



City of Fresno 2018 Impact Fee Waiver Workshop

presented by
City of Fresno
Public Works Department

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Overview of Development Impact Fees

- Regional Street Impact Fees
- New Growth Street Impact Fees
- Traffic Signal Impact Fees
- Fire Impact Fees
- Police Impact Fees
- Park Facility Impact Fees
- Quimby Parkland Dedication Fees
- Water Capacity Fees
- Wastewater Capacity Fees

Current Impact Fee Waiver or Reduction Programs

- iDIFER
- BUILD Act
- Commercial BUILD Act
- Economically Disadvantaged Neighborhoods
- Economic Expansion Act
- Businesses Impacted by High-Speed Rail Condemnation

AB1600 Mitigation Fee Act limitations

- Government Code 66000 – 66025
- Requires a nexus to demonstrate that the fee bears a reasonable relationship to the impact of the proposed development
- Developers can be charged no more than their “fair share” under AB1600.

Mitigation Fee Act Legal Requirements

REQUIRED FINDINGS UNDER AB1600

- 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.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of public facility attributable to development on which the fee is imposed.

Annual Report of Fee Waivers and Public Funding to Offset the Waivers

- The City Council required an annual report be made by the City Manager, as part of the adoption of the Economically Disadvantaged Neighborhoods incentive program.
- Fee waivers have been totaled for each participating development project and by impact fee type.
- Public infrastructure funds may help offset the loss of waived or reduced development impact fees.

Total Waivers by Program (2014 – today)

- Commercial BUILD / Economically Disadvantaged Neighborhoods - \$484,036
- Industrial iDIFER - \$3,379,472
- Residential BUILD - \$470,493

TOTAL = \$4,334,001

Total Waivers by Fee (2014 – today)

- Citywide Fire Facilities - \$459,326
- Citywide Park Facilities - \$215,172
- Citywide Police Facilities - \$1,033,472
- Regional Streets - \$550,739
- New Growth Area Major Streets - \$910,997
- Citywide Traffic Signal Mitigation - \$929,047

Public Infrastructure Funds Obtained (2014 – today)

Infrastructure funding obtained may potentially offset fee waivers for the following infrastructure types:

- Citywide Fire Facilities - \$0
- Citywide Park Facilities - \$10,491,902
- Citywide Police Facilities - \$0
- Regional Streets - \$390,765
- New Growth Area Major Streets - \$1,686,700
- Citywide Traffic Signal Mitigation - \$1,113,438

TOTAL = \$13,682,805

Questions & Discussion

