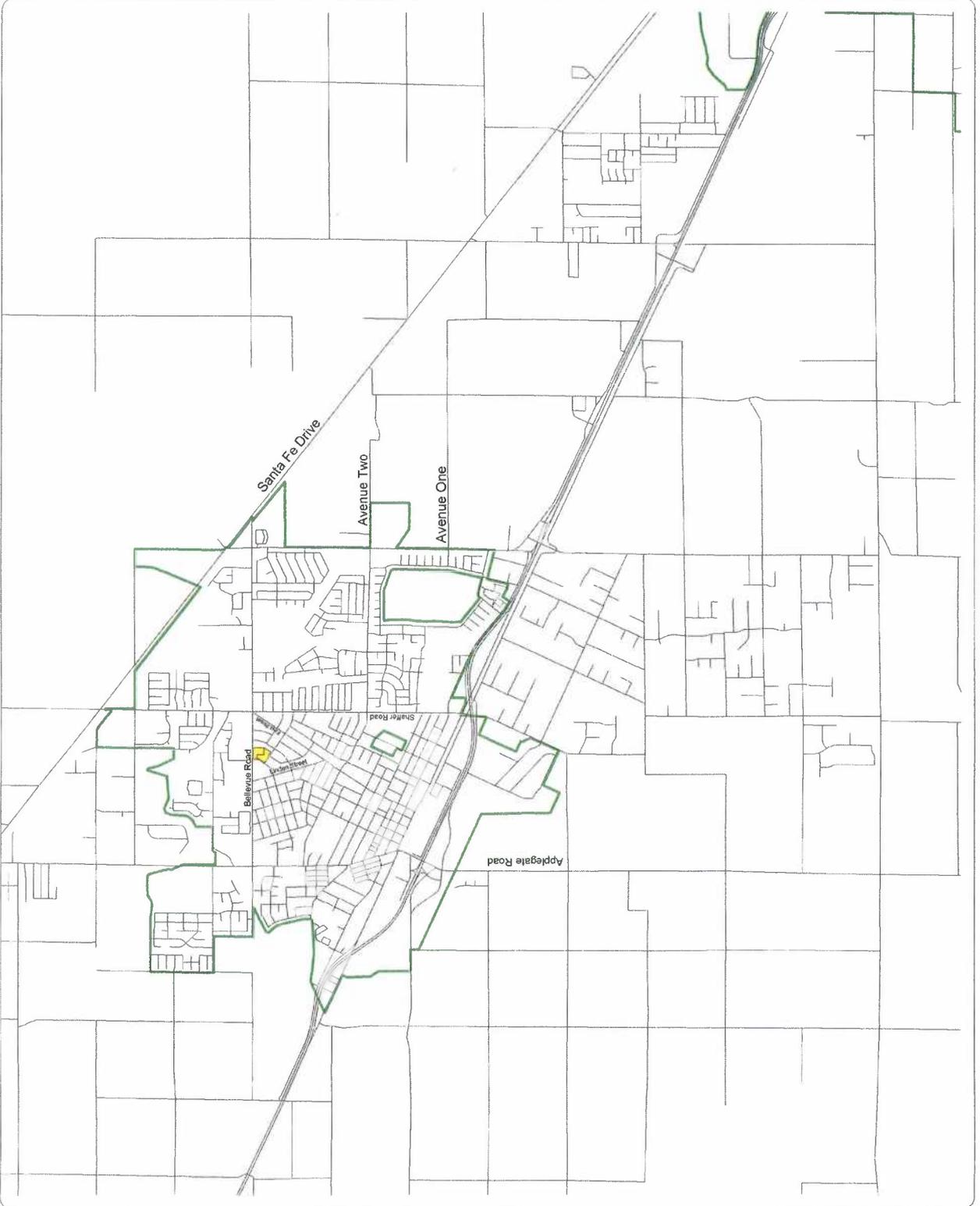
-  Castle Parkway
-  Sphere of Influence
-  City Limit
-  Bellevue Road Interchange

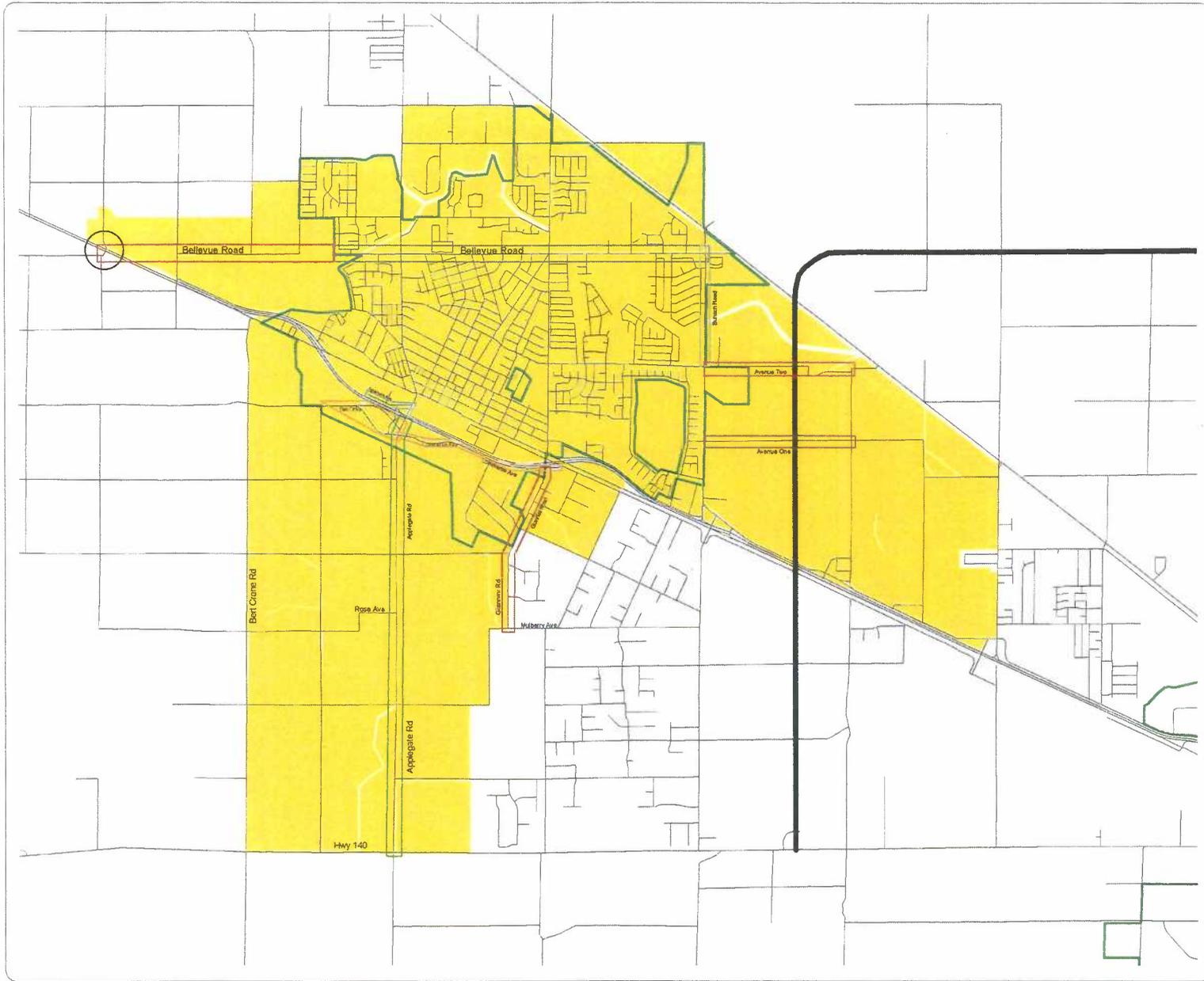


Atwater City Hall



City Limit

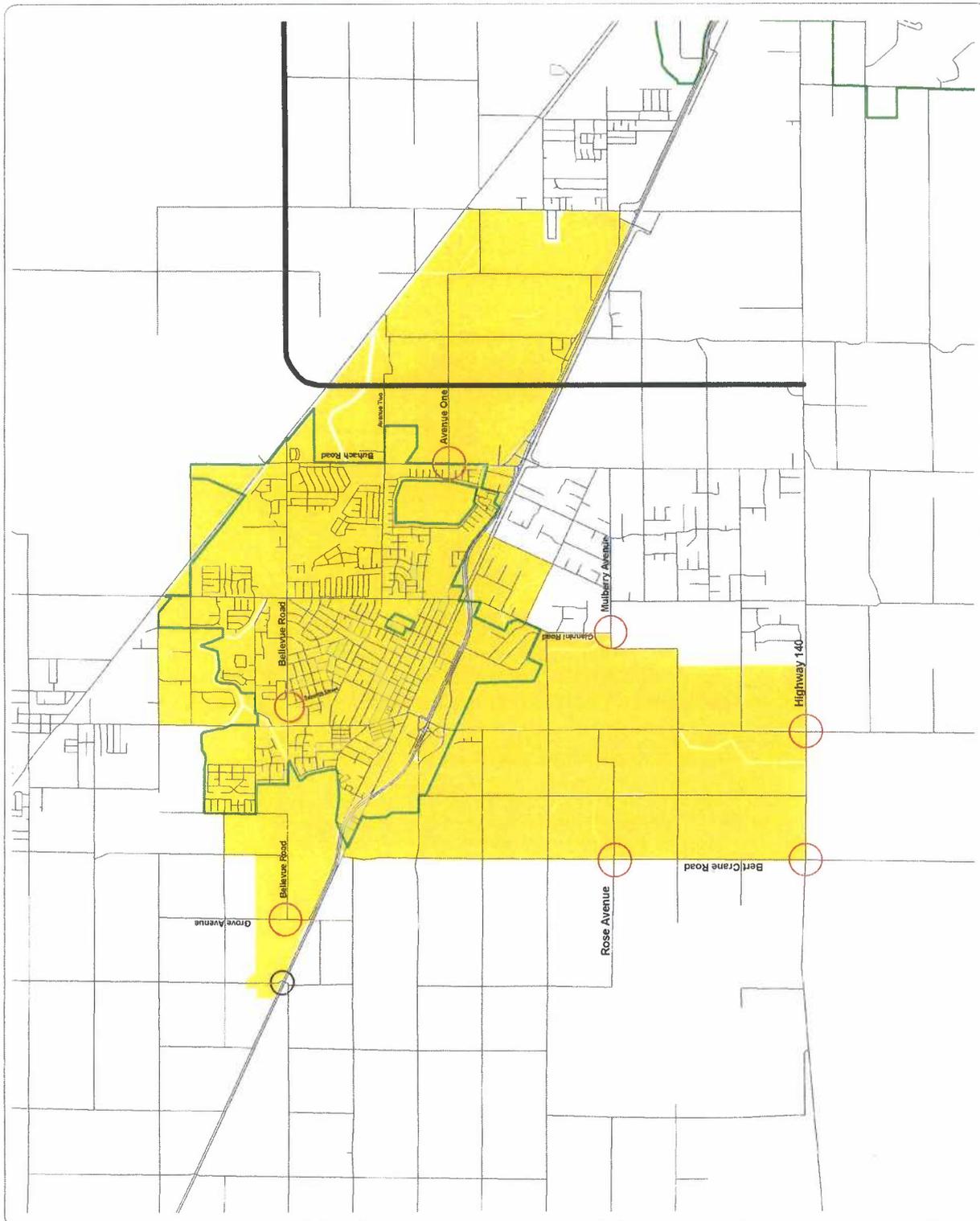




-  Bellevue Road Interchange
-  Castle Parkway
-  Bellevue Road Widening  
(Between Hwy 99 & City Limit)
-  Buhach Widening  
(North of Bridge to Bellevue)
-  Sycamore Avenue  
(N. Bound Hwy 99 Off Ramp N. of Sycamore Ave)
-  Bellevue Road Raised Median  
(Between City Limit and Buhach Rd.)
-  Applegate Road  
(Hwy 99 Interchange to State Rte. 140)
-  Avenue One  
(Between Buhach Rd. and Gurr Rd.)
-  Avenue Two  
(Between Buhach Rd. and Gurr Rd.)
-  Bell Drive  
(Between Applegate Rd. and Hull Rd.)
-  Commerce Avenue  
(Between Applegate Rd. and SP Avenue)
-  Giannini Road  
(Between Commerce Ave. & Mulberry Ave.)
-  Sphere of Influence



-  City Limit
-  Traffic Signals
-  Sphere of Influence
-  Castle Parkway
-  Bellevue Road Interchange



**PUBLIC SAFETY**

Police and Fire facilities impact fee was calculated in 1995. The common use factor is the calls for police service per acre for non-residential use and per unit for residential land uses. This fee was calculated for 10 year growth (1995-2005).

Staff recommends that police and fire impact fee remain the same until a further nexus study is conducted in 2005.

**FIRE AND POLICE DISTRIBUTION OF FEES:**

<u>Land Use</u>	<u>Fire</u>	<u>Police</u>
• Very Low density residential	\$ 520/unit	\$401/unit
• Low density residential	\$ 520/unit	\$401/unit
• Multi-family residential	\$ 59/unit	\$ 46/unit
• Commercial	\$1,038/acre	\$800/acre
• Business Park	\$ 738/acre	\$569/acre
• Industrial	\$ 860/acre	\$664/acre
• Institutional	\$1,032/acre	\$796/acre
★ Fire and Police public facility impact fees remain unchanged (Same as adopted by City Council Resolution No. 1224-95)		

*100% to be funded by New Development*



CITY COUNCIL  
OF THE  
CITY OF ATWATER

RESOLUTION NO. 1224-95

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ATWATER AMENDING  
RESOLUTION NO. 875-90 UPDATING PUBLIC  
FACILITIES IMPROVEMENT FEE FOR ALL  
RESIDENTIAL AND NON-RESIDENTIAL DEVELOP-  
MENT WITHIN THE CITY OF ATWATER

WHEREAS, the City Council of the City of Atwater has adopted Ordinance No. CS 661 creating and establishing the authority for imposing and charging a Citywide Public Facilities Improvement Fee; and

WHEREAS, the General Plan and the Twenty (20) Year Capital Expenditures Program reviewed the impact of contemplated future residential and non-residential development on existing public facilities and services; and

WHEREAS, re-analysis of the need for new public facilities and improvements required by new development was conducted in April 1995 and is attached as Exhibit A; and

WHEREAS, said analysis set forth the relationship between new development, the needed facilities and the estimated costs of those improvements; and

WHEREAS, the re-analysis entitled "Amendment to Public Facilities Implementation Program of 1990" was prepared by City staff and is dated April 24, 1995; and

WHEREAS, this study was available for public inspection and review fourteen (14) days prior to this public hearing; and

WHEREAS: the City Council finds as follows:

1. The purpose of this fee is to finance public facilities to reduce the impacts of

- population increases caused by new development within the City of Atwater projected for the years 1995-2015;
2. The public facilities fees collected pursuant to this resolution shall be used to finance the public facilities described or identified in Exhibit "A", attached hereto;
  3. After considering the study and analysis prepared by City staff entitled "Amendment to Public Facilities Implementation Program of 1990" and the testimony received at this public hearing the Council approves said study, and incorporates such herein, and further finds that the new development in the City incorporated area will increase the City's population by eighty-five to ninety percent (85-90%) for the Planning period of 1995-2015 and will contribute to the degradation of existing public facilities/services and generate higher need to support the growth.
  4. There is a need in this described impact area for public facilities which have not been constructed or have been constructed, but new development has not contributed its fair share towards these facility costs and said facilities have been called for is or are consistent with the City's future growth as set forth in the City's General Plan.
  5. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development described in paragraph 3 below, for which the corresponding fee is charged, and, also there is a reasonable relationship between the fee's use and the type of development for which the fee is charged, as these reasonable relationships or nexus are in more detail described in the study referred to above.
  6. The cost estimates set forth in Exhibit "A" are reasonable cost estimates for constructing these facilities, and the fees expected to be generated by new developments will not exceed the total of these costs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Atwater that:

1. **Fund Established.** A Public Facilities Improvement Fee shall be charged upon issuance of any building permit for the construction of new residential and non-residential structures. That there is hereby established special revenue funds to receive these fees and they are entitled: a) Government Buildings Improvement Fee Fund, b) Parks and Recreation Improvement Fee Fund, c) Traffic Circulation Improvement Fee Fund.
2. **Fee Distribution.** The fee is calculated and distributed between land uses based upon impacts as shown in Exhibit A.
3. **Use of Fee.** The fee shall be solely used to pay: 1) for the described public facilities to be constructed and purchased by the City; and 2) for reimbursing the City for the development's fair share of those capital improvements already constructed by the City as shown in Exhibit "A" attached hereto and Resolution

No. 875-90 in part, where those facilities were beyond that needed to mitigate the impacts of the other developers' project or projects. Idle funds shall share in the earnings of the City's investments until such time they are utilized. The City, as required by State law, will maintain and retain appropriate records showing those contributing to the funds, as well as the amounts contributed for a five (5) year period if not spent, or until the City has made a finding that there is a continuing need for maintaining the funds, whichever is longer.

- 4. Fee Review. On or about June 1 of each following year the City staff shall review the estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged or spent. Furthermore, every five years thereafter of adoption of this resolution, staff shall revisit and reevaluate said fee and report its findings to the City Council at a noticed public hearing and recommend any adjustment to this fee or other action as may be deemed necessary.
- 5. Judicial Action to Challenge This Resolution. Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within 120 days.
- 6. That the occupancy of the Castle Air Force Base housing units known as Castle Gardens and Castle Vista will be subject to the public facilities Improvement fee.
- 7. That all properties within the Enterprise Zone boundary are exempt for this fee.
- 8. That 50% of the \$702.00 shall be collected at the time of the adoption of this resolution and the remaining \$351.00 will be collected commencing one year from the adoption of this resolution.

This resolution is hereby adopted this 8th day of May, 1995.

AYES: Krotik, Rogers, Olzack, Anderson, DeVoe  
 NOES: None  
 ABSENT: None

APPROVED:

  
 \_\_\_\_\_  
 KENNETH N. DeVOE, MAYOR

ATTEST:

  
 \_\_\_\_\_  
 FRANCES M. BARRETT, CITY CLERK

# EXHIBIT A

## ALLOCATION AND DISTRIBUTION OF FEE

- \* **Single Family Residential - \$1,639.20/unit**
- Park and Recreation \$454.00/unit (27.7% of total)
  - \* North Shaffer - 5 acre \$95.50/unit (21% of \$454.00)
  - \* Price Annexation - 8 acres \$142.50/unit (31.3% of \$454.00)
  - \* Community Center - \$216/unit (47.6% of \$454.00)
- Government Buildings and Equipment (\$1,059.50/unit (64.6% of total))
  - \* Civic Center \$135/unit (12.7% of \$1,059.50)
  - \* Corporation Yard \$3.50/unit (0.33% of \$1,059.50)
  - \* Fire Stations and equipment \$520/unit (49.1% of \$1,059.50)
  - \* Police Building and Equipment \$401/unit (37.9% of \$1,059.50)
- Traffic Circulation \$125.70/unit (7.7% of total)
  - \* Major arterials maintenance \$125.70/unit (100% of 125.70)
- \* **Multi Family Residential - \$823.20/unit**
- Parks and Recreation \$454.00/unit (55.1% of total)
  - \* North Shaffer - 5 acre \$95.50/unit (21% of \$454.00)
  - \* Price Annexation - 8 acres \$142.50/unit (31.3% of \$454.00)
  - \* Community Center - \$216/unit (47.6% of \$454.00)
- Government Buildings and Equipment \$243.50/unit (29.6% of total)
  - \* Civic Center \$135/unit (55.4% of \$243.50)
  - \* Corporation Yard \$3.50/unit (1.5% of \$243.50)
  - \* Fire Stations and equipment \$59.00/unit (24.2% of \$243.50)
  - \* Police Building and Equipment \$46/unit (18.9% of \$243.50)
- Traffic Circulation \$125.70/unit (15.3% of total)
  - \* Major arterials maintenance \$125.70/unit (100% of 125.70)
- \* **Commercial - \$1,838/acre**
- Fire Stations and equipment \$1,038/ac (56.5% of total)
- Police Building and Equipment \$800/ac (43.5% of total)
- \* **Business Park 1,307/acre**
- Fire Stations and equipment \$738/ac (56.5% of total)
- Police Building and Equipment \$569/ac (43.5% of total)
- \* **Industrial \$1,524/acre**
- Fire Stations and equipment \$860/ac (56.5% of total)
- Police Building and Equipment \$664/ac (43.5% of total)
- \* **Institutional \$1,828/acre**
- Fire Stations and equipment \$1,032/ac (56.5% of total)
- Police Building and Equipment \$796/ac (43.5% of total)

1995-2015 POLICE		
POPULATION AND PROJECTED IMPACT		
YEARS	PROJECTED POPULATION	TOTAL IMPACT FEE
1995	23,947	<*183,072>
2000	27,765	1,941,485
2005	32,188	2,250,766
2010	37,315	2,609,275
2015	43,257	3,024,773

COST DISTRIBUTION PER ACRE OR UNITS				
LAND USE	ACRE	\$/ACRE	UNIT	\$/UNIT
Low Density Res.	2354.8	\$1,000	6028	\$401
Mid & High Density Res.	85.4	\$827	1588	\$46
Commercial	158.7	\$800	--	--
Business Park	414.7	\$569	--	--
Manufacturing	72.9	\$664	--	--
Institutional	152	\$796	--	--

1995-2015 FIRE		
PROJECTED ACREAGE AND IMPACT FEE		
YEARS	PROJECTED ACREAGE	TOTAL IMPACT FEE
2000	4,129.0	\$1,220,360
2010	5,433.3	\$1,851,230
2015	6,260.3	\$ 851,040
	TOTAL	\$3,922,360

DISTRIBUTION OF IMPACT FEE PER ACRE OR UNITS				
LAND USE	ACRE	\$/ACRE	UNIT	\$/UNIT
Low Density Res.	2354.8	\$1,333	6028	\$520.00
Mid & High Density Res.	85.4	\$1,102	1588	\$59.00
Commercial	158.7	\$1,038	--	--
Business Park	414.7	\$ 738	--	--
Manufacturing	72.9	\$ 860	--	--
Institutional	152	\$1,032	--	--

**JUSTIFICATION OF BUILDING AND EQUIPMENT COSTS  
ATWATER POLICE DEPARTMENT**

EQUIPMENT	NUMBER	1995	NUMBER	1995*	NUMBER	2000
<b>VEHICLES</b>						
Patrol Vehicles	7	\$103,600.00	10	\$196,310.00	12	\$242,004.00
Administrative Vehicles	6	\$81,900.00	9	\$122,850.00	11	\$150,150.00
Utility Vehicles	1	\$20,865.00	1	\$20,865.00	2	\$35,665.00
Volunteer Unit	1	\$8,500.00	1	\$8,500.00	2	\$17,000.00
<b>STATION FURNITURE</b>						
Desks	9	\$4,727.00	9	\$4,727.00	14	\$7,312.00
Chairs	48	\$5,635.00	48	\$5,635.00	56	\$6,836.00
File Cabinetts	14	\$4,116.00	15	\$4,410.00	17	\$4,990.00
Records Cabinetts	6	\$4,386.00	8	\$5,848.00	12	\$8,772.00
Typewriters	3	\$2,412.00	5	\$4,020.00	7	\$5,628.00
Computers	4	\$5,200.00	12	\$13,788.00	12	\$17,788.00
Printers	2	\$1,398.00	4	\$2,796.00	5	\$3,495.00
Dispatch Console **	2	\$32,000.00	2	\$32,000.00	3	\$48,000.00
Laptop Computers	0	\$0.00	10	\$18,990.00	12	\$22,788.00
<b>ELECTRONICS EQUIP.</b>						
Base Station Radios	2	\$15,911.00	4	\$2,600.00	4	\$2,600.00
Mobile Radios	15	\$24,000.00	21	\$14,280.00	27	\$18,360.00
Portable Radios	40	\$29,600.00	49	\$31,850.00	54	\$35,100.00
Tape Recorder ***	1	\$16,000.00	1	\$32,000.00	1	\$32,000.00
Portable Tape Recorders	6	\$324.00	6	\$324.00	8	\$432.00
Intox Units	4	\$2,500.00	4	\$2,500.00	8	\$5,000.00
<b>PERSONAL EQUIPMENT</b>						
Handguns	22	\$9,130.00	29	\$12,035.00	34	\$14,110.00
Leather Gear	22	\$4,708.00	29	\$6,206.00	34	\$7,276.00
Uniforms	22	\$10,956.00	29	\$14,442.00	34	\$16,932.00
Vest	22	\$10,450.00	29	\$13,775.00	34	\$16,150.00
Other Assorted Equip.	22	\$3,828.00	29	\$5,046.00	34	\$5,916.00
<b>VEHICLE EQUIPMENT</b>						
Light Bar	7	\$4,886.00	10	\$6,980.00	12	\$8,376.00
Siren Box	7	\$1,400.00	10	\$2,000.00	12	\$2,400.00
Speaker	7	\$700.00	10	\$1,000.00	12	\$1,200.00
Light Box	7	\$315.00	10	\$450.00	12	\$540.00
Gun Racks	7	\$980.00	10	\$1,400.00	12	\$1,680.00
Screen	7	\$1,750.00	10	\$2,500.00	12	\$3,000.00
Radio Rack	7	\$595.00	10	\$850.00	12	\$1,020.00
Shotgun	7	\$2,023.00	10	\$2,890.00	12	\$3,468.00
Semi Auto Weapon	2	\$1,000.00	10	\$5,000.00	12	\$6,000.00
<b>Subtotals</b>	<b>339</b>	<b>\$415,795.00</b>	<b>454</b>	<b>\$598,867.00</b>	<b>545</b>	<b>\$751,988.00</b>
<b>NEW POLICE DEPT.</b>					<b>1</b>	<b>\$1,006,425.00</b>
<b>TOTALS</b>	<b>339</b>	<b>\$415,795.00</b>	<b>454</b>	<b>\$598,867.00</b>	<b>546</b>	<b>\$1,758,413.00</b>
Difference between 1995 and 1995*.						<b>\$183,072.00</b>
*This is where the department should be in the year of 1995.						<b>\$1,941,485.00</b>

\*This is where the department should be in the year of 1995.

\*\*The dispatch console is at present a 2 position console and by the year 2000 it should be upgraded.

\*\*\* This is the tape recorder that tapes the radio and telephones at present it has only 8 positions it should be a sixteen position unit. NOTE: All values are based on todays costs.

**JUSTIFICATION OF BUILDING AND EQUIPMENT COST  
(FIRE DEPARTMENT)**

**YEAR 2000**

**FIRE STATION #2:** North of Bellevue Station \$600,000

**VEHICLES & EQUIPMENT:**

Engine:	Pumper/Engine	259,980
Rescue:	Heavy Rescue	237,860
Chief:	Command Vehicle	48,000
Utility:	Support Vehicle	22,000
Communications/Radios:		<u>6,200</u>

Subtotal \$574,040

**STATION FURNISHINGS/TRAINING MATERIALS:** \$46,050

**GRAND TOTAL** \$1,220,090

**YEAR 2010**

**FIRE STATION #3:** South of Hwy 99/Industrial Park area \$800,000  
(Applegate Station)

**VEHICLES & EQUIPMENT:**

Engine:	Pumper/Engine	259,980
Truck:	Aerial Ladder	515,000
Tender:	Water Tender	176,000
Chief:	Command Vehicle	48,000
Communications/Radios:		<u>6,200</u>

Subtotal \$1,005,180

**STATION FURNISHINGS/TRAINING MATERIALS:** \$46,050

**GRAND TOTAL** \$1,851,230

**YEAR 2015**

Apparatus/Equipment	Replacement	Cost
Engine - 3	1995	\$209,980
Engine - 2	2005	\$209,980
Engine - 1	2010	\$209,980
Quick Response Vehicle	2010	\$109,000
Communication Upgrade/Repeater		\$20,000
Station Furniture Replacement		\$92,100

**GRAND TOTAL** \$851,040

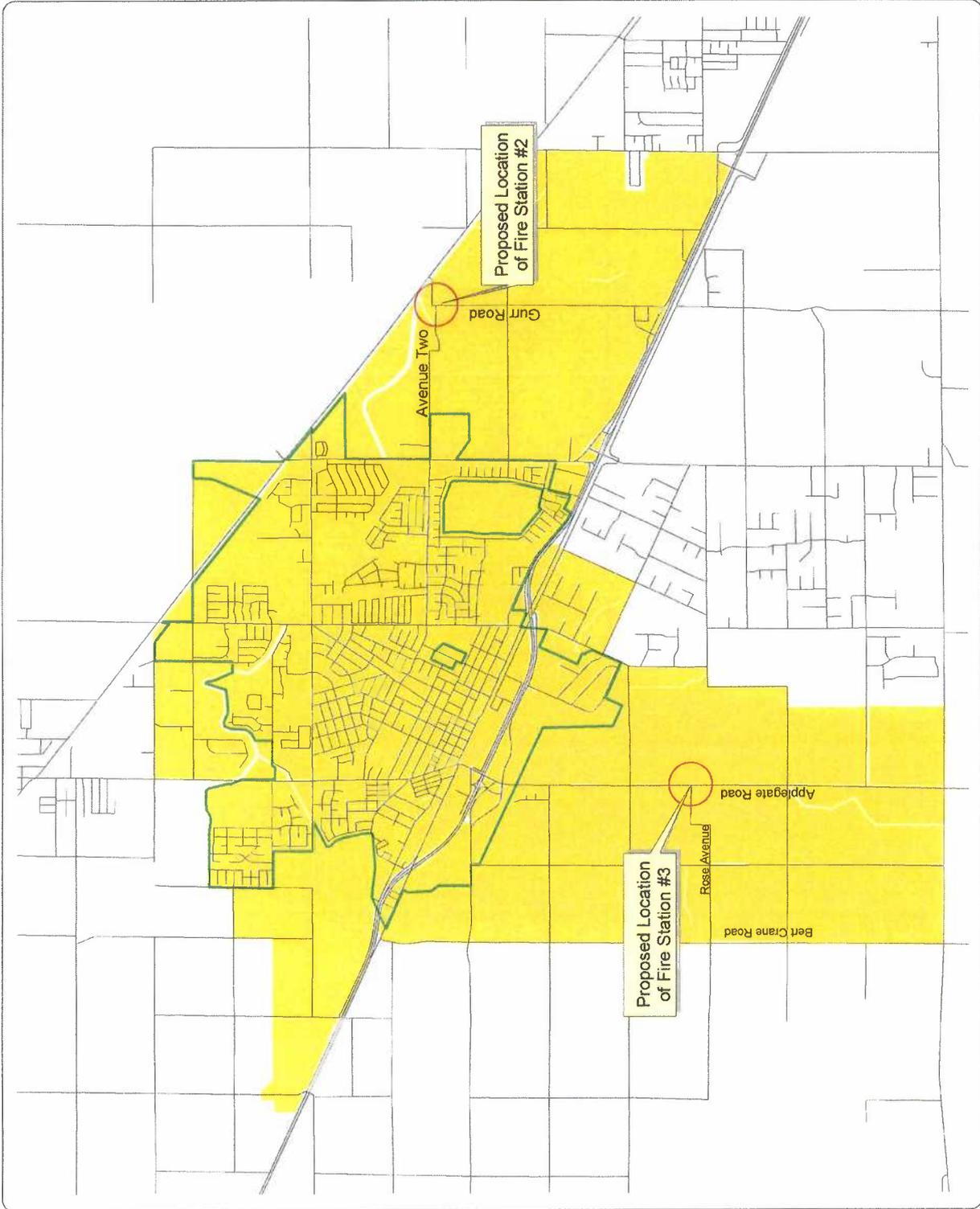
City Limit



Proposed Fire Station Locations



Sphere of Influence



**TRANSPORTATION:**

The number of p.m. peak trips determines the demand and size of road facilities. Therefore, p.m. peak hour trips are the common use factor for street facilities. The p.m. peak hour trip rates presented in the table below determines the proportionate share of each land use category:

<u>TRIP GENERATION</u>		
<u>Land Use</u>	<u>Factor</u>	<u>Total Trips</u>
Low Density Residential	2,791 acres x 4 = 11,164 units x 10 trips	111,640 trips
Med./High Density Residential	296 acres x 17 = 5,032 units x 6.60 trips	33,211 trips
Business Park	1,904 acres x .75 = 1,428 acres x 43,560 sq. ft. = 62,203,680 acres x 6.97 trips ÷ 1,000 sq. ft.	433,560 trips/1,000 sq. ft.
Commercial	802 acres x .5 = 401 acres x 43,560 sq. ft. = 17,467,560 sq. ft. x 39 trips ÷ 1,000 sq. ft.	681,235 trips/1,000 sq. ft.
<b>TOTAL: 1,259,646 TRIPS</b>		

<u>TRANSPORTATION RELATED USE FACTOR CALCULATION</u>			
<u>LAND USE</u>	<u>PEAK HOURS FACTOR (P.H.F.)</u>	<u>DENSITY</u>	<u>COMMON USE FACTOR (P.H.F.) X DENSITY</u>
Low Density Residential	1.14 PM P.H. Trip/DU/Day	4.0 DU/Acre	4.56 PM P.H. Trip/Acre/Day
Med./High Density Residential	.71 PM P.H. Trip/DU/Day	17.0 DU/Acre	12.07 PM P.H. Trip/Acre/Day
Commercial	.35 PM P.H. Trip/Emp./Day	18.0 Emp./Acre	6.3 PM P.H. Trip/Acre/Day
Business Park	.35 PM P.H. Trip/Emp./Day	13.0 Emp./Acre	4.55 PM Trip/Acre/Day

**TRAFFIC AND CIRCULATION IMPACT FEE**

<u>Land Use</u>	<u>% of Total</u>	<u>Acreage added</u>	<u>Use Factor</u>	<u>Total PM P.H. Trips &amp; % of Share</u>	<u>Total Prorated Share</u>	<u>Per acre/unit</u>
Low Density Residential	48.18	2791	4.56	12712 = 42.4%	\$7,457,328	\$2672/Acre/\$668/unit
Med./High Density Res.	5.1	296	12.07	3573 = 11.9%	\$2,092,977	\$7071/Acre/\$416/unit
Commercial	13.85	802	6.3	5053 = 16.8%	\$2,954,790	\$3684/Acre
Business Park	32.87	1904	4.55	8663 = 28.9%	\$5,082,943	\$2670/Acre
<b>TOTAL</b>	<b>100%</b>	<b>5793</b>	<b>—</b>	<b>30001 - 100%</b>	<b>\$17,588,038</b>	<b>—</b>

## SINGLE-FAMILY RESIDENTIAL

### EXAMPLE OF EXISTING VS. PROPOSED DEVELOPER FEES

	Existing Developer Fee	Proposed Developer Fee
Parks & Recreation	\$ 465.00 /Unit	\$ 1,240.00 /Unit <small>(parkland)</small>
	\$ 454.00 /Unit	\$ 496.00 /Unit <small>(improvement)</small>
		\$ 646.00 /Unit <small>(Youth Center)</small>
<b>TOTAL</b>	<b>\$ 919.00 /Unit</b>	<b>\$ 2,382.00 /Unit</b>
Sewer	\$ 200.00 /Unit	\$ 400.00 /Unit
	\$ 1,300.00 /Unit	\$ 3,667.00 /Unit
<b>TOTAL</b>	<b>\$ 1,500.00 /Unit</b>	<b>\$ 4,067.00 /Unit</b>
Water	\$ 0.00 /Unit	\$400.00 /Unit
	\$ 1,000.00 /Unit	\$2,689.00 /Unit
<b>TOTAL</b>	<b>\$ 1,000.00 /Unit</b>	<b>\$ 3,089.00 /Unit</b>
Traffic/Circulation	\$ 125.70 /Unit	\$ 668.00 /Unit
<b>TOTAL</b>	<b>\$ 125.70 /Unit</b>	<b>\$ 668.00 /Unit</b>
Government Building	\$ 137.74 /Unit	\$ 378.76 /Unit
<b>TOTAL</b>	<b>\$ 137.74 /Unit</b>	<b>\$ 378.76 /Unit</b>
Fire	\$ 520.00 /Unit	\$ 520.00 /Unit
Police	\$ 401.00 /Unit	\$ 401.00 /Unit
<b>TOTAL</b>	<b>\$ 921.00 /Unit</b>	<b>\$ 921.00 /Unit</b>
Traffic Signal / Opticon		\$ 57.00 /Unit
<b>TOTAL</b>	<b>\$ 0.00 /Unit</b>	<b>\$ 57.00 /Unit</b>
<b>GRAND TOTAL</b>	<b>\$ 4,603.44</b>	<b>\$ 11,562.76</b>



**CITY COUNCIL  
OF THE  
CITY OF ATWATER**

**BILL NO. 5-2003  
ORDINANCE NO. CS 824**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF ATWATER AMENDING  
CERTAIN SECTIONS OF THE ATWATER  
MUNICIPAL CODE REGARDING ADDING  
PUBLIC FACILITY AND IMPROVEMENT  
FEES FOR ALL RESIDENTIAL AND NON-  
RESIDENTIAL DEVELOPMENT**

**WHEREAS**, this City Council by the adoption of Ordinances and Resolutions enacted certain public facilities throughout the years; and,

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Atwater does hereby ordain that the following provisions relating to public facility impact fees be enacted and supercede all ordinances and/or resolutions relating to the following:

**SECTION 1:**

1. **Parks and Recreation:**

- |    |  |              |
|----|--|--------------|
| a. | Parkland (Land Acquisition) \$9,600,000: |              |
|    | • Detached Single-family residential     | \$1,240/unit |
|    | • Med./High Density residential          | \$1,020/unit |
| b. | Parkland (Improvements) \$3,840,000:     |              |
|    | • Detached Single-family residential     | \$496/unit   |
|    | • Med./High Density residential          | \$448/unit   |

- c. Youth Center \$5,000,000:
  - Detached Single-family residential \$646/unit
  - Med./High Density residential \$530/unit
- d. Total Parks & Recreation Impact Fee:
  - Detached Single-family residential \$2,382/unit
  - Med./High Density residential \$1,998/unit
  - Non-residential - NA

2. Sewage Collection System:

Fees for tapping in to the City sewer system shall be \$400.00 to the Sewer and Maintenance Fund plus the following:

- a. Residential users:
  - Single Family Residential (very low and low density) \$3,667.00
  - Mobile Homes \$3,312.00
  - Med./High Density Residential \$3,312.00
- b. Commercial users:
  - Stores and offices
    - For the first 1,000 sq. ft. building area \$1,576.00
    - Per 1,000 sq. ft. thereafter \$1,288.00
  - Laundry facilities & car washes, per 1,000 sq. ft. building area \$1,576 + \$100.00/washing machine
  - Mortuaries, per 1,000 sq. ft. \$1,576.00
  - Recreational vehicle, per pad \$1,576.00
  - Restaurants and coffee shops per 1,000 sq. ft. \$1,576.00
  - Bars and beauty parlors per 1,000 sq. ft. \$1,576.00
- c. Institutional users:
  - Hospitals per 1,000 sq. ft. \$1,576.00
  - Convalescent hospitals & rest homes per 1,000 sq. ft. \$1,576.00
  - Schools per 1,000 sq. ft. \$1,576.00
  - Churches per 1,000 sq. ft. excluding sanctuary \$1,576.00
- d. Industrial classifications:
  - Connection charges for industrial classifications to be individually determined from discharge characteristics.
- e. Miscellaneous classifications:
  - Miscellaneous City users (butcher shops, bakeries, etc.) \$ 576.00
  - Government facilities equivalent to residential unit \$3,667.00

3. Water System:

Fees for tapping in to the City Water System shall be \$400.00 to the Water and Maintenance Fund plus the following:

a. Water System:

- Residential Estate (very low density) \$2,989/unit
- Detached single-family residential (low density) \$2,689/unit
- Med./High Density residential \$1,257/unit
- Residential transition \$1,257/unit
- Commercial & Commercial transition \$3,135 + connection fee/meter size
- Business Park \$3,150 + connection fee/meter size
- Manufacturing \$3,430 + connection fee/meter size
- Institutional \$3,991 + connection fee/meter size
- Schools & County Government \$1,473 + connection fee/meter size
- Private recreational \$3,388 + connection fee/meter size

**Regular Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/Meter size</u>
Basic 5/8" x 3/4"	20 gpm	1	\$ 500.00
3/4"	30 gpm	1.5	\$ 750.00
1"	50 gpm	2.5	\$ 1,250.00
1 1/2"	100 gpm	5	\$ 2,500.00
2"	160 gpm	8	\$ 4,000.00
3"	300 gpm	15	\$ 7,500.00
4"	500 gpm	25	\$12,500.00
6"	1200 gpm	60	\$30,000.00
8"	2000 gpm	100	\$50,000.00

**Fire Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/ Meter size</u>
4"	1000 gpm	50	\$ 1,500.00
6"	2000 gpm	100	\$ 3,000.00
8"	3500 gpm	175	\$ 5,150.00
10"	5600 gpm	280	\$ 8,250.00

★ All non-residential uses that exceed average daily demands are subject to pay an additional water fee percentage.

- ★ All uses shall install water meters with related equipment.
- ★ A minimum fee of one inch per acre shall be charged on non-residential land use.

4. Traffic and Circulation:

- a. Distribution of Traffic Circulation Impact Fee (\$17,588,038):
- Low Density Residential 48.18% (\$8,473,917) \$2,672/Acre
  - Med./High Density Residential 5.1% (\$896,990) \$7,071/Acre
  - Business Park 32.87% (\$5,781,188) \$2,670/Acre
  - Commercial 13.85% (\$2,435,943) \$3,684/Acre
- b. Residential/Unit
- Low Density Residential \$ 668/Unit
  - Med./High Density Residential \$ 416/Unit

5. Government Building:

- a. Single-family Residential \$378.76/unit
- b. Med./High Density Residential \$316.54/unit
- c. Non-residential land use \$949.00/Acre

6. Fire and Police:

	<u>Land Use</u>	<u>Fire</u>	<u>Police</u>
a.	Very Low density residential	\$ 520/unit	\$401/unit
b.	Low density residential	\$ 520/unit	\$401/unit
c.	Med./High Density residential	\$ 59/unit	\$ 46/unit
d.	Commercial	\$1,038/acre	\$800/acre
e.	Business Park	\$ 738/acre	\$569/acre
f.	Industrial	\$ 860/acre	\$664/acre
g.	Institutional	\$1,032/acre	\$796/acre

- ★ Fire and Police public facility impact fees remain unchanged (Same as adopted by City Council Resolution No. 1224-95)

7. Traffic Signals & Opticons:

- a. DISTRIBUTION per Unit/Acre:
- Low density residential \$ 57.00/unit
  - Med./High Density residential \$ 226.00/acre
  - Business Park & Industrial \$ 35.00/unit
  - Commercial \$ 599.00/acre
  - Commercial \$ 226.00/acre
  - Commercial \$ 312.00/acre

**SECTION 2:** This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within fifteen (15) days from the adoption hereof.

**INTRODUCED:**

**ADOPTED:**

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RUDY TREVINO, MAYOR**

**ATTEST:**

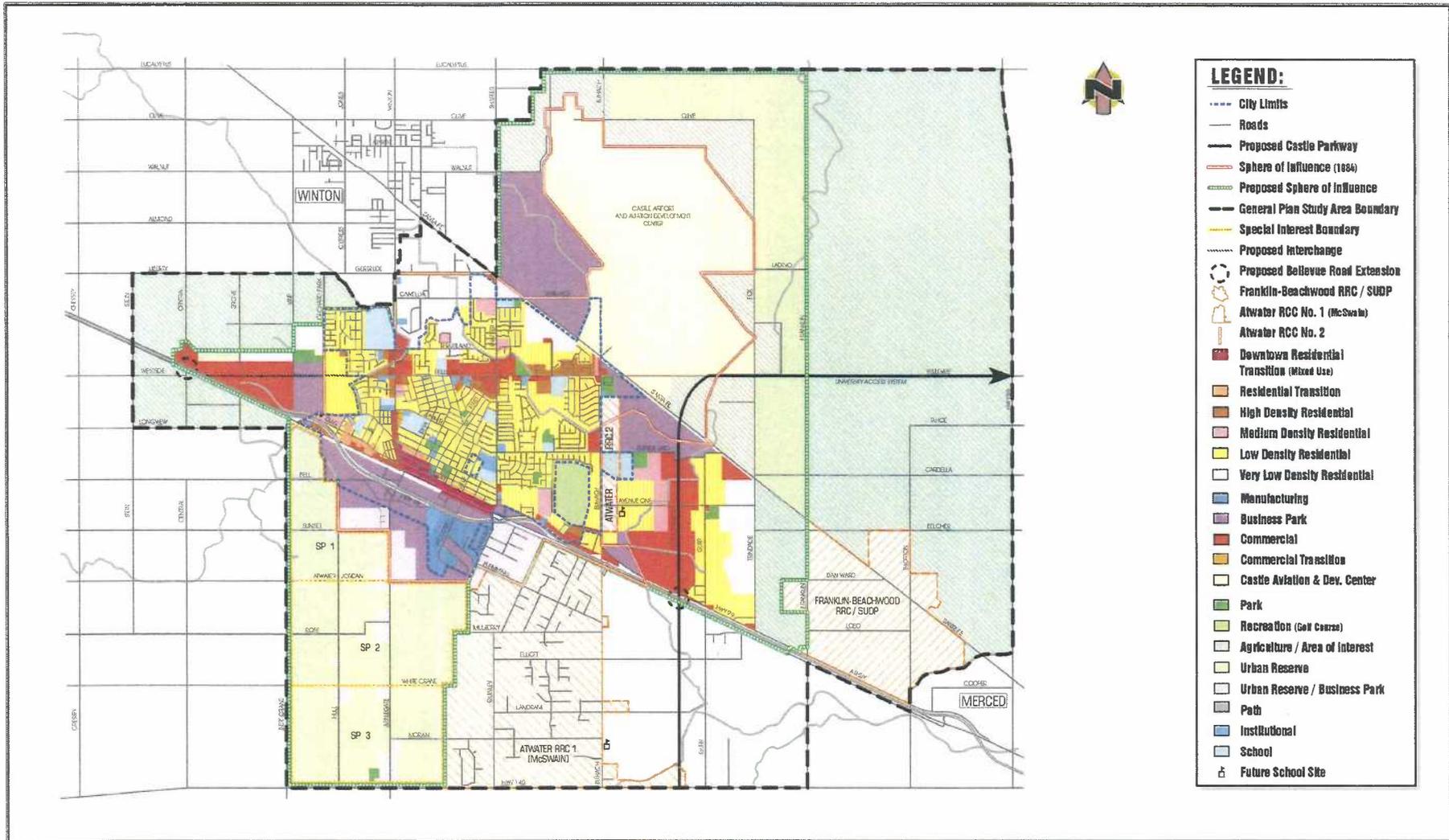
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**FRANCES M. BARRETT, CITY CLERK**

**CITY COMPARISONS**  
**SINGLE FAMILY RESIDENTIAL IMPACT FEES (PER UNIT)**

**SINGLE FAMILY RESIDENTIAL IMPACT FEES (PER UNIT):**

- Atwater \$11,819.50
- Tracy \$24,665.00 to \$24,665.00
- Hollister \$25,347.00
- Gilroy \$35,265.00
- Patterson \$ 9,134.00 plus \$2,897.00 County Fee
- Merced \$ 7,726.00
- Ripon \$21,762.00
- Oakdale \$13,466.00
- Manteca \$ 6,099.00 to \$8,229.00
- Los Banos \$14,292.28





**CITY COUNCIL  
OF THE  
CITY OF ATWATER**

**BILL NO. 5-2003  
ORDINANCE NO. CS 824**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF ATWATER ADDING AND AMENDING  
CERTAIN SECTIONS OF THE ATWATER  
MUNICIPAL CODE REGARDING PUBLIC  
FACILITY AND IMPROVEMENT FEES FOR ALL  
RESIDENTIAL AND NON-RESIDENTIAL  
DEVELOPMENT**

WHEREAS, this City Council by the adoption of ordinances and resolutions enacted certain public facilities fees throughout the years; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Atwater does hereby ordain that the following provisions relating to public facility impact fees be enacted and supercede all ordinances and/or resolutions relating to the following:

**SECTION 1:**

1. Parks and Recreation:
- a. Parkland (Land Acquisition) \$9,600,000:
    - Detached single-family residential \$1,240/unit
    - Med./high density residential \$1,020/unit
  
  - b. Parkland (Improvements) \$3,840,000:
    - Detached single family residential \$496/unit
    - Med./high density residential \$448/unit
  
  - c. Youth Center \$5,000,000:
    - Detached single family residential \$646/unit
    - Med./high density residential \$530/unit

- d. Total Parks & Recreation Impact Fee:
  - Detached single family residential \$2,382/unit
  - Med./high density residential \$1,998/unit
  - Non-residential NA

2. Sewage Collection System:

Fees for tapping into the City sewer system shall be \$400.00 to the Sewer and Maintenance Fund plus the following:

- a. Residential users:
  - Single family residential (very low and low density) \$3,667.00
  - Mobile homes \$3,312.00
  - Med./high density residential \$3,312.00
- b. Commercial users:
  - Stores and offices
    - For the first 1,000 sq. ft. building area \$1,576.00
    - Per 1,000 sq. ft. thereafter \$1,288.00
  - Laundry facilities & car washes, per
    - 1,000 sq. ft. building area \$1,576 + \$100.00/washing machine
  - Mortuaries, per 1,000 sq. ft. \$1,576.00
  - Recreational vehicle, per pad \$1,576.00
  - Restaurants and coffee shops per 1,000 sq. ft. \$1,576.00
  - Bars and beauty parlors per 1,000 sq. ft. \$1,576.00
- c. Institutional users:
  - Hospitals per 1,000 sq. ft. \$1,576.00
  - Convalescent hospitals & rest homes per 1,000 sq. ft. \$1,576.00
  - Schools per 1,000 sq. ft. \$1,576.00
  - Churches per 1,000 sq. ft. excluding sanctuary \$1,576.00
- d. Industrial classifications:
  - Connection charges for industrial classifications to be individually determined from discharge characteristics.
- e. Miscellaneous classifications:
  - Miscellaneous City users (butcher shops, bakeries, etc.) \$ 576.00
  - Government facilities equivalent to residential unit \$3,667.00

3. Water System:

Fees for tapping in to the City Water System shall be \$400.00 to the Water and Maintenance Fund plus the following:

- a. Water System:
- Residential Estate (very low density) \$2,989/unit
  - Detached single family residential (low density) \$2,689/unit
  - Med./high density residential \$1,257/unit
  - Residential transition \$1,257/unit
  - Commercial & Commercial transition \$3,135 + connection fee/meter size
  - Business Park \$3,150 + connection fee/meter size
  - Manufacturing \$3,430 + connection fee/meter size
  - Institutional \$3,991 + connection fee/meter size
  - Schools & County Government \$1,473 + connection fee/meter size
  - Private recreational \$3,388 + connection fee/meter size

**Regular Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/Meter size</u>
Basic 5/8" x 3/4"	20 gpm	1	\$ 500.00
3/4"	30 gpm	1.5	\$ 750.00
1"	50 gpm	2.5	\$ 1,250.00
1 1/2"	100 gpm	5	\$ 2,500.00
2"	160 gpm	8	\$ 4,000.00
3"	300 gpm	15	\$ 7,500.00
4"	500 gpm	25	\$12,500.00
6"	1200 gpm	60	\$30,000.00
8"	2000 gpm	100	\$50,000.00

**Fire Service:**

<u>Meter Size</u>	<u>Flow Rate</u>	<u>Factor</u>	<u>Fee/ Meter size</u>
4"	1000 gpm	50	\$ 1,500.00
6"	2000 gpm	100	\$ 3,000.00
8"	3500 gpm	175	\$ 5,150.00
10"	5600 gpm	280	\$ 8,250.00

- \* All non-residential uses that exceed average daily demands are subject to pay an additional water fee percentage.
- \* All uses shall install water meters with related equipment.
- \* A minimum fee equal to one inch meter per acre shall be charged on non-residential land use.

4. Traffic and Circulation:
- a. Distribution of Traffic Circulation Impact Fee (\$17,588,038):
    - Low density residential 48.18% (\$8,473,917) \$2,672/acre
    - Med./high density residential 5.1% (\$896,990) \$7,071/acre
    - Business Park 32.87% (\$5,781,188) \$2,670/acre
    - Commercial 13.85% (\$2,435,943) \$3,684/acre
  - b. Residential/Unit
    - Low density residential \$ 668/unit
    - Med./high density residential \$ 416/unit
5. Government Building:
- a. Single family residential \$378.76/unit
  - b. Med./high density residential \$316.54/unit
  - c. Non-residential land use \$949.00/Acre
6. Fire and Police:
- |    | <u>Land Use</u>              | <u>Fire</u>  | <u>Police</u> |
|----|------------------------------|--------------|---------------|
| a. | Very low density residential | \$ 520/unit  | \$401/unit    |
| b. | Low density residential      | \$ 520/unit  | \$401/unit    |
| c. | Multi family residential     | \$ 59/unit   | \$ 46/unit    |
| d. | Commercial                   | \$1,038/acre | \$800/acre    |
| e. | Business Park                | \$ 738/acre  | \$569/acre    |
| f. | Industrial                   | \$ 860/acre  | \$664/acre    |
| g. | Institutional                | \$1,032/acre | \$796/acre    |
- \* Fire and Police public facility impact fees remain unchanged  
(Same as adopted by City Council Resolution No. 1224-95)
7. Traffic Signals & Opticons:
- a. Distribution per unit/Acre:
    - Low density residential \$ 57.00/unit  
\$226.00/acre
    - Med./high density residential \$ 35.00/unit  
\$599.00/acre

- Business Park & Industrial \$226.00/acre
- Commercial \$312.00/acre

**SECTION 2:** This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within fifteen (15) days from the adoption hereof.

**INTRODUCED:** March 24, 2003  
**ADOPTED:** April 28, 2003  
**AYES:** Abercrombie, Faul, Frago, Trevino  
**NOES:** Krotik  
**ABSENT:** None

**APPROVED:**

  
\_\_\_\_\_  
RUDY TREVINO, MAYOR

**ATTEST:**

  
\_\_\_\_\_  
FRANCES M. BARRETT, CITY CLERK