

DRAFT TECHNICAL MEMORANDUM

To: Ian Goldberg, Budget Officer, County Administrator's Office

From: Jason Moody, Ashleigh Kanat, and Anisha Gade

Subject: Recommended Fee for Solano County Public Facilities Fee Update; EPS #181056

Date: July 12, 2019

The Economics of Land Use



This memorandum proposes an approach and a methodology for deriving a recommended development impact fee schedule for the Solano County Public Facilities Fee (PFF) update. The PFF update process has been initiated by County staff, consistent with the Mitigation Fee Act requirements for development impact fee programs, which indicate that jurisdictions should evaluate and update fee levels every five years to realign growth projections, new capital improvements projects, and project costs. The final fee levels must be approved by the Solano County Board of Supervisors.

This memorandum has been prepared by EPS at the request of the County to guide the policy decisions about final fee levels. The updated nexus study, provided separately, calculates the maximum allowable fee based on the requirements of the Mitigation Fee Act. County staff has directed EPS to develop an approach and methodology to reducing the maximum allowable fees to levels that are not materially higher than existing fee levels and that broadly reflect economic feasibility considerations.

The approach and methodology described in this memo represent one option available to the Solano County Board of Supervisors (BOS) as final fee levels are adopted. There are several other options available to the BOS, which are listed at the end of this memo.

It is important to note that while the optimal fee level can be informed by technical analysis, it is ultimately a matter of public policy and, therefore, considers factors outside of the EPS scope of analysis, including input from community stakeholders.

Summary of Approach and Methodology

EPS's approach to developing the recommended fee levels attempts to balance the following objectives and principles.

1. The total maximum allowable fees, as calculated in the nexus study likely are higher than can be supported by new development and should be reduced. Where justified by the nexus analysis, the

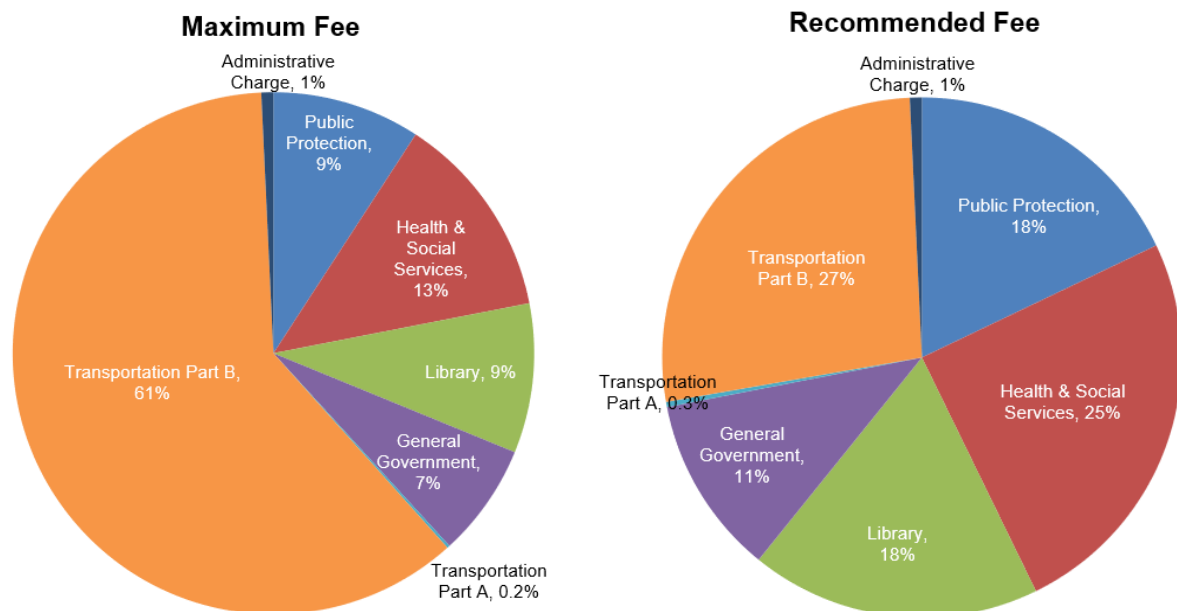
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- recommended fees, on balance, should not be unreasonably higher than the existing 2013 fee levels and should be considered in the context of existing fee levels in surrounding areas.
- Because the transportation fee is the largest component of the overall fee program (see **Figure 1**) and because transportation improvements are more likely to benefit from regional/state grant funding, reductions to the maximum fees should occur from Part B of the transportation component. This is the same approach that was used to establish 2013 fee levels.
 - Fees among residential land use categories and fees among nonresidential land use categories should vary based on their *proportional* impact (e.g., a land use that generates more trips than another land use should pay a proportionally higher fee). This proportionality can be achieved by maintaining a common cost per dwelling unit equivalent (DUE). A DUE is a normalizing metric that allows total costs to be allocated between different land use types in a manner proportionate to the number and type of trips generated.

Figure 1 Fee Component Breakdown of Maximum Fee and Recommended Fee



Detailed Methodology

As shown in **Figure 1**, because Part B of the transportation fee is the largest component of the overall fee program and because transportation improvements are more likely to benefit from regional/state grant funding, the fee reduction comes from the Part B component. All of the other components of the fee program remain at the maximum allowable fee levels. Despite the reduction, this fee component remains the largest share of the overall Solano County PFF.

The reduction was achieved by artificially limiting the maximum allowable “cost per DUE,” as shown in **Table 1**. The nexus analysis results in a maximum allowable cost per DUE of \$10,997. The reduction occurs by limiting the recommended cost per DUE to \$2,500 for each residential DUE, \$375 for each retail/commercial and service/commercial DUE, and \$750 for all other nonresidential DUEs. For example, a single family residential unit has a DUE of 1.0, resulting in a “Part B” transportation fee of \$2,500 per unit, while a multifamily unit has a DUE of 0.56, resulting in a fee of \$1,400 per unit. As a nonresidential example, 1,000 square feet office space

have a DUE of 0.89. With a cost per DUE of \$750, the resulting fee is \$667.50 per 1,000 square feet.

The cost per DUE of \$2,500 for the residential uses results in an overall increase of 3 percent for a single family unit; a 1 percent decrease for a multifamily unit and an 2nd Unit or an Accessory Dwelling Unit; and, the fee decreases by 9 percent for an age-restricted multifamily unit. Residential fees range from 51 to 63 percent of the maximum allowed across the four land use categories.

Limiting the retail/commercial and service/commercial categories cost per DUE to \$375 and to \$750 per DUE for all other nonresidential uses results in decreases for some land use categories (e.g., lodging and office) and increases for all others. A lower cost per DUE among the nonresidential uses means that the nonresidential uses receive a proportionately greater reduction (fees range from 3.4 to 6.8 percent of the maximum allowed for all nonresidential land use categories).

The relationship between fee levels for different land uses vary in this update relative to 2013 primarily due to structural differences in the underlying Solano County Transportation Authority's regional travel demand model, which is a major input into EPS's maximum fee nexus analysis. In this update, the DUEs are materially different than in 2013 for a number of reasons:

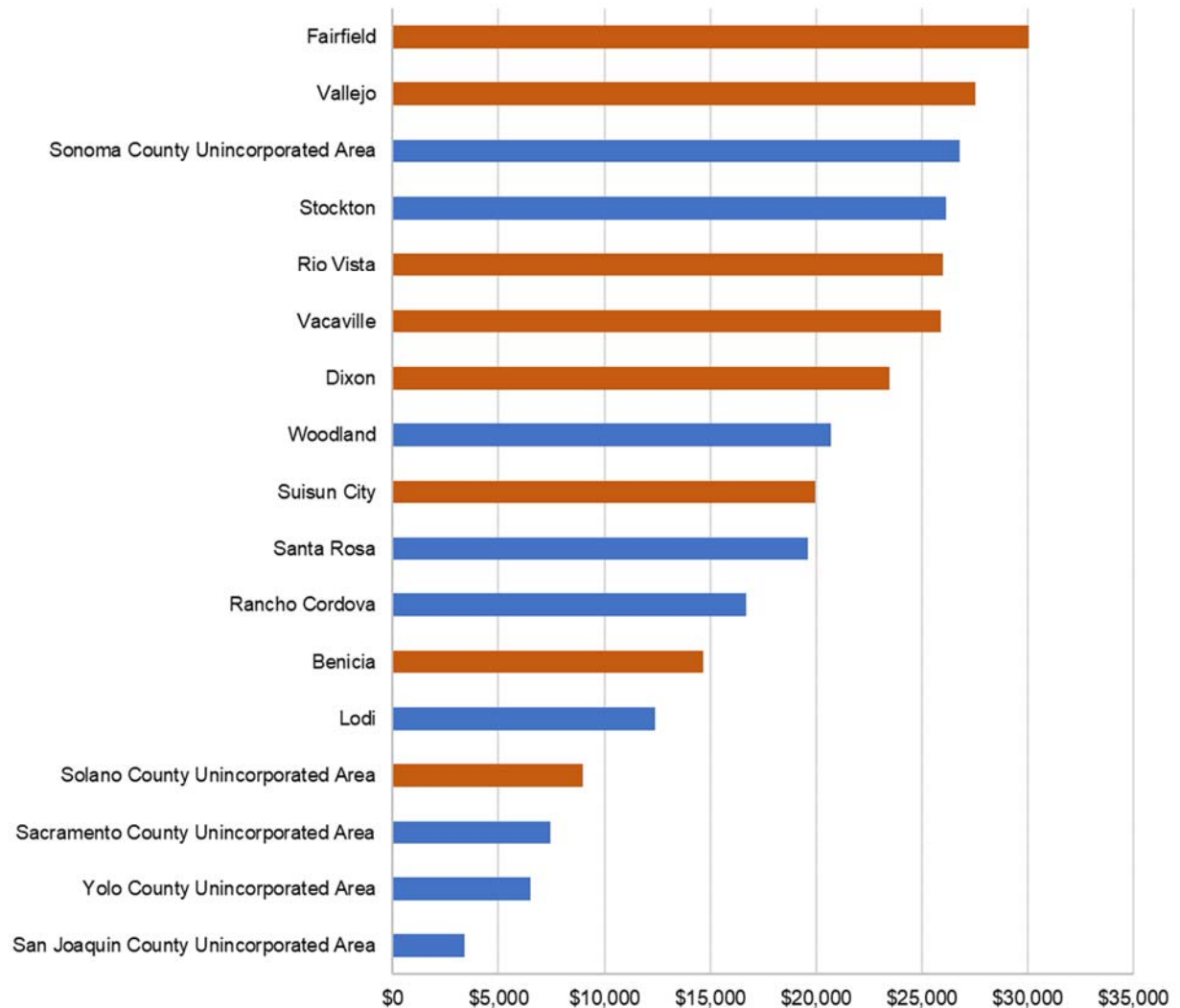
1. Population and employment growth projections for 2018-2040 are different from the projections used in 2013 (for 2013 through 2033)
2. Trip generation rates attributed to various land use categories have changed since 2013 due to a more sophisticated transportation model
3. The DUEs for the commercial land uses also reflect updated "pass-by" assumptions in acknowledgement that many trips occur as part of another trip (i.e., a stop by the coffee shop on the way to work).
4. Differences in trip generation rates and growth projections have led to Dwelling Unit Equivalents (DUEs) have changed since 2013

For a more detailed table of all recommended fee components by land use and public facility categories, refer to **Table A-1** of the **Appendix**. A fuller explanation of the transportation fee calculations is provided in the accompanying nexus study.

Fee Comparison

In an effort to understand Solano County development impact fees compared with those of a selection of cities and unincorporated areas in surrounding counties, a fee comparison was conducted. The fee comparison shows that the recommended fees for Solano County are higher than existing fees in the surveyed counties but lower than existing fees in the surveyed jurisdictions. The existing fee levels in many of Solano County's incorporated jurisdictions for single family residential units are among the highest fees of all comparable jurisdictions, as shown in **Figure 2**. This is, in part, because unlike other counties, where countywide fees are charged only to new development in the unincorporated areas of the county, in Solano County, new development in the incorporated cities pays the County fees in addition to the local impact fees.

Figure 2 Comparison of Existing Fees for a Single Family Residential Unit



Note: Solano County jurisdictions are depicted in orange. Fees in Solano County cities include the Solano County Public Facilities Fee as well as city-level fees. This analysis does not include public utility (sewer, water, drainage, etc.) fees, Special Area Plan fees, or school impact fees.

Sources: City and County websites; Interviews with City and County staff; and Economic & Planning Systems, Inc.

Results

The resulting recommended fees are considerably less than the nexus study's maximum allowable fees, as was the case in 2013. As shown in **Table 2**, EPS chose to limit the recommended fee per DUE at a level that would enable the overall PFF fee update to range from a slight decrease from existing fees in the case of age-restricted/senior multifamily units (9 percent) to a modest increase of the overall fee for single family units (3 percent.)

With regards to nonresidential land uses, the overall PFF recommended fee ranges from a 17 percent decrease in the case of lodging to a 39 percent increase in the case of nonresidential agricultural accessory structures.

See **Table A-2** of the **Appendix** for the detailed fee comparison of all fee components by land use category for selected counties and cities.

Other Options to Setting Fee Levels

The approach and methodology described above are focused on establishing and maintaining a consistent technical rationale among the residential fees as a set and among the nonresidential fees as a set. However, there are other options for the BOS to consider as fee levels are adopted.

1. Fees can be established at any level up to the maximum fees, and could even remain at current levels or decrease. Fees lower than the maximum will not generate the full amount of revenue needed to fully fund projects.
2. Current fee levels can be increased by an inflation factor or some other ratio up to the maximum allowable fee levels.
3. The costs per DUE can be revised up or down from the values assumed above, and, while the recommended approach keeps the cost per DUE constant among residential uses (at \$2,500 per DUE) and constant for service/commercial and retail/commercial (at \$375 per DUE) and constant for all other nonresidential uses (at \$750 per DUE), that is not a requirement.

Table 1 Regional Transportation Impact Fee (Part B) - Maximum and Recommended Fees

Fee Category	Peak Hour Trip Rate ¹	Pass-Through Trip Allowance ²	DUE Factor	Maximum Fee per Unit	Recommended Fee per Unit	Percent of Max. Fee
	a	b	c = a * b	d = c * \$10,997	e = c * cost per trip	
Residential						
Single Family	1.00	100%	1.00	\$10,997	\$2,500	22.7%
Multifamily	0.56	100%	0.56	\$6,158	\$1,400	22.7%
2nd SFR Unit/Accessory Dwelling Unit (ADU)	0.48	100%	0.48	\$5,279	\$1,200	22.7%
Age-Restricted/Senior Multifamily	0.26	100%	0.26	\$2,859	\$650	22.7%
Non-residential						
				<i>Per 1,000 Building Square Feet</i>		
Retail/Commercial	3.81	50%	1.91	\$20,949	\$714	3.4%
Service/Commercial	7.80	51%	3.98	\$43,746	\$1,492	3.4%
Office	1.15	77%	0.89	\$9,738	\$664	6.8%
Institutional/Assembly	0.49	64%	0.31	\$3,449	\$235	6.8%
Lodging	0.61	58%	0.35	\$3,891	\$265	6.8%
Industrial	0.63	85%	0.54	\$5,889	\$402	6.8%
Warehouse/Distribution	0.19	85%	0.16	\$1,776	\$121	6.8%
Non-residential Agricultural Accessory Structures	0.19	80%	0.15	\$1,672	\$114	6.8%

Note: The cost per trip used to derive the recommended fee is \$2,500 for all residential categories; \$375 for the retail/commercial and service/commercial categories; and \$750 for all other non-residential categories.

Sources: Fehr and Peers; and Economic & Planning Systems.

Table 2 Comparison of Maximum and Recommended Fees for Solano County Public Facilities Fee Update

Fee Benefit Zone/ Land Use	2013 Estimated Maximum PFF	Current Fee (based on 2013 update)	2018 Estimated Maximum PFF	2018 Preliminary Recommended PFF	Increase of Recommended Fees (2013-2018)	
	Cities/ Unincorporated County	Cities/ Unincorporated County	Cities/ Unincorporated County	Cities/ Unincorporated County	Absolute Change	% Change
<u>JURISDICTIONS IN COUNTY LIBRARY SYSTEM¹</u>						
Residential						
		<i>Fee Amount per Unit</i>				
Single Family	\$15,745	\$8,962	\$18,063	\$9,263	\$301	3%
Multifamily	\$10,931	\$6,726	\$11,642	\$6,662	-\$64	-1%
2nd SFR Unit/Accessory Dwelling Unit (ADU)	\$8,216	\$4,575	\$8,764	\$4,536	-\$39	-1%
Age-Restricted/Senior Multifamily	\$6,993	\$4,348	\$6,319	\$3,975	-\$373	-9%
Nonresidential						
		<i>Fee Amount per 1,000 Building Square Feet</i>				
Retail/Commercial	\$15,841	\$859	\$21,439	\$1,024	\$165	19%
Service/Commercial	\$39,048	\$1,927	\$44,723	\$2,097	\$170	9%
Office	\$10,664	\$1,430	\$10,578	\$1,359	-\$71	-5%
Institutional/Assembly	\$3,312	\$471	\$3,749	\$483	\$12	3%
Lodging	\$9,232	\$519	\$4,099	\$429	-\$90	-17%
Industrial	\$6,687	\$601	\$6,258	\$698	\$97	16%
Warehouse/Distribution	\$1,271	\$181	\$1,887	\$210	\$29	16%
Agricultural						
Nonresidential Agricultural Accessory Structures	\$1,158	\$125	\$1,750	\$174	\$49	39%
<u>CITY OF BENICIA²</u>						
Residential						
		<i>Fee Amount per Unit</i>				
Single Family	\$14,131	\$7,349	\$16,500	\$7,578	\$229	3%
Multifamily	\$9,676	\$5,471	\$10,406	\$5,348	-\$123	-2%
2nd SFR Unit/Accessory Dwelling Unit (ADU)	\$7,402	\$3,761	\$7,992	\$3,705	-\$56	-1%
Age-Restricted/Senior Multifamily	\$6,178	\$3,533	\$5,529	\$3,144	-\$389	-11%
CITY OF DIXON²						
Residential						
		<i>Fee Amount per Unit</i>				
Single Family	\$14,131	\$8,317	\$16,500	\$7,578	-\$739	-9%
Multifamily	\$9,676	\$6,346	\$10,406	\$5,348	-\$998	-16%
2nd SFR Unit/Accessory Dwelling Unit (ADU)	\$7,402	\$4,102	\$7,992	\$3,705	-\$397	-10%
Age-Restricted/Senior Multifamily	\$6,178	\$4,408	\$5,529	\$3,144	-\$1,264	-29%
Nonresidential						
		<i>Fee Amount per 1,000 Building Square Feet</i>				
Retail/Commercial	\$15,841	\$926	\$21,599	\$1,024	\$98	11%
Service/Commercial	\$39,048	\$2,051	\$45,056	\$2,097	\$46	2%
Office	\$10,664	\$1,542	\$10,656	\$1,359	-\$183	-12%
Institutional/Assembly	\$3,312	\$678	\$3,777	\$483	-\$195	-29%
Lodging	\$9,232	\$643	\$4,130	\$429	-\$214	-33%
Industrial	\$6,687	\$648	\$6,305	\$698	\$50	8%
Warehouse/Distribution	\$1,271	\$195	\$1,901	\$210	\$15	8%
Agricultural						
Nonresidential Agricultural Accessory Structures	\$1,158	\$152	\$1,763	\$174	\$22	15%

[1] Includes the unincorporated county and all cities except Benicia and Dixon.

[2] The cities of Benicia and Dixon are not part of the County's library system; therefore, the residential fees for both cities do not include the Countywide Library fee component.

Nonresidential fees for the City of Benicia are not listed separately because they are the same as for the jurisdictions that are inside the County's library system. The nonresidential fees in the City of Dixon include a fee for the Dixon Public Library District; the recommended fee for the nonresidential fees assumes the Dixon Public Library fee component remains constant.

Sources: Solano County; and Economic & Planning Systems, Inc.

APPENDIX A:

Detailed Fee Estimates and Land Use Density Assumptions



Table A-1 Recommended Fee
Detailed Recommended Fee Estimates By Land Use and Public Facility Category
Solano County PFF Updated Nexus Study; EPS# 181056

Land Use	Public Protection Facilities						Health & Social Services	Library	General Government Facilities					Transportation		Subtotal Fee	Admin. Charge ¹	Total Fee
	Sheriff	Probation	Animal Care	District Attorney	Courts	Govt. Center Debt			Govt. Center Debt	Agriculture Commissioner	Registrar of Voters	Information Technology	County Parks	Part A	Part B			
Residential																		
Single Family	\$1,013	\$76	\$18	\$107	\$147	\$297	\$2,302	\$1,672	\$378	\$16	\$82	\$44	\$510	\$30	\$2,500	\$9,194	\$69	\$9,263
Multifamily	\$789	\$59	\$14	\$84	\$115	\$232	\$1,795	\$1,304	\$295	\$12	\$64	\$35	\$398	\$17	\$1,400	\$6,612	\$50	\$6,662
2nd SFR Unit/Accessory Dwelling Unit (ADU)	\$500	\$38	\$9	\$53	\$73	\$147	\$1,136	\$825	\$187	\$8	\$40	\$22	\$252	\$14	\$1,200	\$4,502	\$34	\$4,536
Age-Restricted/Senior Multifamily	\$500	\$38	\$9	\$53	\$73	\$147	\$1,136	\$825	\$187	\$8	\$40	\$22	\$252	\$8	\$650	\$3,946	\$30	\$3,975
Nonresidential																		
									<i>Fee Amount per 1,000 Building Square Feet</i>									
Retail/Commercial	\$121	\$9	-	\$13	\$18	\$35	-	-	\$45	\$2	-	\$2	-	\$57	\$714	\$1,017	\$8	\$1,024
Service/Commercial	\$232	\$17	-	\$25	\$34	\$68	-	-	\$87	\$4	-	\$5	-	\$119	\$1,492	\$2,082	\$16	\$2,097
Office	\$324	\$24	-	\$34	\$47	\$95	-	-	\$121	\$5	-	\$6	-	\$27	\$664	\$1,349	\$10	\$1,359
Institutional/Assembly	\$116	\$9	-	\$12	\$17	\$34	-	-	\$43	\$2	-	\$2	-	\$9	\$235	\$480	\$4	\$483
Lodging	\$74	\$6	-	\$8	\$11	\$22	-	-	\$28	\$1	-	\$1	-	\$11	\$265	\$426	\$3	\$429
Industrial	\$135	\$10	-	\$14	\$20	\$40	-	-	\$51	\$2	-	\$3	-	\$16	\$402	\$692	\$5	\$698
Warehouse/Distribution	\$41	\$3	-	\$4	\$6	\$12	-	-	\$15	\$1	-	\$1	-	\$5	\$121	\$208	\$2	\$210
Agricultural Uses																		
Non-residential Agricultural Accessory Structures	\$27	\$2	-	\$3	\$4	\$8	-	-	\$10	\$0	-	\$1	-	\$5	\$114	\$173	\$1	\$174

[1] The Administrative charge is 0.75% of the Subtotal Fee.

Source: Economic & Planning Systems, Inc.

Table A-2
Summary of Existing Impact Fees for Selected Counties and Cities
Solano County Impact Fee Update; EPS #181056

	IMPACT FEES													
Jurisdiction / Land Use	Regional Transportation	Traffic / Road	Parks / Citywide	Art / Urban Design	Park - Regional	Fire / Police	Health and Social Services	Library	Habitat / Greenbelt Preservation	Housing	Gen. / Capital / Public Facilities	Other General	Countywide Fees	Total Fee Burden
<u>Solano County [1]</u>														
Single Family (per Unit)	\$1,527					\$2,687	\$1,853	\$1,590			\$1,173	\$133		\$8,962
Multifamily (per Unit)	\$947					\$2,090	\$1,441	\$1,236			\$912	\$100		\$6,726
Retail (per Sq.Ft.)	\$0.43					\$0.33	-	-			\$0.09	\$0.01		\$0.86
Office (per Sq.Ft.)	\$0.30					\$0.87	-	-			\$0.23	\$0.02		\$1.43
Industrial (per Sq.Ft.)	\$0.13					\$0.36	-	-			\$0.10	\$0.01		\$0.60
Vallejo														
Single Family (per Unit)		\$6,377			\$12,191								\$8,962	\$27,530
Multifamily (per Unit)		\$3,586			\$8,353								\$6,726	\$18,665
Retail (per Sq.Ft.)		\$3.07			-								\$0.86	\$3.93
Office (per Sq.Ft.)		\$3.07			-								\$1.43	\$4.50
Industrial (per Sq.Ft.)		\$1.56			-								\$0.60	\$2.16
Fairfield [2]														
Single Family (per Unit)		\$7,398	\$9,172	\$300							\$4,225		\$8,962	\$30,057
Multifamily (per Unit)		\$4,812	\$7,515	\$151							\$3,353		\$6,726	\$22,557
Retail (per Sq.Ft.)		\$17.04	-	\$0.11							\$3.77		\$0.86	\$21.78
Office (per Sq.Ft.)		\$4.14	-	\$0.15							\$1.67		\$1.43	\$7.39
Industrial (per Sq.Ft.)		\$2.89	-	\$0.05							\$0.87		\$0.60	\$4.41
Vacaville [3]														
Single Family (per Unit)		\$10,130	\$4,628			\$1,143			\$247		\$785		\$8,962	\$25,895
Multifamily (per Unit)		\$6,281	\$3,183			\$810			\$169		\$485		\$6,726	\$17,654
Retail (per Sq.Ft.)		\$5.48	-			\$1.50			-		\$0.44		\$0.86	\$8.28
Office (per Sq.Ft.)		\$4.16	-			\$0.81			-		\$0.34		\$1.43	\$6.74
Industrial (per Sq.Ft.)		\$3.04	-			\$0.25			-		\$0.24		\$0.60	\$4.13
Suisun City														
Single Family (per Unit)		\$2,523	\$6,965			\$1,427					\$81		\$8,962	\$19,958
Multifamily (per Unit)		\$1,928	\$5,769			\$1,182					\$67		\$6,726	\$15,672
Retail (per Sq.Ft.)		\$2.90	-			\$2.59					\$0.09		\$0.86	\$6.44
Office (per Sq.Ft.)		\$1.22	-			\$2.28					\$0.15		\$1.43	\$5.08
Industrial (per Sq.Ft.)		\$0.77	-			\$1.55					\$0.10		\$0.60	\$3.02

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	IMPACT FEES													
Jurisdiction / Land Use	Regional Transportation	Traffic / Road	Parks / Citywide	Art / Urban Design	Park - Regional	Fire / Police	Health and Social Services	Library	Habitat / Greenbelt Preservation	Housing	Gen. / Capital / Public Facilities	Other General	Countywide Fees	Total Fee Burden
Rio Vista														
Single Family (per Unit)		\$8,345	\$4,710								\$4,016		\$8,962	\$26,033
Multifamily (per Unit)		\$5,811	\$2,648								\$2,798		\$6,726	\$17,983
Retail (per Sq.Ft.)		\$1.51	\$0.31								\$0.74		\$0.86	\$3.42
Office (per Sq.Ft.)		\$1.51	\$0.31								\$0.74		\$1.43	\$3.99
Industrial (per Sq.Ft.)		\$0.74	\$0.31								\$0.74		\$0.60	\$2.39
Benicia														
Single Family (per Unit)		\$1,029	\$6,127					\$235					\$7,309	\$14,700
Multifamily (per Unit)		\$591	\$4,083					-					\$6,914	\$11,588
Retail (per Sq.Ft.)		\$5.53	-					-					\$0.86	\$6.39
Office (per Sq.Ft.)		\$1.52	-					-					\$1.43	\$2.95
Industrial (per Sq.Ft.)		\$1.00	-					-					\$0.60	\$1.60
Dixon [4]														
Single Family (per Unit)		\$564	\$8,191			\$2,047					\$3,729		\$8,962	\$23,493
Multifamily (per Unit)		\$452	\$7,424			\$1,856					\$2,448		\$6,726	\$18,905
Retail (per Sq.Ft.)		\$1.14	-			\$1.28					\$0.72		\$0.86	\$3.99
Office (per Sq.Ft.)		\$1.29	-			\$1.92					\$1.08		\$1.43	\$5.72
Industrial (per Sq.Ft.)		\$0.30	-			\$1.60					\$0.90		\$0.60	\$3.40
Jurisdictions in Other Counties														
Santa Rosa (Sonoma County) [5]														
Single Family (per Unit)			\$10,516							Sale Price X 2.5%	\$9,129			\$19,645
Multifamily (per Unit)			\$7,734							\$3,154	\$5,433			\$16,321
Retail (per Sq.Ft.)			-							-	\$14.16			\$14.16
Office (per Sq.Ft.)			-							-	\$6.38			\$6.38
Industrial (per Sq.Ft.)			-							-	\$3.88			\$3.88
Sonoma County Unincorporated Area [6]														
Single Family (per Unit)													\$26,778	\$26,778
Multifamily (per Unit)													\$2,391	\$2,391
Retail (per Sq.Ft.)													\$4.91	\$4.91
Office (per Sq.Ft.)													\$2.84	\$2.84
Industrial (per Sq.Ft.)													\$2.93	\$2.93

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[illegible]

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Jurisdiction / Land Use	IMPACT FEES													Total Fee Burden
	Regional Transportation	Traffic / Road	Parks / Citywide	Art / Urban Design	Park - Regional	Fire / Police	Health and Social Services	Library	Habitat / Greenbelt Preservation	Housing	Gen. / Capital / Public Facilities	Other General	Countywide Fees	
Woodland (Yolo County)														
Single Family (per Unit)		\$6,141	\$7,650			\$2,635		\$56			\$921	\$185	\$3,118	\$20,706
Multifamily (per Unit)		\$4,480	\$6,374			\$2,076		\$48			\$768	\$148	\$2,312	\$16,206
Retail (per Sq.Ft.)		\$7.51	-			\$1.95		\$0.01			\$0.78	\$0.10	\$0.50	\$10.85
Office (per Sq.Ft.)		\$5.29	-			\$2.17		\$0.01			\$0.88	\$0.08	\$0.67	\$9.10
Industrial (per Sq.Ft.)		\$3.03	-			\$0.75		\$0.00			\$0.18	\$0.05	\$0.33	\$4.34
Yolo County Unincorporated Area														
Single Family (per Unit)													\$6,515	\$6,515
Multifamily (per Unit)													\$4,830	\$4,830
Retail (per Sq.Ft.)													\$0.94	\$0.94
Office (per Sq.Ft.)													\$1.25	\$1.25
Industrial (per Sq.Ft.)														n/a

Note: Analysis does not include public utility (sewer, water, drainage, etc.) fees, Special Area Plan fees, or school impact fees.

[1] Solano County: The full schedule of fees is available at <https://www.solanocounty.com/civicax/filebank/blobdload.aspx?blobid=5692>.

[2] Fairfield: Assumes 2-bedroom unit for Park & Recreation fee. Also assumes single family developments are 2,000 sqft. and multifamily developments are 1,000 sqft. for Urban Design and Public Facilities fee. Quimby fees shall be determined for each new subdivision and are not included in this table.

[3] Vacaville: Industrial fee applies to manufacturing developments less than 50,000 sqft.

[4] Dixon: Commercial developments along the highway are subject to different fees.

[5] Santa Rosa: The Public Art fee is not included, where projects greater than \$500,000 in development costs shall contribute no less than 1% of construction costs to publicly accessible art. Housing fee varies by square footage and is not included in the total fee burden; assumes multifamily development is 1,000 sqft.

[6] Total of County fees charged to unincorporated parts of the County. Fee level represents Single Family Dwelling of 1,500 sqft. + 400 sqft. garage, connected to public sewer and water. Residential affordable housing fees vary by sqft. This assumes 2,000 sqft. for SF and 1,001 sqft. for Multifamily.

[7] Rancho Cordova: Represents fee for new developments in the Villages of Zinfandel area; assumes single family developments are greater than 1,200 sqft.

[8] Most fees vary by square feet, district, and/or zone. Flood Control District fees not included.

[9] Lodi: In process of updating fees.

[10] Stockton: Assumes developments occur within existing city limits. Values represent fee level plus an additional administrative fee of 3.5%.

Sources: City and County websites; Interviews with City and County staff; and Economic & Planning Systems, Inc.