

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ADOPTING THE 570th AMENDMENT TO THE MASTER FEE SCHEDULE RESOLUTION NO. 80-840 TO INCREASE AND DECREASE THE CITYWIDE REGIONAL STREETS, NEW GROWTH AREA MAJOR STREETS, TRAFFIC SIGNALS, POLICE FACILITIES, AND FIRE FACILITIES DEVELOPMENT IMPACT FEES; AND TO DELETE THE URBAN GROWTH MANAGEMENT (UGM) IMPACT FEES

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

1. The Master Fee Schedule Resolution No. 80-420 is hereby amended to add, adjust, revise, and 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 Resolution.

2. Effective July 1, 2023, 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 in May for the year of the adjustment.

3. The fees adjusted by this Resolution shall become effective 60 days after adoption.

\*\*\*\*\*

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No. \_\_\_\_\_

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

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2022  
Mayor Approval/No Return: \_\_\_\_\_, 2022  
Mayor Veto: \_\_\_\_\_, 2022  
Council Override Vote: \_\_\_\_\_, 2022

TODD STERMER, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
RINA M. GONZALES  
Interim City Attorney

By: \_\_\_\_\_  
Jennifer M. Quintanilla Date  
Senior Deputy City Attorney

Attachment:  
Exhibit A – Revised Master Fee Schedule

# **EXHIBIT A**

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

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

- \* All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- \* For parcels of land located in a land use district not listed below, the Development Department Director shall fix a rate using the rate for a land use district below which, in the Director's opinion, is most similar to the district.

**~~Fire Station Service Area No. 2~~**

	<u>Service Rate</u>	Delete
	<u>Per Gross Acre</u>	Delete
<del>AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH</del>	<del>74.00</del>	Delete
<del>S-L*, R-1-B, R-1-C, R-1-B/PUD</del>	<del>122.00</del>	Delete
<del>R-1-C/PUD, R-1, R-1/PUD</del>	<del>278.00</del>	Delete
<del>R-2, R-2-A, M-H, T-P</del>	<del>555.00</del>	Delete
<del>R-3, R-3-A, R-4</del>	<del>740.00</del>	Delete
<del>C-1 through C-6, C-C, C-1-P, C-P, P, R-P</del>	<del>492.00</del>	Delete
<del>Industrial</del>	<del>492.00</del>	Delete

\* On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

**~~Fire Station Service Area No. 13~~**

	<u>Service Rate</u>	Delete
	<u>Per Gross Acre</u>	Delete
<del>S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH</del>	<del>251.00</del>	Delete
<del>R-2, R-2-A</del>	<del>307.00</del>	Delete
<del>M-H, R-3, R-3-A, T-P</del>	<del>340.00</del>	Delete
<del>R-4</del>	<del>417.00</del>	Delete
<del>M-1, M-1-P, M-2, M-3, C-R</del>	<del>600.00</del>	Delete
<del>C-P</del>	<del>614.00</del>	Delete
<del>C-M, R-P, R-P-L,</del>	<del>654.00</del>	Delete
<del>C-1 through C-6, C-C, C-P-P</del>	<del>742.00</del>	Delete
<del>AE-5, AE-20, 0</del>	<del>No Fee</del>	Delete

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

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

<b>Fire Station Service Area No. 14</b>	<u>Service Rate</u>	Delete	<u>Accl. Rate</u>	
	<u>Per Gross Acre</u>	Delete	<u>Per Gross Acre</u>	
—AE 5, AE 20, R-A, R-1 A, R-1 AH, R-1 E, R-1 EH	87.00	Delete	169.00	
—S-L, R-1 B, R-1 C	206.00	Delete	400.00	
—R-1	282.00	Delete	547.00	
—R-2 A, R-2, T-P	1,060.00	Delete	2,056.00	
—M-H, R-3 A, R-3, R-4	1,317.00	Delete	2,555.00	
—C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1,	564.00	Delete	1,094.00	
—M-1 P, M-2, M-3, R-P, R-P-L		Delete		
		Delete		
<b>Fire Station Service Area No. 15</b>	<u>Service Rate</u>	Delete	<u>Accl. Rate</u>	
	<u>Per Gross Acre</u>	Delete	<u>Per Gross Acre</u>	
—AE 5, AE 20, R-A, R-1 A, R-1 AH, R-1 E, R-1 EH	109.00	Delete	188.00	
—S-L, R-1 B, R-1 C	257.00	Delete	442.00	
—R-1	352.00	Delete	605.00	
—R-2 A, R-2, T-P	1,324.00	Delete	2,277.00	
—M-H, R-3 A, R-3, R-4	1,644.00	Delete	2,828.00	
—C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1,	704.00	Delete	1,211.00	
—M-1 P, M-2, M-3, R-P, R-P-L		Delete		
		Delete		
<b>Fire Station Service Area No. 16</b>	<u>Service Rate</u>	<u>Semi-Accl. Rate</u>	Delete	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	Delete	<u>Per Gross Acre</u>
—AE 5, AE 20, R-A, R-1 A, R-1 AH, R-1 E, R-1 EH	25.00	205.00	Delete	385.00
—S-L, R-1 B, R-1 C	60.00	483.00	Delete	907.00
—R-1	82.00	662.00	Delete	1,242.00
—R-2 A, R-2, T-P	308.00	2,490.00	Delete	4,671.00
—M-H, R-3, R-3 A, R-4	383.00	3,092.00	Delete	5,802.00
—C-P, C-R, C-M, M-1, M-1 P, M-2, M-3,	164.00	1,324.00	Delete	2,485.00
—R-P, R-P-L, P, C-1 through C-6, C-C, C-L			Delete	
			Delete	
<b>Fire Station Service Area No. 17</b>	<u>Service Rate</u>	<u>Semi-Accl. Rate</u>	Delete	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	Delete	<u>Per Gross Acre</u>
—AE 5, AE 20, R-A, R-1 A, R-1 AH, R-1 E, R-1 EH	23.00	136.00	Delete	250.00
—S-L, R-1 B, R-1 C	63.00	321.00	Delete	589.00
—R-1	73.00	440.00	Delete	807.00
—R-2, R-2 A, T-P	274.00	1,655.00	Delete	3,036.00
—M-H, R-3 A, R-3, R-4	340.00	2,055.00	Delete	3,770.00
—C-P, C-R, C-M, M-1, M-1 P, M-2, M-3,	145.00	880.00	Delete	1,615.00
—R-P, R-P-L, P, C-1 through C-6, C-C, C-L			Delete	

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

<b>UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)</b>		<b>Proposed</b>	<b>570</b>
<b>Fire Station Service Area No. 21</b>	<u>Service Rate</u>	Delete	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	Delete	<u>Per Gross Acre</u>
<del>—AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH</del>	<del>414.00</del>	Delete	<del>370.00</del>
<del>—S-L, R-1-B, R-1-C</del>	<del>187.00</del>	Delete	<del>610.00</del>
<del>—R-1</del>	<del>411.00</del>	Delete	<del>1,388.00</del>
<del>—R-2-A, R-2, T-P</del>	<del>855.00</del>	Delete	<del>2,775.00</del>
<del>—M-H, R-3-A, R-3, R-4</del>	<del>1,140.00</del>	Delete	<del>3,700.00</del>
<del>—C-P, C-R, C-M, M-1, M-1-P, M-2, M-3,</del>	<del>758.00</del>	Delete	<del>2,460.00</del>
<del>—R-P, R-P-L, P, C-1 through C-6, C-C, C-L</del>			
<b>Undesignated Service Area</b>	<u>Service Rate</u>	Delete	
	<u>Per Gross Acre</u>	Delete	
<del>—AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH</del>	<del>250.00</del>	Delete	
<del>—S-L, R-1-B, R-1-C, R-1-B/PUD</del>	<del>600.00</del>	Delete	
<del>—R-1, R-1-C/PUD, R-1/PUD</del>	<del>800.00</del>	Delete	
<del>—M-H, R-2, R-2-A, T-P</del>	<del>3,000.00</del>	Delete	
<del>—R-3, R-3-A, R-4</del>	<del>3,700.00</del>	Delete	
<del>—C-1 through C-6, C-C, C-M, C-1-P, C-P, P,</del>	<del>1,600.00</del>	Delete	
<del>—R-P</del>		Delete	
<del>—Industrial</del>	<del>1,600.00</del>	Delete	
<b>Fire Impact Fee - Citywide**^</b>			<b>554 570</b>
Single family residential / per unit	<del>2,064.00</del>	2,285.00	
Multi-family residential (>7.5 units/acre) fee per unit	<del>1,556.00</del>	1,743.00	
Office fee per 1,000 Sq. Ft. of building	<del>824.00</del>	688.00	
Retail fee per 1,000 Sq. Ft. of building	<del>721.00</del>	602.00	
Industrial fee per 1,000 Sq. Ft. of building	<del>413.00</del>	344.00	

\*\* Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees.

ADUs larger than 750 sq. ft. pay the Multi-family residential rate.

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

^ Adjusted on July 1 annually, beginning July 1, 2020, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)**

**Major Street Charge Fee Credits — Prior to October 22, 1982**

	<b><u>Fees are per Linear Foot</u></b>			
	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
<b>Zones A, B, C</b>				
—Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
—Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
—Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
—Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
<b>Zones D-1, D-2</b>				
—Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
<b>Zones E-1, E-2, F</b>				
—Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
<b>Zones E-3, E-4, E-5</b>				
—Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
—Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

**Major Street Charge Fee Credits — After October 22, 1982**

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

	<b><u>Per Linear Foot</u></b>
<b>Zones A, B, C-D-2, D-1/E-2, E-1, F</b>	
—Travel lane	
Arterial streets	19.50
Collector streets	14.50
—Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
—Finished median with curbs	25.00
—Graded median without curbs	11.00
—Left turn pocket with island curbs / each	19,000.00

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)**

**Major Street Charge Fee Credits — After October 22, 1982 (continued)**

<b>- Zones E-3, E-4, E-5</b>	<b><u>Per Linear Foot</u></b>
—Travel lane	
Arterial streets	15.75
Collector streets	12.25
—Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
—Finished median with curbs	21.00
—Graded median without curbs	8.00
—Left turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

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

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

**UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226-1)**

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

**Major Street Charges — Applicable to all Building Permits issued prior to July 1, 2007** 443

~~Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.~~

Zone A	-0-	Delete
Zone B	-0-	Delete
Zone C/D-2	2,798.00	Delete
Zone D-1/E-2	3,161.00	Delete
Zone E-1	2,436.00	Delete
Zone E-3	4,053.00	Delete
Zone E-4	3,531.00	Delete
Zone E-5	-0-	Delete
Zone F	3,625.00	Delete

~~All other zones, charges, and fees are established by the Public Works Director~~

**UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226-1)**

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

**Major Street Charges — Applicable to all Building Permits issued prior to July 1, 2007** 443

~~Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.~~

Zone A	-0-	Delete
Zone B	-0-	Delete
Zone C/D-2	94.00	Delete
Zone D-1/E-2	304.00	Delete
Zone E-1	254.00	Delete
Zone E-3	232.00	Delete
Zone E-4	496.00	Delete
Zone E-5	-0-	Delete
Zone F	72.00	Delete

~~All other zones, charges, and fees are established by the Public Works Director~~

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed**

**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 <sup>^</sup>**

**529 570**

The Citywide Regional Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would also be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	<del>8,752.00</del>	8,783.00
Residential (Medium/High-High)	<del>16,993.00</del>	17,054.00
Commercial Retail	<del>15,475.00</del>	15,769.00
Commercial Office	<del>16,390.00</del>	16,517.00
Light Industrial	<del>4,661.00</del>	4,728.00
Heavy Industrial	<del>2,865.00</del>	2,874.00

**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 <sup>\*\* ^</sup>**

**529 570**

The New Growth Area Major Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	<del>24,090.00</del>	27,490.00
Residential (Medium/High-High)	<del>46,816.00</del>	53,424.00
Commercial Retail	<del>43,487.00</del>	50,710.00
Commercial Office	<del>41,162.00</del>	47,189.00
Light Industrial	<del>13,281.00</del>	15,396.00
Heavy Industrial	<del>8,058.00</del>	9,196.00

\* Includes Citywide local regionally significant street charge.

\*\* Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees.  
ADUs larger than 750 sq. ft. pay the Multi-family residential rate.

<sup>^</sup>Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

**UGM PARK FEES (FMC 12-4.509)**

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Delete	Accl. Rate Per Gross Acre
<b>Park Service Area No. 1</b>			
<del>—Zone District Classification</del>			
<del>S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O</del>	<del>213.00</del>	<del>Delete</del>	<del>426.00</del>
<del>R-1-B, R-1-C</del>	<del>352.00</del>	<del>Delete</del>	<del>705.00</del>
<del>MH, R-1</del>	<del>799.00</del>	<del>Delete</del>	<del>1,598.00</del>
<del>R-2-A, R-2, T-P</del>	<del>1,598.00</del>	<del>Delete</del>	<del>3,196.00</del>
<del>R-3-A, R-3, R-4</del>	<del>2,131.00</del>	<del>Delete</del>	<del>4,263.00</del>
<del>C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P</del>	<del>400.00</del>	<del>Delete</del>	<del>800.00</del>
<del>M-1-P, M-1, M-2, M-3</del>	<del>213.00</del>	<del>Delete</del>	<del>426.00</del>
<b>Park Service Area No. 2</b>			
<del>—Zone District Classification</del>			
<del>S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O</del>	<del>319.00</del>	<del>Delete</del>	<del>638.00</del>
<del>R-1-B, R-1-C</del>	<del>526.00</del>	<del>Delete</del>	<del>1,053.00</del>
<del>MH, R-1</del>	<del>1,496.00</del>	<del>Delete</del>	<del>2,992.00</del>
<del>R-2-A, R-2, T-P</del>	<del>2,992.00</del>	<del>Delete</del>	<del>4,785.00</del>
<del>R-3-A, R-3, R-4</del>	<del>3,190.00</del>	<del>Delete</del>	<del>6,380.00</del>
<del>C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P</del>	<del>599.00</del>	<del>Delete</del>	<del>1,198.00</del>
<del>M-1-P, M-1, M-2, M-3</del>	<del>319.00</del>	<del>Delete</del>	<del>638.00</del>
<b>Park Service Area No. 3</b>			
<del>—Zone District Classification</del>			
<del>S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O</del>	<del>429.00</del>	<del>Delete</del>	<del>858.00</del>
<del>R-1-B, R-1-C</del>	<del>708.00</del>	<del>Delete</del>	<del>1,415.00</del>
<del>MH, R-1</del>	<del>1,609.00</del>	<del>Delete</del>	<del>3,219.00</del>
<del>R-2-A, R-2, T-P</del>	<del>3,219.00</del>	<del>Delete</del>	<del>6,438.00</del>
<del>R-3-A, R-3, R-4</del>	<del>4,292.00</del>	<del>Delete</del>	<del>8,584.00</del>
<del>C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P</del>	<del>805.00</del>	<del>Delete</del>	<del>1,609.00</del>
<del>M-1-P, M-1, M-2, M-3</del>	<del>429.00</del>	<del>Delete</del>	<del>858.00</del>
<b>Park Service Area No. 4</b>			
<del>—Zone District Classification</del>			
<del>S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O</del>	<del>238.00</del>	<del>Delete</del>	<del>476.00</del>
<del>R-1-B, R-1-C</del>	<del>393.00</del>	<del>Delete</del>	<del>786.00</del>
<del>MH, R-1</del>	<del>892.00</del>	<del>Delete</del>	<del>1,783.00</del>
<del>R-2-A, R-2, T-P</del>	<del>1,783.00</del>	<del>Delete</del>	<del>3,567.00</del>
<del>R-3-A, R-3, R-4</del>	<del>2,378.00</del>	<del>Delete</del>	<del>4,756.00</del>
<del>C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P</del>	<del>447.00</del>	<del>Delete</del>	<del>893.00</del>
<del>M-1-P, M-1, M-2, M-3</del>	<del>238.00</del>	<del>Delete</del>	<del>476.00</del>

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570.00**

**UGM-PARK FEES (FMC 12-4.509)**

	Service Rate Per Gross Acre		Accl. Rate Per Gross Acre
Park Service Area No. 5		Delete	
—Zone District Classification		Delete	
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	Delete	655.00
R-1-B, R-1-C	541.00	Delete	1,082.00
MH, R-1	1,230.00	Delete	2,459.00
R-2-A, R-2, T-P	2,458.00	Delete	4,915.00
R-3-A, R-3, R-4	3,277.00	Delete	6,554.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	Delete	1,230.00
M-1-P, M-1, M-2, M-3	328.00	Delete	655.00
Park Service Area No. 6		Delete	
—Zone District Classification		Delete	
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	Delete	438.00
R-1-B, R-1-C	361.00	Delete	722.00
MH, R-1	821.00	Delete	1,641.00
R-2-A, R-2, T-P	1,641.00	Delete	3,283.00
R-3-A, R-3, R-4	2,188.00	Delete	4,376.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	Delete	821.00
M-1-P, M-1, M-2, M-3	219.00	Delete	438.00
Park Service Area No. 7		Delete	
—Zone District Classification		Delete	
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	Delete	980.00
R-1-B, R-1-C	809.00	Delete	1,618.00
MH, R-1	1,225.00	Delete	2,450.00
R-2-A, R-2, T-P	3,676.00	Delete	7,351.00
R-3-A, R-3, R-4	4,901.00	Delete	9,801.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	Delete	1,838.00
M-1-P, M-1, M-2, M-3	490.00	Delete	980.00
Park Facility Impact Fee - Citywide**^~	Per Unit		
		Park Facility Fee	Total Park Fee, Park Facility+ Fee, Quimby
Single Family Dwelling***	3,061.00	1,324.00	4,385.00
Multi-Family Dwelling (>7.5 units/Acre)***	2,308.00	999.00	3,307.00
<b>Quimby Parkland Dedication Fee***^~</b>		Per Unit	
(Applicable to land divisions only)			
—Single Family Dwelling****		1,324.00	
—Multi-Family Dwelling****		999.00	

\*\*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.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

~MFS Amendment #529, effective 2/06/2017.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**Proposed 570**

**UGM GRADE SEPARATION FEES (FMC 11-227)**

	<u>Service Rate Per Gross Acre (except area of major streets)</u>	
<b>Grade Separation Fee</b>		<b>417</b>
—Service area		
Zone E-4-A	443.00	

**UGM GRADE SEPARATION FEES (FMC 11-227)**

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

	<u>Cornelia Trunk Service Area Per Gross Acre (except area of major streets)</u>	<u>Grantland Trunk Service Area Per Gross Acre (except area of major streets)</u>
<b>Zone District classifications:</b>		
—S-L, R-A, AE-5, AE-20	80.00	86.00
—R-1 A, R-1 AH, R-1 E, R-1 EH	200.00	215.00
—R-1 B, R-1 C	326.00	356.00
—R-1	445.00	482.00
—C-1, C-2	490.00	702.00
—C-M, M-1, M-1 P, M-2	504.00	546.00
—C-3 through C-6, C-R	792.00	858.00
—C-P, R-P, R-P-L	1,257.00	1,362.00
—R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
—Minimum / per lot	70.00	70.00

All other zones, rates established by the Public Works Director based on estimated sewer flow

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

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

<b>Millbrook Overlay Sewer Service Area (Reso 87-376)</b>	
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 ~~11-226-12-411~~)**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
--	----------------	-----------------	-------------

<b>Traffic Signal Mitigation Impact Fees<sup>^</sup></b>			<b>529 570</b>
Single Family Residential / per Single Family Dwelling Unit	<del>546.00</del>	762.00	
Multi-Family Residential / per Multi-Family Dwelling Unit	<del>381.00</del>	591.00	
Assisted Living <sup>1</sup> / per number of Beds	<del>158.00</del>	334.00	
Lodging <sup>2</sup> / per number of Rooms	<del>510.00</del>	987.00	
Health/Fitness Club <sup>3</sup> / per 1,000 sq feet	<del>1,890.00</del>	2,662.00	
Industrial <sup>4</sup> / per 1,000 sq feet	<del>399.00</del>	400.00	
Warehouse / per 1,000 feet	<del>204.00</del>	140.00	

<sup>^</sup>Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**PLANNING & DEVELOPMENT FEES**

**UGM TRAFFIC SIGNAL CHARGE (FMC [11-226 12-411](#))**

<b>Fee Description &amp; Unit/Time</b>	<b>Current</b>	<b>Proposed</b>	<b>Amnd</b>
<b>Traffic Signal Mitigation Impact Fees ( Continued)^</b>			<b>529 570</b>
<b><u>Institutional</u></b>			
Elementary School <sup>5</sup> / per number of Students	<del>74.00</del>	153.00	
Middle/Jr High School <sup>5</sup> / per number of Students	<del>92.00</del>	172.00	
High School <sup>5</sup> / per number of Students	<del>97.00</del>	164.00	
Private School (K-12)/ per number of Students	<del>141.00</del>	200.00	
Community College/ per number of Students	<del>71.00</del>	93.00	
University/ per number of Students	<del>97.00</del>	126.00	
Place of Worship/ per number of Seats	<del>36.00</del>	51.00	
Day Care Center/Preschool/ per number of Students	<del>250.00</del>	330.00	
Library/ per 1,000 sq feet	<del>3,223.00</del>	5,817.00	
Hospital/ number of Beds	<del>742.00</del>	1,802.00	
Clinic/ per 1,000 sq feet	<del>1,801.00</del>	3,081.00	
Medical/Dental Office/ per 1,000 sq feet	<del>2,070.00</del>	2,809.00	
Office <sup>6</sup> / per 1,000 sq feet	<del>632.00</del>	786.00	
<b><u>Commercial</u></b>			
Discount Store <sup>7</sup> / per 1,000 sq feet	<del>2,094.00</del>	2,906.00	570
General Retail <sup>8</sup> / per 1,000 sq feet	<del>2,445.00</del>	3,048.00	
Supermarket/ per 1,000 sq feet	<del>3,640.00</del>	5,517.00	
Discount Club/ per 1,000 sq feet	<del>2,396.00</del>	2,126.00	
Home Improvement Store <sup>9</sup> / per 1,000 sq feet	<del>916.00</del>	1,439.00	
Pharmacy <sup>10</sup> / per 1,000 sq feet	<del>2,831.00</del>	4,494.00	
Restaurant <sup>11</sup> / per 1,000 sq feet	<del>4,151.00</del>	5,162.00	
Fast-Food Restaurant/ per 1,000 sq feet	<del>14,212.00</del>	19,010.00	
Convenience Market w/Gas Station/ per number of Fueling	<del>4,104.00</del>	7,295.00	
Convenience Market (no pumps)/ per 1,000 sq feet	<del>4,104.00</del>	7,295.00	
Bank <sup>12</sup> / per number of Drive-in Lanes	<del>4,229.00</del>	7,050.00	
Tire Store/per number of Service Bays	<del>1,751.00</del>	2,466.00	
Automobile Care Center/ per number of Service Bays	<del>714.00</del>	1,008.00	
Car Wash / per number of Stalls	<del>6,188.00</del>	8,719.00	

^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**

**PLANNING & DEVELOPMENT FEES**

**UGM TRAFFIC SIGNAL CHARGE (FMC [11-226-12-411](#))**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
<b>Traffic Signal Mitigation Impact Fees ( Continued) ** ^</b>			<b>529-570</b>
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).	<b>56.00</b>	<b>80.73</b>	

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

**\*\* Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees. ADUs larger than 750 sq. ft. pay the Multi-family residential rate.**

**^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.**



**CITY OF FRESNO  
MASTER FEE SCHEDULE**

**POLICE DEPARTMENT**

**GENERAL FEES**

<u>Fee Description &amp; Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
<b>Graffiti Abatement/Vacant Boarded Buildings</b>			464
Fees based on actual cost	239.00		
<b>Miscellaneous Permit Application Review</b>			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		
<b>Monthly Statistical Report</b>	4.00		
<b>Parade Route Policing</b>			
Downtown	5,456.00		546
Fulton Route	5,703.00		
Olive/Hedges Loop	3,913.00		
O Street Route	3,913.00		
Olive Route	2,232.00		
City Hall Loop	2,673.00		
China Town Route	2,094.00		
Mariposa Route	1,819.00		
<b>Photographs</b>			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		
<b>Police Bomb Team</b>			393
Explosive handling and detonation			
Minimum per disposal	345.00		
Response Fee	816.00		
<b>Police Facilities Impact Fee - Citywide *^ **</b>	<u>Option II</u>		<b>529-570</b>
Single Family Resident / per unit	<del>673.00</del>	948.00	
Multi-Family Resident / per unit	<del>507.00</del>	723.00	
Office / fee per 1,000 sq. ft. of Building	<del>682.00</del>	844.00	
Retail / fee per 1,000 sq. ft. of Building	<del>717.00</del>	886.00	
Industrial / fee per 1,000 sq. ft. of Building	<del>340.00</del>	422.00	

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

\*\* Accessory dwelling units (ADU) that are less than 750 sq. ft. are not charged Development Impact Fees.

ADUs larger than 750 sq. ft. pay the Multi-family residential rate.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.