

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 529th AMENDMENT TO THE MASTER FEE SCHEDULE RESOLUTION NO. 80-420 TO ADD, ADJUST, AND DELETE VARIOUS IMPACT FEES

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

1. The Master Fee Schedule Resolution No. 80-420 be and is hereby amended to add, adjust, revise, or delete various impact fees. The revised pages of the Master Fee Schedule are attached as Exhibit "A" and are hereby incorporated by reference and made a part of this Resolution.
2. Effective July 1, 2018, staff shall administratively update the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.
3. The fees adjusted by this Resolution shall become effective 60 days after adoption.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
 COUNTY OF FRESNO)ss.
 CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the _____ day of _____, 2016.

AYES: _____
 NOES:
 ABSENT:
 ABSTAIN:

Mayor Approval: _____, 2016
 Mayor Approval/No Return: _____, 2016
 Mayor Veto: _____, 2016
 Council Override Veto: _____, 2016

YVONNE SPENCE, CMC
 City Clerk

CITY ATTORNEY'S OFFICE

BY: _____
 Raj Badhesha, Deputy City Attorney III

APPROVED AS TO FORM

Date Adopted:
 Date Approved:
 Effective Date:
 City Attorney Approval: _____

Resolution No.

EXHIBIT A

**PUBLIC WORKS DEPARTMENT
TRAFFIC AND ENGINEERING SERVICES**

POLICE IMPACT FEE - CITYWIDE

FEE DESCRIPTION:

The Public Works Department is proposing a Police Impact Fee update based on the recommendations the 2016 Nexus Study Update completed by Economic & Planning Systems Inc. (EPS). The Fire and Police Impact Fee Program Nexus Study proposes a fee update based on the allocation of Police CIP costs to the projected City population and employment in the General Plan Horizon year of 2035.

The fees will fund the new fire and police facilities, vehicles, and equipment necessary to serve new residential and non residential development in the City. The Police Impact Fee will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering New Record (ENR) for the 12-month period ending in May of the year of the adjustment.

See attached Fire and Police Impact Fee Programs Nexus Study Update.

COSTING:

Revised

Single family residential / per unit	586
Multi-family residential fee per unit	442
Industrial (fee per Option II)	297

Replace Commerical (fee per 1000 sf of building) to:

Retail (fee per 1000 sf of building)	624
--------------------------------------	-----

New

Office (fee per 1000 sf of building)	594
--------------------------------------	-----

**PUBLIC WORKS DEPARTMENT
TRAFFIC AND ENGINEERING SERVICES**

FIRE IMPACT FEE - CITYWIDE

FEE DESCRIPTION:

The Public Works Department is proposing a Fire Impact Fee update based on the recommendations the 2016 Nexus Study Update completed by Economic & Planning Systems Inc. (EPS). The Fire and Police Impact Fee Program Nexus Study proposes a fee update based on the allocation of Fire and Police CIP costs to the projected City population and employment in the General Plan Horizon year of 2035.

The Nexus Study finds the existing fees have not been updated since they were established in 2005, so much of the increase is due to the cost of inflation since 2005. The fees will fund the new fire and police facilities, vehicles, and equipment necessary to serve new residential and non residential development in the City. The Fire Impact Fee will be adjusted annually on July 1st each year beginning on July 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the engineering New Record (ENR) for the 12-month period ending in May of the prior year.

See attached Fire and Police Impact Fee Programs Nexus Study Update.

COSTING:

Revised

Single family residential / per unit	758
Multi-family residential (>7.5 units/acre) fee per unit	572
Industrial (fee per Option II)	152

Replace Commercial (fee per 1000 sf of building) to:

Retail (fee per 1000 sf of building)	265
--------------------------------------	-----

New

Office (fee per 1000 sf of building)	303
--------------------------------------	-----

**CITY OF FRESNO
MASTER FEE SCHEDULE
AMENDMENT DETAIL**

**PUBLIC WORKS DEPARTMENT
TRAFFIC AND ENGINEERING SERVICES**

FRESNO MAJOR STREET IMPACT FEE

FEE DESCRIPTION:

The Public Works Department is proposing a Fresno Major Street Impact Fee update based on the recommendations the 2016 Nexus Study Update completed by Economic & Planning Systems Inc. (EPS) implemented to provide a funding mechanism for transportation facilities required to serve future development through 2025.

The study proposes updates to the Regional Street Fees and the New Growth Street Fees (referred to collectively as Street fees are based on the allocation Street CIP costs to the projected new residential, retail, office and industrial development through General Plan buildout. This cost allocation services as the basis for updating the Street Fees charged to the new development. The fees to be collected for each residential and commercial land use are calculated based on project area and the land use's relative impact on the street facilities.

The Street CIP details roadway improvements projects needed for Fresno Major Street Impact Fee Program (FMSI Fee Program). It is a successor program which replaces the previous transportation facility components of the City's UGM fee program. For each street segment, the Street CIP includes the following improvements:

- Travel lanes
- Medians and median landscaping
- Parking lanes
- Curb and gutter
- Bike Lanes
- Bus bays
- Irrigation pipes and canals
- Railroad crossings
- Bridges and Culverts on major streets
- Soft costs (engineering, plan check, and inspection costs)

The Fresno Major Street Impact Fee will be adjusted annually on July 1st of each year beginning on July 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment. The required nexus findings are pursuant to California Government Code Section 66000 et. seq. (AB 1600). The fee update is designed to comply with these regulations.

See attached 2016 Major Street Impact Fee Program Nexus Study Update.

COSTING:

Citywide Locally Regionally Significant Street Impact Charge

Residential (Low-Medium)	7.617
Residential (Medium/High-High)	14.790
Commercial Retail	13,469
Commercial Office	14,266
Light Industrial	4,056
Heavy Industrial	2.493

New Growth Area Major Street Impact Charge

Residential (Low-Medium)	20.968
Residential (Medium/High-High)	40,748
Commercial Retail	37.850
Commercial Office	35.826
Light Industrial	11.559
Heavy Industrial	7.014

**CITY OF FRESNO
MASTER FEE SCHEDULE
AMENDMENT DETAIL**

**PUBLIC WORKS DEPARTMENT
TRAFFIC AND ENGINEERING SERVICES**

PARK FACILITY IMPACT FEE

FEE DESCRIPTION:

The Public Works Department is proposing a Park Impact Fee (PIF) update based on the recommendations the 2016 Nexus Study Update completed by Economic & Planning Systems Inc. (EPS) which provides the technical documentation supporting implementation of an updated park development and land acquisition impact fee.

The Park Impact Fee is assessed on new residential development in the City and will be used to pay for development of City neighborhood and community parks serving those future residents.

The City originally adopted the existing Park Impact Fees in 2005 and they have not been modified or updated since then. There have been no adjustments made to the fees to account for inflation.

The 2016 Nexus Study updates the cost, level of service goals, and population assumptions used to drive the PIF. The General Plan addresses the City's vision for parks, facilities, and recreation services and identifies the City's specific needs for these facilities. The Park Impact Fee will be adjusted annually on July 1st of each year beginning July 1, 2018. The adjustment will be based on the 20 - City Construction Cost index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

The fee calculation is intended to recover an equitable share for each land used based on the amount of benefit received from the parks and parks amenities. The methodology used to determine the proposed fees is as follows:

- Estimate New Residential Population.
- Determine the Recommended Level of Service for Park Development.
- Estimate Park Development Costs.
- Allocate Park Development Cost to New Development.
- Determine Park Fee.

The required Nexus findings are pursuant to California Government Code Section 66000 et. seq. (AB 1600). The fee update is designed to comply with these regulations.

See attached 2016 Park Impact Fee Nexus Study Update

COSTING:

PARK FACILITY IMPACT FEE - CITYWIDE

	Service Rate per Accl.	Rate Per Gross Acre
Single Family Dwelling	3,816	9/05
Multi-Family Dwelling (> 7.5 units/Acre)	2,878	

QUIMBY PARKLAND DEDICATION FEE

(Applicable to land divisions only)	1,153
Residential (Medium/High-High)	870
Commercial Retail	

**PUBLIC WORKS DEPARTMENT
TRAFFIC AND ENGINEERING SERVICES**

TRAFFIC SIGNAL MITIGATION IMPACT FEE

FEE DESCRIPTION:

The Public Works Department is proposing a Traffic Signal Mitigation Impact (TSMI) update based on the recommendations the 2016 Nexus Study Update completed by City of Fresno Public Works Department implemented to provide a funding mechanism for transportation facilities required to serve future development through 2025.

The required Nexus findings are pursuant to California Government Code Section 66000 et. seq. (AB 1600). The fee update is designed to comply with these regulations. The Traffic Signal Mitigation Impact Fee will be adjusted annually on July 1st of each year beginning on July 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the engineering New Record (ENR) for the 12-month period ending in May of the prior year.

COSTING:

TRAFFIC SIGNAL MITIGATION IMPACT FEES

Use	Variable Unit	Fee/Unit
Single-Family Residential	SFDU	475
Multi-Family Residential	MFDU	332
Assisted Living ¹	Beds	137
Lodging ²	Rooms	445
Health/Fitness Club ³	KSF	1,645
Industrial ⁴	KSF	\$348
Warehouse	KSF	\$178
Institutional		
Elementary School ⁵	Students	64
Middle/JR High School ⁵	Students	81
High School ⁵	Students	85
Private School (K-12)	Students	124
Community College	Students	61
University	Students	\$85
Place of Worship	Seats	\$31
Day Care Center/Preschool	Students	\$218
Library	KSF	\$2,805
Hospital	Beds	\$645
Clinic	KSF	\$1,568
Medical/Dental Office	KSF	\$1,802
Office ⁶	KSF	\$550
Commercial		
Discount Store ⁷	KSF	\$1,822
General Retail ⁸	KSF	\$2,129
Supermarket	KSF	\$3,263
Discount Club	KSF	\$2,085
Home Improvement Store ⁹	KSF	\$797
Pharmacy ¹⁰	KSF	\$2,465
Restaurant ¹¹	KSF	\$3,614
Fast-Food Restaurant	KSF	\$12,371
Convenience Market w/Gas Station	Fueling Positions	\$3,572
Convenience Market (no pumps)	KSF	\$3,572
Bank ¹²	Drive-In Lanes	\$3,681

**CITY OF FRESNO
MASTER FEE SCHEDULE**

POLICE DEPARTMENT

GENERAL FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Graffiti Abatement/Vacant Boarded Buildings			464
Fees based on actual cost	239.00		
Miscellaneous Permit Application Review			401
Includes, but is not limited to: Amusement devices; dance permits; hotel/rooming house permits; billiard parlor permits; special events permits; bingo permits; etc.	328.00/each		
Detective Review of Miscellaneous Permits	204.00/each		
Monthly Statistical Report	4.00		
Photographs			401
3 ½ x 5 print - color	5.00		
4 x 5 print - black and white	2.50		
8 x 10 print - color	7.00		
8 x 10 print - black and white	2.50		
Mug shot - color	3.00		
Compact Disc Copy	16.00		
Police Bomb Team			393
Explosive handling and detonation			
Minimum per disposal	345.00		
Response Fee	816.00		
Police Facilities Impact Fee - Citywide *^	<u>Option II</u>		529
Single Family Resident / per unit	624.00	586.00	Effective
Multi-Family Resident / per unit	508.00	442.00	60 days
Office / fee per 1,000 sq. ft. of Building	New	594.00	following
Commercial Retail / fee per 1,000 sq. ft. of Building	665.00	624.00	adoption
Industrial / fee per 1,000 sq. ft. of Building	422.00	297.00	

* Fees applicable to all maps accepted for filing after August 30, 2005 and all developments after November 27, 2005.

^The Police Impact Fee will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508) **Proposed**

Fire Station Service Area No. 21	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00

Undesignated Service Area	<u>Service Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00
R-1, R-1-C/PUD, R-1/PUD	800.00
M-H, R-2, R-2-A, T-P	3,000.00
R-3, R-3-A, R-4	3,700.00
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00
Industrial	1,600.00

Fire Impact Fee - Citywide**^	<u>Option II</u>	529
Single family residential / per unit	539.00	758.00
Multi-family residential (>7.5 units/acre) fee per unit	439.00	572.00
Office / fee per 1,000 Sq. Ft. of building	New	303.00
Commercial Retail (fee per 1,000 sf of building)	236.00	265.00
Industrial (fee pe Option II)	150.00	152.00

** Fee applicable to map accepted for filing after August 30, 2005 and all Developers after November 27, 2005.

^The Fire Impact Fee will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CITYWIDE LOCALLY REGIONALLY SIGNIFICANT STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

Citywide Locally Regionally Significant Street Impact Fee[^]		529
The Citywide Regional Street Impact Fee shall be applicable to all		Effective 60 days following adoption
Residential (Low-Medium)	8,364	7,617
Residential (Medium/High-High)	15,663	14,790
Commercial Retail	20,233	13,469
Commercial Office	15,422	14,266
Light Industrial	3,633	4,056
Heavy Industrial	2,544	2,493

NEW GROWTH AREA MAJOR STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

New Growth Area Major Street Impact Fee[^]		529
The New Growth Area Major Street Impact Fee shall be applicable to all		Effective 60 days following adoption
Residential (Low-Medium)	18,790	20,968
Residential (Medium/High-High)	36,709	40,748
Commercial Retail	50,120	37,850
Commercial Office	34,827	35,826
Light Industrial	8,204	11,559
Heavy Industrial	5,739	7,014

* Includes Citywide locally regionally significant street charge.

[^]The Citywide Locally Regionally Significant Street Impact Fee and the New Growth Area Major Street Impact Fee will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre	
Park Service Area No. 5			
Zone District Classification			
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00	
R-1-B, R-1-C	541.00	1,082.00	
MH, R-1	1,230.00	2,459.00	
R-2-A, R-2, T-P	2,458.00	4,915.00	
R-3-A, R-3, R-4	3,277.00	6,554.00	
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230.00	
M-1-P, M-1, M-2, M-3	328.00	655.00	
Park Service Area No. 6			
Zone District Classification			
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00	
R-1-B, R-1-C	361.00	722.00	
MH, R-1	821.00	1,641.00	
R-2-A, R-2, T-P	1,641.00	3,283.00	
R-3-A, R-3, R-4	2,188.00	4,376.00	
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00	
M-1-P, M-1, M-2, M-3	219.00	438.00	
Park Service Area No. 7			
Zone District Classification			
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00	
R-1-B, R-1-C	809.00	1,618.00	
MH, R-1	1,225.00	2,450.00	
R-2-A, R-2, T-P	3,676.00	7,351.00	
R-3-A, R-3, R-4	4,901.00	9,801.00	
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838.00	
M-1-P, M-1, M-2, M-3	490.00	980.00	
Park Facility Impact Fee - Citywide**^			
	Per Unit	529	
Single Family Dwelling	3,398.00	3,816.00	Effective
Multi-Family Dwelling (>7.5 units/Acre)	2,764.00	2,878.00	60 days
		following adoption	
Quimby Parkland Dedication Fee***^			
	Per Unit	529	
(Applicable to land divisions only)	1,420.00	1,153.00	Effective
Single Family Dwelling****	944.00	870.00	60 days
Multi-Family Dwelling****		following adoption	

** Fee applicable to maps accepted for filing after August 30, 2005 and all developments after November 20, 2005

*** Fee applicable to maps accepted for filing after August 30, 2005. Effective date of collection October 27, 2005.

**** This amount if paid is creditable against the Park Facility Impact Fee.

^The Park Facility Impact Fee and Quimby Parkland Dedication Fee will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

All fees effective 07/01/16 unless otherwise noted

MFS Amendment #529 (December 2016) 11/22/2016 5:02 PM

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Millbrook Overlay Sewer Service Area (Reso 87-376)	
Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Traffic Signal Charge			529
—Impact Fee per ADT	47.12/ADT		Effective
—Residential Detached Single-Family Dwelling Unit	450.94/Unit		60 days
—Residential Multi-Family Dwelling Unit including— —apartments and condominiums with shared parking	306.97/Unit		after adoption

~~NOTE: For mixed-use development or other development not listed above, refer to the most current edition of the Institute of Transportation Engineers Trip Generation Manual to determine the weighted Average Daily Trip(s) (ADT) of the composite developed square-footage times the unit impact fee of \$47.12 per ADT.~~

Traffic Signal Mitigation Impact Fees[^]			529
Single Family Residential/ per Single Family Dwelling Unit	New	475	Effective
Multi-Family Residential / per Multi-Family Dwelling Unit	New	332	60 days
Assisted Living ¹ / per number of Beds	New	137	after
Lodging ² / per number of Rooms	New	445	adoption
Health/Fitness Club ³ / per 1,000 sq feet	New	1,645	
Industrial ⁴ / per 1,000 sq feet	New	348	
Warehouse/ per 1,000 feet	New	178	

[^]The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)^			529
<u>Institutional</u>			Effective
Elementary School ⁵ / per number of Students	New	64	60 days
Middle/Jr High School ⁵ / per number of Students	New	81	after
High School ⁵ / per number of Students	New	85	adoption
Private School (K-12)/ per number of Students	New	124	
Community College/ per number of Students	New	61	
University/ per number of Students	New	85	
Place of Worship/ per number of Seats	New	31	
Day Care Center/Preschool/ per number of Students	New	218	
Library/ per 1,000 sq feet	New	2,805	
Hospital/ number of Beds	New	645	
Clinic/ per 1,000 sq feet	New	1,568	
Medical/Dental Office/ per 1,000 sq feet	New	1,802	
Office ⁶ / per 1,000 sq feet	New	550	
<u>Commercial</u>			
Discount Store ⁷ / per 1,000 sq feet	New	1,822	
General Retail ⁸ / per 1,000 sq feet	New	2,129	
Supermarket/ per 1,000 sq feet	New	3,263	
Discount Club/ per 1,000 sq feet	New	2,085	
Home Improvement Store ⁹ / per 1,000 sq feet	New	797	
Pharmacy ¹⁰ / per 1,000 sq feet	New	2,465	
Restaurant ¹¹ / per 1,000 sq feet	New	3,614	
Fast-Food Restaurant/ per 1,000 sq feet	New	12,371	
Convenience Market w/Gas Station/ per number of Fueling Pc	New	3,572	
Convenience Market (no pumps)/ per 1,000 sq feet	New	3,572	
Bank ¹² / per number of Drive-in Lanes	New	3,681	
Tire Store/per number of Service Bays	New	1,524	
Automobile Care Center/ per number of Service Bays	New	622	
Car Wash / per number of Stalls	New	5,386	

^The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)^			529
Uses not included above shall be based upon a trip generation analysis, to be approved by the City Traffic Engineer/ per Average Daily Trip(s).	New	49.87	Effective 60 days after adoption

- ¹ Includes nursing home & assisted living uses
- ² Includes hotel, all suite hotel, business hotel & motel
- ³ Includes racquet/tennis clud, health/fitness club & athletic club
- ⁴ Includes light, heavy & industrial park
- ⁵ Public, private, or charter schools
- ⁶ Includes general office, office park, business park, and R& D center
- ⁷ Includes super store
- ⁸ Includes specialty retail and shopping centers over 150,000 sq feet
- ⁹ Includes building materials/lumber store & hardware/paint stores
- ¹⁰ With or without drive-through
- ¹¹ Includes high-turnover and quality
- ¹² If no drive-in lanes, use square footage as variable

^The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.