



*Development Impact Fee  
Annual Report  
for  
Period Ending  
June 30, 2021*

*December 14, 2021*

# Development Impact Fee Annual Report

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## Overview and Legal Requirements for Development Impact Fee Reporting

This report is intended to fulfill the annual requirements set forth in the Mitigation Fee Act (Government Code Section 66000 et seq.) with respect to the City of Fremont's Development Impact Fees (DIF). The City has five Development Impact Fees:

- Parkland Fee
- Park Facilities Fee
- Traffic Facilities Fee
- Fire Facilities Fee
- Capital Facilities Fee

The City has established separate funds for each of these five fees. When a developer pays a development impact fee, the payment is credited to the appropriate fund. Interest earned on the money in a fund is credited to that fund. Each fund is available only for the purpose for which its associated development impact fee was charged, and expenditures cannot be made from a fund for any other purpose.

For each development impact fee fund, the following information is provided in this Report:

### **A. Annual Reporting Information (Required by Gov't Code Sec. 66006)**

(This information is provided for the fiscal year beginning 7/1/20 and ending 6/30/21)

1. A brief description of the type of fee in the fund.
2. The rate of the fee.
3. The beginning and ending balance in the fund for the fiscal year.
4. The amount of fees collected, and interest earned during the fiscal year.
5. An identification of each public improvement on which fees were expended during the fiscal year and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
6. If both (i) sufficient funds have been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and (ii) the public improvement remains incomplete, an identification of an approximate date by which the construction of the public improvement will commence.
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or funds will receive on the loan.

Note that, during Fiscal Year 2020/2021, no refunds pursuant to Government Code Section 66001(e) or allocations pursuant to Government Code Section 66001(f) were made in connection with any of the DIF accounts.

All projections regarding future use of City funds for public improvements are made with reference to the most recent Capital Improvement Program of the City adopted by the City Council on June 15, 2021, as amended and updated from time to time.

All fees are administered pursuant to Chapter 18.290 of the Fremont Municipal Code.

## Parkland Fee

### Annual Information

1. Brief Description of the Fee: The parkland fee is levied on all new residential development to pay for new development's share of the cost of acquiring land for parks.

For further information on the fee calculation methodology, please refer to the *Fremont DIF Update Report - Parkland and Park Facilities Fees, May 17, 2021* and the *Fremont DIF Update Background Report, May 17, 2021*, prepared by *Willdan Financial Services*, report available: <https://www.fremont.gov/3483/Development-and-Affordable-Housing-Fees>.

2. Fee Rate: The rate of the fee effective 7/1/2020, per dwelling unit, based on the number of bedrooms in the dwelling unit, is set forth below:

<i>Land Use</i>	<i>Parkland</i>
0 bedrooms (studios)	\$4,800
1 bedroom	\$7,201
2 bedrooms	\$10,081
3 bedrooms	\$12,480
4 bedrooms	\$15,360
>4 per add'l bedroom	\$2,880

3. Fund Balance: The balance of the parkland fee fund as of the following dates was:

Beginning Balance -July 1, 2020	<u>\$45,325,830</u>
Ending Balance -June 30, 2021	<u>\$52,947,933</u>

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2020 through June 30, 2021 was:

Fees Collected:	<u>\$7,398,609</u>
Interest Earned:	<u>\$ 223,804</u>

5. Identification of Funded Improvements: No park land was purchased in fiscal year 2020/2021. A net expenditure in the amount of \$310 was expensed to this fund during this fiscal year. One 4-acre park, Lila Bringhurst Community Park was received in lieu of \$5,789,000 Park Land Impact Fees being collected.

6. Outstanding Projects (as of June 30, 2021): Sufficient funds have not been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and which remains incomplete at this time. The City continually seeks to identify available parcels of land that can be purchased for a prudent price, are available for purchase, in compliance with the Parks and Recreation Master Plan, and meets the City's parkland needs.
  
7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2020 through June 30, 2021.

## Park Facilities Fee

### Annual Information

1. Brief Description of the Fee: The fee is levied to fund construction of park facilities that are needed to serve new residential development.

For further information on the fee calculation methodology, see *Fremont DIF Update Report - Parkland and Park Facilities Fees, May 17, 2021* and the *Fremont DIF Update Background Report, May 17, 2021*, prepared by Willdan Financial Services, report available: <https://www.fremont.gov/3483/Development-and-Affordable-Housing-Fees>.

2. Fee Rate: The rate of the fee effective 7/1/2020, per dwelling unit, based on the number of bedrooms in the dwelling unit, is set forth below:

<i>Land Use</i>	<i>Park Facilities</i>
0 bedrooms (studios) (per dwelling unit)	\$5,528
1 bedroom (per dwelling unit)	\$8,292
2 bedrooms (per dwelling unit)	\$11,609
3 bedrooms (per dwelling unit)	\$14,373
4 bedrooms (per dwelling unit)	\$17,689
>4 per add'l bedroom	\$3,316

3. Fund Balance: The balance of the park facilities fee funds as of the following dates was:

Beginning Balance -July 1, 2020 \$53,723,905

Ending Balance -June 30, 2021 \$52,190.750

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2020 through June 30, 2021 was:

Fees Collected: \$7,856,947

Interest Earned: \$ 152,847

5. *Identification of Funded Improvements:* Fee proceeds were expended on 21 public improvement and administrative projects during the period from July 1, 2020 through June 30, 2021. These projects, the cost per project, and the percentage of costs paid by fees are included in the chart below:

<b>Name of Project</b>	<b>Amount of Impact Fee Expenses in FY 20/21</b>	<b>Amount of Fee Proceeds in Project</b>	<b>Total Project Cost</b>	<b>% of Project Funded from Fee D=B/C</b>
Park Planning	368,558	2,495,000	3,839,528	65%
CIP Preparation	11,260	66,000	2,655,000	2%
Centerville Community Park Improvements	2,627	7,048,469	8,098,588	87%
Dusterberry Park Development	1,553,844	7,130,000	7,130,000	100%
Warm Springs Park Restroom Replacement	21,876	464,548	1,382,692	34%
Palm Ave Park	56	7,550,000	7,550,000	100%
Civic Park in Downtown	1,797,422	3,000,000	3,000,000	100%
Cal Nursery Master Plan	4,909,944	14,596,652	14,614,563	100%
Municipal Parcel Startup Design	56	4,000,000	13,168,970	30%
Central Pk Trail/Loop Parking Lot	6,203	4,774,300	4,799,300	99%
Ballfield Backstop & Fencing	531	257,988	970,639	27%
Central Pk Corp Picnic Area	23,000	5,920,900	8,089,570	73%
Buena Vista Pk Well Upgrade	898	270,000	270,000	100%
Cent Pk Boat Dock/Babbling Brook	4,138	218,000	236,000	92%
Park Signs	325,972	1,529,000	1,529,000	100%
Central Park Skate Pk Picnic Area	31,568	331,000	331,000	100%
Update Parks & Rec Master Plan Doc	346,755	1,495,000	1,495,000	100%
Central Pk All Incl Exercise Equip	113	800,000	800,000	100%
Central Pk Path East Meadow	825	900,000	900,000	100%
Central Pk Path Sr Ctr to Lions Pic	2,106	140,000	140,000	100%
Central Pk Stevenson to Lake ACFC	1,249	1,100,000	1,100,000	100%
Central Pk Path FCC to Lions Picnic	380	300,000	300,000	100%
Central Pk Mammoth Picnic Area Upgr	73,041	500,000	500,000	100%
Development Impact Fee Review	60,526	1,308,657	3,856,727	34%
	<b>\$ 9,542,949</b>			

6. Outstanding Projects (as of June 30, 2021): Sufficient funds have been collected to complete financing on 16 outstanding projects. These projects and the anticipated construction/commencement dates are listed below:

<b>Project Name</b>	<b>Anticipated Construction/Commencement Date</b>
Dusterberry Neighborhood Park (New 4.25-acre park)	Already Commenced
Centerville Community Park (Expand existing park by 10 acres)	Winter 2023
California Nursery Implementation	Already Commenced
Security in Parks (Bollards and New Fencing)	Already Commenced
Palm Avenue Park (New 12-acre park)	Fall 2024
Central Park Trail/Loop Parking Lot	Fall 2023
Central Park Boat Dock & Babbling Brook Bridge Analysis	Already Commenced
Skate Park Picnic Area	Spring 2022
New Parks and Recreation Master Plan	Already Commenced
All-inclusive Exercise Equipment at Central Park	Summer 2023
Cricket Field Shade	Spring 2023
Park Planning	Already Commenced
CIP Preparation	Already Commenced
Central Park Path at Lions Picnic Area	Summer 2022
Mammoth Picnic Area Upgrade	Summer 2022
Central Park East Meadow Trail	Summer 2023

7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2020 through June 30, 2021.

## Traffic Impact Fee

### Annual Information

1. *Brief Description of the Fee:* The traffic impact fee is assessed on new development for its proportionate share of the costs of traffic improvements attributable to increased trips generated by new development through 2035 on the citywide transportation system.

For further information on the fee calculation methodology, please refer to the *Fremont DIF Update Report – Traffic Facilities Fee, May 17, 2021* and the *Fremont DIF Update Background Report, May 17, 2021*, prepared by Willdan Financial Service, report available: <https://www.fremont.gov/3483/Development-and-Affordable-Housing-Fees>.

2. *Fee Rate* – The rate of the fee effective 7/1/2020 is set forth below:

KSF: Thousand square feet.

<i>Land Use</i>	<i>Traffic</i>
0 bedrooms (studios) (per dwelling unit)	\$2,280
1 bedroom (per dwelling unit)	\$2,280
2 bedrooms (per dwelling unit)	\$2,547
3 bedrooms (per dwelling unit)	\$2,547
4 or more bedrooms (per dwelling unit)	\$3,877
Office (KSF)	\$5,663
Retail/Service (KSF)	\$7,754
Warehouse (KSF)	\$1,711
Light Industrial (KSF)	\$4,105
Manufacturing (KSF)	\$2,850
Research & Development (KSF)	\$4,066
Business Park (KSF)	\$4,790
Convalescent Home/Nursing Home (KSF)	\$3,839
Assisted Living/Congregate Care Facility (KSF)	\$760
Hospital (KSF)	\$4,368
Religious Facility (KSF)	\$3,573
Schools, all (K-12) (KSF)	\$8,058
School, Vocation/Trade/Collegian (KSF)	\$10,035
Hotel/Motel (Room)	\$2,319

3. *Fund Balance:* The balance of the traffic impact fee fund as of the following dates was:

Beginning Balance -July 1, 2020 \$18,972,188

Ending Balance - June 30, 2021 \$15,246,927

4. *Fees Collected and Interest Earned:* The total of the fees collected, and interest earned on the fund during the period from July 1, 2020 through June 30, 2021 was:

Fees Collected: \$2,016,483

Interest Earned: \$ 343

5. *Identification of Funded Improvements:* Fee proceeds were expended on 29 public improvement projects and 3 programs / activities during the period from July 1, 2020 through June 30, 2021, as noted in the charts below. These projects, the cost per project, and the percentage of cost paid by fees are included in the chart below:

<b>Name of Project</b>	<b>Amount of Impact Fee Expenses in FY 20/21</b>	<b>Amount of Fee Proceeds in Project</b>	<b>Total Project Cost</b>	<b>% of Project Funded from Fee D=B/C</b>
Traffic Signal Various Locations	602,131	3,552,751	4,144,177	86%
CIP Preparation	60,000	196,000	2,655,000	7%
TS Priority List	6,494	261,500	283,000	92%
Kato Rd Widening @ Warren	105,057	500,000	500,000	100%
Fremont Imp South of Cushing	208,881	3,975,873	4,360,746	91%
Mowry/State Intersection Imps	170,847	1,456,146	3,156,146	46%
Quite Zones (Nursery Ave)	656,113	734,500	3,047,465	24%
Capitol Ave Ph2 - State to PPP	743	5,240,514	7,269,450	72%
Bikeway Imps	689,215	1,340,000	3,394,707	39%
Warm Springs Dev Infrastructure	175,301	860,766	1,610,766	53%
Bike/Ped Bridge over I880	273,469	700,000	6,295,035	11%
Blacow/Gatewood Traffic Signal	214,142	638,000	1,265,360	50%
Grimmer/Seneca Park Traffic Signal	7,684	455,000	690,002	66%
Fremont Blvd Safe & Smart Corridor	177,892	1,210,000	10,656,000	11%
Fremont/Mowry/Stevenson Protected	756,213	1,955,000	3,552,203	55%
Traffic Signal Install Mission/Sullivan	24,921	950,000	950,000	100%
Traffic Signal Upgrade & Modernization	71,628	3,476,020	4,119,395	84%
Grimmer Blvd (Fremont to PPP)	87,951	2,700,000	3,100,000	87%
Meas BB Projects (City Staff Participation)	207,676	586,790	1,129,691	52%
Pedestrian Imps	103,320	285,326	1,323,275	22%
Complete Streets Upgrade of SR84	294,096	760,000	4,370,000	17%
Walnut Ave Protected Bikeway	172,307	989,986	7,374,709	13%
Traffic Safety Analysis Grant	3,595	27,500	275,000	10%
Sabercat Trail Extension Project	3	207,000	5,892,000	4%
I880 Bike & Ped Trail-Christy - So Grimmer	59,845	695,000	2,919,000	24%
I680 Interchange Modernization	71,379	150,000	3,175,000	5%
I880/Decoto Rd Interchange Modernization	31,496	75,000	1,634,233	5%
Decoto Rd Complete ST & Transit Priority	185,475	609,233	1,634,233	37%
Dumbarton Bridge to Quarry Lakes Tr	66,434	300,000	2,600,000	12%
Niles/Rancho Safe & Complete Streets	148,271	1,110,000	1,908,615	58%
Walnut Ave/Liberty Protected Inter	84,116	350,000	1,441,000	24%
Development Impact Fee Review	25,393	1,053,368	3,856,727	27%
	<b>\$ 5,742,088</b>			

Planning or Program Activities Information during 2020/21 is provided below:

Name of Program or Planning Activity	Notes
Traffic Signal; Major Improvements (PWC7953)	Enhanced traffic signal equipment; new traffic signals <i>Niles/ Rock, Grimmer/Lopes, Grimmer/Wisdom, Grimmer/ Seneca Park, Blacow/Gatewood. Existing Traffic Signal Modification along Walnut Ave and at Fremont Blvd intersections at Mowry Ave and Stevenson Blvd. (VMT reducing projects Central/Joseph and City Center District)</i>
Traffic Signals: Minor Upgrades (PWC8931)	<ol style="list-style-type: none"> <li>1) Matching funds for the Fremont Boulevard Safe/Smart Corridor Project.</li> <li>2) Install Bike Detection Indicator Lights on Walnut Avenue to facilitate active transportation in the City Center District.</li> <li>3) Install new Video Detection Systems and blue-tooth travel time devices along Mission Boulevard to improve traffic monitoring and management.</li> <li>4) Installation of wireless signal communication radios for S. Grimmer Blvd./Old Warm Springs Blvd., S. Grimmer/Warm Springs Blvd., Mowry Ave./State St., and Kato Rd./Warren Ave. to allow signal monitoring and coordination along the various corridors.</li> <li>5) Implementation of Lead Pedestrian Interval signal timing at Paseo Padre Parkway/Capitol Ave., Fremont Blvd./Capitol Ave. to promote active transportation in City Center District (VMT reduction activity).</li> </ol>
Traffic Signal Planning (PWC8458)	Planning level analysis to determine new signal installation locations.
Traffic Safety Planning (PWC8963)	Matching funds for grant
Bikeway Improvements (PWC8874)	<ol style="list-style-type: none"> <li>1) Staff civil design costs for Niles/Rancho Safe and Complete Streets project;</li> <li>2) Staff design and construction costs for the I-880 Green Bike Lanes Project and Year 2/Year 3 Bikeway Striping Project;</li> <li>3) Striping and flexible bollards installation for the Walnut Avenue Bikeway Improvements project.</li> </ol>
Warm Springs Misc Infrastructure (PWC8880)	Supplemental funding for construction of Warm Springs BART West Access Bridge project
Measure BB Misc Projects (PWC8933)	City technical support for design of new Irvington BART Station
Development Impact Fee Update (PWC8315) Citywide Bikeway/Trail Study (PWC8997)	Impact Fee Program – Administration and matching funds for grant
Development Impact Fee Update (PWC8315)	Impact Fee Program – Administration

6. Outstanding Projects (as of June 30, 2021): Sufficient funds have been collected to complete financing on 8 outstanding projects. These projects and the anticipated construction commencement dates are listed below:

<b>Project Name</b>	<b>Anticipated Construction Start Date</b>
Osgood Rd /Washington Bl Improvement (PWC8156-B)	January 2022
Fremont Bl Corridor Signal Modernization (PWC8922)	December 2021
State St Improvement: Mowry to Beacon (PWC8677)	2022
Mission/Sullivan Traffic Signal (PWC8930)	2022
Grimmer Bl Improvement: Fremont to Paseo (PWC8932)	2023
Centerville Complete Streets (PWC8946)	2023
Traffic Signal: Major Improvements (PWC7953) 1) Walnut Avenue/Liberty Street 2) Fremont Boulevard/Grimmer Boulevard 3) Fremont Boulevard/Eugene Street 4) Fremont Boulevard/ Walnut Avenue 5) Fremont Boulevard/County Drive	2022, 2023
Kato Rd Improvement (PWC8493) <i>(funded primarily by Federal grant revenues not available until 2025)</i>	2025

Sufficient funds have not been collected to complete financing on the I-880/Innovation Bridge which remains incomplete at this time. The City continually seeks to identify grant funds available to support this project.

7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2020 through June 30, 2021.

## Fire Facilities Fee

### Annual Information

1. Brief Description of the Fee: The fire facilities fee is assessed on new residential, commercial, and industrial development to pay for its proportionate share of land and construction costs for fire stations and the acquisition cost of fire apparatus and equipment that will be needed to provide adequate fire protection and emergency services for new development.

For further information on the fee calculation methodology, see *Fremont DIF Update Report – Fire Facilities Fee, May 17, 2021* and the *Fremont DIF Update Background Report, May 17, 2021*, prepared by *Willdan Financial Services*, report available:

<https://www.fremont.gov/3483/Development-and-Affordable-Housing-Fees>.

2. Fee Rate: The rate of the fee effective 7/1/2020, is set forth below:

KSF: Thousand square feet.

<i>Land Use</i>	<i>Fire Facilities</i>
0 bedrooms (studios) (per dwelling unit)	\$162
1 bedroom (per dwelling unit)	\$243
2 bedrooms (per dwelling unit)	\$340
3 bedrooms (per dwelling unit)	\$420
4 bedrooms (per dwelling unit)	\$518
>4 per add'l bedroom	\$97
Office (KSF)	\$349
Retail/Service (KSF)	\$207
Warehouse (KSF)	\$150
Light Industrial (KSF)	\$117
Manufacturing (KSF)	\$212
Research & Development (KSF)	\$270
Business Park (KSF)	See Note
Convalescent Home/Nursing Home (KSF)	\$117
Assisted Living/Congregate Care Facility (KSF)	\$117
Hospital (KSF)	\$117
Religious Facility (KSF)	\$300
Schools, all (K-12) (KSF)	\$300
School, Vocation/Trade/Collegian (KSF)	\$300
Hotel/Motel (Room)	\$67

Note: For uses paying the Traffic fee as a Business Park, the most applicable Fire Facilities fees would also apply (e.g., office, manufacturing).

3. Fund Balance: The balance of the fire facilities fee fund as of the following date was:

Beginning Balance - July 1, 2020 \$3,106,578

Ending Balance - June 30, 2021 \$3,538,332

4. Fees Collected and Interest Earned: The total of the fees collected and interest earned on the fund during the period from July 1, 2020 through June 30, 2021 was:

Fees Collected: \$420,224

Interest Earned: \$ 13,875

5. Identification of Funded Improvements: During fiscal year 2020/21, fire facilities fees were expended in an amount of \$2,346 to support the administrative costs associated with the Impact Fee program.

6. Outstanding Projects (as of 6/30/2021): Sufficient funds have been collected to complete payment for the following fire facilities project that was identified at the time the fee was imposed and which remains incomplete at this time.

Project Name	Anticipated Construction/Commencement Date
Acquisition of Apparatus and Equipment for new (14th) Engine Company	Summer 2022

7. Interfund Activities: There were no interfund loans or transfers during the period from July 1, 2020 through June 30, 2021.

## Capital Facilities Fee

### Annual Information

1. ***Brief Description of the Fee:*** The purpose of the capital facilities impact fee is to fund the capital facilities needed to serve new development, including city administration, police, animal shelter, and library facilities.

For information on the fee calculation methodology and a list of planned facilities, see Table A.3 of the *Fremont DIF Update Report – Capital Facilities Fee, May 17, 2021*, also background information is provided in the *Fremont CIF Update Background Report, May 17, 2021*, both reports prepared by *Willdan Financial Services*, report available: <https://www.fremont.gov/3483/Development-and-Affordable-Housing-Fees>.

2. ***Fee Rate:*** The rate of the fee effective 7/1/2020 is set forth below:

KSF: Thousand square feet.

<b><i>Land Use</i></b>	<b><i>Capital Facilities</i></b>
0 bedrooms (studios) (per dwelling unit)	\$1,120
1 bedroom (per dwelling unit)	\$1,681
2 bedrooms (per dwelling unit)	\$2,353
3 bedrooms (per dwelling unit)	\$2,912
4 bedrooms (per dwelling unit)	\$3,585
>4 per add'l bedroom	\$672
Office (KSF)	\$1,037
Retail/Service (KSF)	\$618
Warehouse (KSF)	\$444
Light Industrial (KSF)	\$347
Manufacturing (KSF)	\$631
Research & Development (KSF)	\$801
Business Park (KSF)	See Note
Convalescent Home/Nursing Home (KSF)	\$347
Assisted Living/Congregate Care Facility (KSF)	\$347
Hospital (KSF)	\$347
Religious Facility (KSF)	\$894
Schools, all (K-12) (KSF)	\$894
School, Vocation/Trade/Collegian (KSF)	\$894
Hotel/Motel (Room)	\$197

Note: For uses paying the Traffic fee as a Business Park, the most applicable capital facilities fees would also apply (e.g., office, manufacturing).

3. Fund Balance: The balance of the capital facilities fee fund as of the following date was:

Beginning Balance - July 1, 2020 \$9,808,671

Ending Balance - June 30, 2021 \$2,377,060

4. Fees Collected and Interest Earned: The total of the fees collected, and interest earned on the fund during the period from July 1, 2020 through June 30, 2021 was:

Fees Collected: \$2,706,207

Interest Earned: \$ (26,089)

5. Identification of Funded Improvements: During fiscal year 2020/21, capital facilities fees were expended in an amount of \$11,728 to support the administrative costs associated with the Impact Fee program and \$9,100,000 was expended on the Downtown Event Center.

6. Outstanding Projects (as of 6/30/2021): Sufficient funds have not been collected to complete financing on an incomplete public improvement that was identified at the time the fee was imposed and which remains incomplete at this time.

7. Interfund Activities: During the period from July 1, 2020 through June 30, 2021, there were no interfund loans, but \$1 million was transferred to the general fund to pay a portion of the debt service on the City's 2017B Lease Revenue Bonds and 2019 Lease Revenue Bonds.

These debt issues funded the following facilities, which were designed to accommodate future development: city hall, police administration center, police detention facility, maintenance center, development services center, main library, family resource center, animal shelter, and senior center expansion.

The amount of debt service funded by the interfund transfer did not exceed the proportion of project cost (principal and interest) that is allocable to new/future development.

## Master Fee Schedule, Development Impact Fees

This chart is provided to present the comprehensive listing of fees established for all fee categories, effective 7/1/2020:

<i>Land Use</i>	<i>Capital Facilities</i>	<i>Fire Facilities</i>	<i>Traffic</i>	<i>Parkland</i>	<i>Park Facilities</i>
0 bedrooms (studios)	\$1,120	\$162	\$2,280	\$4,921	\$5,528
1 bedroom	\$1,681	\$243	\$2,280	\$7,383	\$8,292
2 bedrooms	\$2,353	\$340	\$2,547	\$10,335	\$11,609
3 bedrooms	\$2,912	\$420	\$2,547	\$12,794	\$14,373
4 bedrooms	\$3,585	\$518	\$3,877	\$15,747	\$17,689
>4 per bedroom	\$672	\$97	See Note 4	\$2,952	\$3,316
Office (KSF)	\$1,037	\$349	\$5,663	---	---
Retail/Service (KSF)	\$618	\$207	\$7,754	---	---
Warehouse (KSF)	\$444	\$150	\$1,711	---	---
Light Industrial (KSF)	\$347	\$117	\$4,105	---	---
Manufacturing (KSF)	\$631	\$212	\$2,850	---	---
Research & Development (KSF)	\$801	\$270	\$4,066	---	---
Business Park (KSF)	See Note 5	See Note 5	\$4,790	---	---
Convalescent Home/Nursing Home (KSF)	\$347	\$117	\$3,839	---	---
Assisted Living/Congregate Care Facility (KSF)	\$347	\$117	\$760	---	---
Hospital (KSF)	\$347	\$117	\$4,368	---	---
Religious Facility (KSF)	\$894	\$300	\$3,573	---	---
Schools, all (K-12) (KSF)	\$894	\$300	\$8,058	---	---
School, Vocation/Trade/Collegian (KSF)	\$894	\$300	\$10,035	---	---
Hotel/Motel (Room)	\$197	\$67	\$2,319	---	---
Other Use Not Listed	Determined based on similar use				

Notes:

1. Definitions application to land use categories from the Comprehensive Development Impact Fee Update Background Technic shall be used in applying the fees above.
2. Residential uses pay all five fees listed above.
3. Non-residential uses pay three fees, being: Capital Facilities; Fire Facilities; and Traffic fees.
4. Under the Traffic fee, residential units with more than four bedrooms pay the fee applicable to a 4-bedroom unit.
5. For uses paying the Traffic fee as a Business Park, the most applicable Capital Facilities and Fire Facilities fees would also ap office, manufacturing).