



Development Impact Fees

PUBLIC FACILITIES FEE

The Public Facilities Fee (PFF) is based on the Public Facilities Finance Plan, which determined the facilities needed to serve new development built out in accordance with the City’s General Plan, and in turn, new developments’ fair share of the costs of those facilities. The fair share of costs varies based on the *land use class* of the new development and the *location* of the new development.

New residential development is subject to the Public Facilities Fee shown in *Table 1: Residential Fees* below. Fair share costs for expansion of sewer, water, and public facilities are included in the fees shown below.

Table 1: Residential Fees

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Single Family Residential (unit)	\$21,179	\$22,922	\$32,857	\$33,325	\$30,165	\$25,869	NA	NA	NA	\$23,729
Multi-Family Residential (unit)	\$13,669	\$14,759	\$20,440	\$20,551	\$19,521	\$16,717	\$15,175	NA	\$15,282	\$15,494
Senior Housing (unit)	\$12,947	\$14,036	NA	NA	NA	NA	NA	NA	NA	NA
Assisted Living (unit)	\$11,259	\$11,803	NA	NA	NA	NA	NA	NA	NA	NA

New non-residential development is subject to 3 components that together make up the total Public Facilities Fee for such projects:

Table 2: PFF – Public Facilities. This component of the PFF pays for expanded transportation infrastructure (i.e. new roads, traffic signals), public safety capacity and infrastructure (e.g. Westside Public Safety building), and public works and community facilities. The fee is based on a rate determined by the land use and project location, multiplied by each enclosed 1000 SF of project.

Table 3: PFF – Sewer. This component pays for the infrastructure needed to send additional sewerage to the Laguna Treatment Plant. The fee is based on a rate determined by the land use and project location, multiplied by the daily flow gallons expected to be generated by the new development, based on the number and type of fixtures in the project.

Table 4: PFF – Drainage. This component pays for additional capacity of the drainage system needed to lessen and treat runoff created by new impervious surfaces in new development. The fee is based on a rate determined by the land use and project location, multiplied by 1000 SF of disturbed site area created by the project.

Development Impact Fees (continued)

Table 2: PFF - Public Facilities for Non-Residential Development
Fees Applied to Enclosed Thousand Square Feet (TSF)

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office (enclosed tsf)	\$9,742	\$11,300	NA	\$10,230	\$10,230	\$10,230	\$11,300	\$11,300	\$11,300	NA
Hotel/Motel (enclosed tsf)	\$6,974	\$7,772	NA	\$7,153	\$7,153	\$7,153	\$7,545	\$7,545	\$7,545	NA
Retail (enclosed tsf)	14,632	\$15,623	NA	\$14,942	\$14,942	\$14,942	\$15,623	\$15,623	\$15,623	NA
Light Industrial (enclosed tsf)	\$3,137	\$3,496	NA	\$3,249	\$3,249	\$3,249	\$3,496	\$3,496	\$3,496	NA
Heavy Industrial (enclosed tsf)	\$3,137	\$3,496	NA	\$3,249	\$3,249	\$3,249	\$3,496	\$3,496	\$3,496	NA
Warehouse (tsf)	\$2,523	\$2,883	NA	\$2,636	\$2,636	\$2,636	\$2,883	\$2,883	\$2,883	NA

Table 3: PFF – Sewer, for Non-Residential Development
Fees Applied to Gallons of Wastewater Generated (GAL)

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45
Hotel/Motel	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45
Retail	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45
Light Industrial	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45
Heavy Industrial	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45
Warehouse	\$75.80	\$75.80	NA	\$129.07	\$125.45	\$125.45	\$75.80	\$75.80	\$75.80	\$125.45

Table 4: PFF – Drainage for Non-Residential Development
Fees Applied to Disturbed Site Area (TSF)

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
General Office (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA
Hotel/Motel (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA
Retail (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA
Light Industrial (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA
Heavy Industrial (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA
Warehouse (disturbed tsf)	NA	NA	NA	\$321.01	NA	NA	\$292.15	\$292.15	\$292.15	NA

Development Impact Fees (continued)

Public Facilities Fee Schedule Notes

1. See 2011 Update to the Public Facilities Finance Plan for detailed presentation of calculations. (Adopted by City Council Resolution)
2. “Infill Development” is all development (new, remodel or reconstruction) outside of the defined Specific Plan Areas or Planned Developments
3. Non-residential fees are calculated by summing the values from Tables 2, 3, and 4 for the type of land use proposed.
4. “Mixed Use” fees are calculated by summing the fees calculated for each type of land use within the mixed use proposal.
5. N/A or Not Applicable means that a particular fee component does not apply within the defined geographic area because:
 - a. New development within that geographic does not create impacts to certain infrastructure systems; or
 - b. Approved Specific Plans do not include certain land use classes, hence fee components have not been computed.
6. Enclosed Thousand Square Feet is calculated based on the gross floor area, as defined in Chapter 17.04 of the Municipal Code including any patio area under a horizontal projection of the roof, the floor above or other covering, when such area is used for activities integral to the commercial business.
7. Disturbed Thousand Square Feet is calculated based on the total area approved for grading on the property.
8. The Public Facilities Finance Fee is subject to adjustment by the Engineering News-Record Construction Cost Index (ENR-CCI) for the San Francisco Bay Area on July 1st each year.

WATER CAPACITY CHARGES

The Water Capacity Charge (WCC), adopted in November 2016, funds water supply infrastructure needed by new development. This fee replaced the “Per Acre Development Fee” and “Special Water Connection Fee” and is charged to new residential and non-residential development. A Water Capacity Charge Analysis was conducted to determine the improvements to be financed by the WCC, including buy-in to the City’s existing well field, a fair share allocation of the Sonoma County Water Agency’s planned supply improvements, and new storage tanks required by the environmental documents for the new development areas. Like the Public Facilities Fee, the fair share of costs varies based on the *land use class* of the new development and the *location* of the new development. The Water Capacity Charge is subject to ENR-CCI adjustment on July 1st each year.

Table 1: Water Capacity Charges – Residential

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast Specific Plan	University District Specific Plan	Southeast Specific Plan	Wilfred Dowdell Specific Plan	Northwest Specific Plan	Stadium Lands Planned Development	Sonoma Mountain Village Planned Development
Single Family Residential (per unit)	\$1,544.80	\$1,544.80	\$3,874.77	\$5,642.62	\$6,405.33	\$1,544.80	\$1,544.80	\$1,544.80	\$7,106.13
Multi-Family Residential (per unit)	\$784.66	\$784.66	\$1,968.13	\$2,866.08	\$3,253.49	\$784.66	\$4,679.76	\$784.66	\$3,609.44
Senior Housing (per unit)	\$784.66	\$784.66	\$1,968.13	\$2,866.08	\$3,253.49	\$784.66	\$4,679.76	\$784.66	\$3,609.44
Assisted Living (per unit)	\$784.66	\$784.66	\$1,968.13	\$2,866.08	\$3,253.49	\$784.66	\$4,679.76	\$784.66	\$3,609.44

Development Impact Fees (continued)

Table 2: Water Capacity Charges – Non-Residential

Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast Specific Plan	University District Specific Plan	Southeast Specific Plan	Wilfred Dowdell Specific Plan	Northwest Specific Plan	Stadium Lands Planned Development	Sonoma Mountain Village Planned Development
Non Residential (per gpd)	\$6.65	\$6.65	\$16.67	\$24.28	\$27.56	\$6.65	\$39.65	\$6.65	\$30.58

AFFORDABLE HOUSING LINKAGE FEE

The linkage fee requirement applies to nonresidential development projects involving the construction of a new building, construction of additional gross square footage to an existing building, and interior remodels that increase the employment density, and changes in use that do not require interior remodels but increase the employee density of the nonresidential development as determined by the Director of Community Development.

Non-residential land uses are divided into three classifications: commercial, retail, and industrial. The Director of Community Development determines the land use classifications that best describe the nonresidential development. The fees for those classifications are determined as follows:

Effective Date	Commercial Fee	Retail Fee	Industrial Fee
July 1, 2008	\$0.69/square foot	\$1.19/square foot	\$0.71/square foot

GENERAL PLAN MAINTENANCE FEE

The general plan maintenance fee is used to cover the costs of providing updates to the City’s General Plan and is calculated as **0.5% of the total construction valuation** of building permits for new construction and commercial and industrial additions.

COPELAND CREEK DRAINAGE FEE

If the development occurs in the Copeland Creek Drainage District, the fee applies. The Copeland Creek Drainage Fee is calculated at the rate of **\$630 per acre**.

UNIVERSITY DISTRICT DEVELOPMENT FEES

UDSP REGIONAL TRAFFIC FEE

For residential development within the University District Specific Plan, the UDSP Regional Traffic Fee in the amount **\$3,500 per unit** is due at the time of building permit issuance of a single family residence or other dwelling unit for each market rate residential unit to mitigate the regional traffic impacts of the project.

UDSP MAINTENANCE ANNUITY FEE

For residential development within the University District Specific Plan, the UDSP Maintenance Annuity Fee in the amount of **\$12,621.30 per unit** is due at the time of issuance of a certificate of occupancy for each Residential unit, including all market rate and all affordable units, including single family and multi-family for-sale and rental units. (Note: This fee is subject to CPI adjustment on May 22 each year.)

Development Impact Fees (continued)

SOUTHEAST SPECIFIC PLAN (SESP) DEVELOPMENT FEES

SESP ONE-TIME MAINTENANCE FEE

For residential development within the Southeast Specific Plan, the SESP One-Time Maintenance Fee is due at the time of building permit issuance for each market-rate residential unit, to partially offset the projected fiscal deficit to the City’s general fund created by each Unit, in an amount shown in the table below. (Note: This fee is subject to CPI adjustment on June 1st each year.)

Residential Unit Type	Fee
Single-Family Detached, Conventional Lot	\$2,529.97 per unit
Single-Family Detached, Small Lot Market Rate:	\$2,251.05 per unit
Single-Family Detached, Estate Lot:	\$3,808.62 per unit
Single-Family Attached, Market Rate:	\$1,501.79 per unit

SESP ADDITIONAL SERVICE PERSONNEL FEE

For residential development within the Southeast Specific Plan, the SESP Additional Service Personnel Fee in the amount of **\$659.10 per residential unit** is due at the time of building permit issuance for that unit, to offset the cost of additional public safety personnel, such as police officers and fire-fighters to serve the Southeast Specific Plan. (Note: Fee is subject to CPI adjustment on January 13 each year.)

SESP REGIONAL TRAFFIC IMPACT FEE

For residential development within the Southeast Specific Plan, the SESP Regional Traffic Fee in the amount of **\$3,877.00 per market-rate residential unit** is due at the time of sale of the single-family residence or other dwelling unit and out of the escrow account for the sale of that unit to mitigate the regional traffic impacts of the Southeast Specific Plan. (Note: Fee is subject to CPI adjustment on January 13 each year.)

SESP VALLEY HOUSE DRIVE MITIGATION FEE

For residential development within the Southeast Specific Plan, the SESP Valley House Drive Mitigation Fee in the amount of **\$1,000 per market-rate residential unit** is due at the time of sale of the single-family residence or other dwelling unit and out of the escrow account for the sale of that unit to mitigate a portion of the impacts from construction traffic on collector roads.

WILFRED DOWDELL SPECIFIC PLAN (WDSP) DEVELOPMENT FEES

WILFRED DOWDELL SPECIFIC PLAN REIMBURSEMENT FEE

This fee applies to lots within the Wilfred Dowdell Specific Plan Area for which Wilfred Dowdell Specific Plan Reimbursement Fee has not been paid. Contact the Building Division to determine if a parcel in question qualifies for this fee. The fee is due at parcel map application or building permit issuance, whichever occurs first. The fee is determined at the rate of **\$18,886.66 per acre**. (Note: This fee is subject to adjustment as needed for the City to recover costs to administer the Wilfred Dowdell Specific Plan.)

WDSP PUBLIC SAFETY EQUIPMENT MITIGATION FEE

This fee applies to lots within the Wilfred Dowdell Specific Plan Area for which Wilfred Dowdell Specific Plan Public Safety Equipment Mitigation Fee has not been paid. Contact the Building Division to determine if a parcel in question qualifies for this fee. The fee is determined at the rate of **\$1,895.02 per acre** and is due at building permit issuance (Note: This fee is subject to ENR-CCI adjustment on July 1 each year.)

Development Impact Fees (continued)

SONOMA MOUNTAIN VILLAGE (SMV) DEVELOPMENT FEES

SMV REGIONAL TRAFFIC IMPACT FEE

For development within the SMV/SOMO, the SMV Regional Traffic Fee in the amount of **\$3,470.23 per unit** is due at the time of building permit issuance for each market-rate residential unit to mitigate the regional traffic impacts of SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV ECONOMIC IMPACT FEE

For residential development within SMV/SOMO, the SMV Economic Impact Fee in the amount of **\$5,047.60 per residential unit** is due at the time of building permit issuance for the purpose of mitigating economic impacts related to loss of industrially-zoned land. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV ADDITIONAL SERVICE PERSONNEL FEE

For residential development within SMV/SOMO, the SMV Additional Service Personnel Fee in the amount of **\$666.28 per residential unit** is due at the time of building permit issuance for that unit for the purpose of mitigating City's costs for additional service personnel to serve SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV CLIMATE ACTION FEE

For residential development within SMV/SOMO, the SMV Climate Action Fee in the amount of **\$342.30 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating SMV/ SOMO's impacts on City's greenhouse gas production. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV PAVEMENT MAINTENANCE / STREET REPAVING FEE

For residential development within SMV/SOMO, the SMV Pavement Maintenance / Street Repaving Fee in the amount of **\$360.90 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating street maintenance and street pavement impacts of SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)

SMV PUBLIC SERVICES IMPACT FEE

For residential development within SMV/SOMO, the SMV Public Services Impact Fee in the amount of **\$1,648.04 per residential unit** is due at the time of building permit issuance for that unit, for the purpose of mitigating the additional service costs of the City to serve SMV/SOMO. (Note: This fee is subject to CPI adjustment on October 14 each year.)