

12.0 Development Impact Fees

Description		Unit	Fee					Fee Type	Fee Category	Comments	Authority
12.1 - 12.13: Street Improvement Fees			Street Component								NMC 15.84.020
			(A)	(B)	(C)	(A+C)	(B+C)				
			General	Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total				
Basic Fee Rate adopted per trip			\$321.06	\$200.22				A	6		NMC 15.84.020 Reso 93-198
12.1 Industrial /Agricultural											
12.1.1	General Light Industrial	1000SF	\$1,798	\$1,121	\$120	\$1,918	\$1,241	A	6		
12.1.2	Industrial Park	1000SF	\$1,002	\$625	\$67	\$1,069	\$692	A	6		
12.1.3	Manufacturing	1000SF	\$1,002	\$625	\$67	\$1,069	\$692	A	6		
12.1.4	Warehousing	1000SF	\$1,259	\$784	\$84	\$1,343	\$868	A	6		
12.2 Residential											
12.2.1	Single Family Detached Housing	DU	\$2,465	\$1,538	\$2,258	\$4,723	\$3,796	A	6		
12.2.2	Apartment	DU	\$1,669	\$1,042	\$1,529	\$3,198	\$2,571	A	6		
12.2.3	Second Unit (Mobile Home)	DU	\$1,233	\$769	\$1,127	\$2,360	\$1,896	A	6		
12.2.4	Residential Condominium	DU	\$1,516	\$945	\$1,388	\$2,904	\$2,333	A	6		
12.2.5	Mobile Home	DU	\$1,233	\$769	\$1,127	\$2,360	\$1,896	A	6		
12.2.6	Retirement Community	DU	\$849	\$528	\$776	\$1,625	\$1,304	A	6		
12.2.7	Congregate Care Facility	DU	\$565	\$352	\$518	\$1,083	\$870	A	6		
12.3 Lodging											
12.3.1	Hotel	Room	\$1,787	\$1,114	\$119	\$1,906	\$1,233	A	6		
12.3.2	Motel	Room	\$2,095	\$1,307	\$140	\$2,235	\$1,447	A	6		
12.3.3	Resort Hotel	Room	\$3,780	\$2,358	\$253	\$4,033	\$2,611	A	6		
12.4 Recreational											
12.4.1	Marina	Berth	\$771	\$480	\$51	\$822	\$531	A	6		
12.4.2	Golf Course	Acre	\$2,132	\$1,329	\$143	\$2,275	\$1,472	A	6		
12.4.3	Movie theater w Matinee	Screen	\$56,507	\$35,241	\$3,776	\$60,283	\$39,017	A	6		
12.4.4	Tennis Courts	Court	\$8,554	\$5,334	\$571	\$9,125	\$5,905	A	6		
12.4.5	Racquet Club	Court	\$11,019	\$6,872	\$737	\$11,756	\$7,609	A	6		
12.5 Institutional											
12.5.1	Elementary School	Student	\$213	\$132	\$14	\$227	\$146	A	6		
12.5.2	Church or Synagogue	1000SF	\$2,388	\$1,490	\$160	\$2,548	\$1,650	A	6		
12.5.3	Day Care Center	Child	\$136	\$85	\$9	\$145	\$94	A	6		
12.5.4	Cemetery	Acre	\$1,349	\$841	\$90	\$1,439	\$931	A	6		
12.6 Medical											
12.6.1	Hospital	1000SF	\$4,315	\$2,691	\$289	\$4,604	\$2,980	A	6		
12.7 Office											
General											
	0 to 19,999SF										
12.7.1	Downtown	1000SF	\$4,106	\$2,562	\$273	\$4,379	\$2,835	A	6		
12.7.2	Other	1000SF	\$5,054	\$3,153	\$337	\$5,391	\$3,490	A	6		
	20,000 to 49,999SF										
12.7.3	Downtown	1000SF	\$3,289	\$2,052	\$219	\$3,508	\$2,271	A	6		
12.7.4	Other	1000SF	\$4,048	\$2,524	\$270	\$4,318	\$2,794	A	6		
12.7.5	Medical Office	1000SF	\$7,906	\$4,929	\$528	\$8,434	\$5,457	A	6		
12.7.6	Office Park	1000SF	\$2,636	\$1,643	\$177	\$2,813	\$1,820	A	6		
12.7.7	Research Center	1000SF	\$1,977	\$1,233	\$133	\$2,110	\$1,366	A	6		
12.7.8	Business Park	1000SF	\$3,698	\$2,306	\$247	\$3,945	\$2,553	A	6		

EXHIBIT E

12.0 Development Impact Fees

Description	Unit	Fee					Fee Type	Fee Category	Comments	Authority
12.1 - 12.13: Street Improvement Fees		Street Component								NMC 15.84.020
		(A)	(B)	(C)	(A+C)	(B+C)				
		General	Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total				
Basic Fee Rate adopted per trip		\$321.06	\$200.22				A	6		NMC 15.84.020 Reso 93-198
Shopping Centers										
0 to 49,999SF										
12.7.9 Neighborhood	1000SF	\$3,533	\$2,204	\$235	\$3,768	\$2,439	A	6		
12.7.10 Downtown	1000SF	\$7,361	\$4,590	\$492	\$7,853	\$5,082	A	6		
12.7.11 Other	1000SF	\$9,568	\$5,967	\$639	\$10,207	\$6,606	A	6		
50,000 to 99,999SF										
12.7.12 Neighborhood	1000SF	\$4,086	\$2,548	\$272	\$4,358	\$2,820	A	6		
12.7.13 Downtown	1000SF	\$7,377	\$4,602	\$493	\$7,870	\$5,095	A	6		
12.7.14 Other	1000SF	\$7,377	\$4,602	\$493	\$7,870	\$5,095	A	6		
100,000 to 199,999SF										
12.7.15 Downtown	1000SF	\$4,199	\$2,619	\$281	\$4,480	\$2,900	A	6		
12.7.16 Other	1000SF	\$6,850	\$4,612	\$495	\$7,345	\$5,107	A	6		
12.8 Restaurants										
Quality										
12.8.1 Downtown	1000SF	\$4,647	\$2,898	\$310	\$4,957	\$3,208	A	6		
12.8.2 Other	1000SF	\$9,913	\$6,184	\$663	\$10,576	\$6,847	A	6		
High Turnover Sit-down										
12.8.3 Downtown	1000SF	\$11,541	\$7,197	\$771	\$12,312	\$7,968	A	6		
12.8.4 Other	1000SF	\$18,464	\$11,516	\$1,234	\$19,698	\$12,750	A	6		
Fast Food with Drive Through										
12.8.5 Downtown/Neighborhood	1000SF	\$17,047	\$10,630	\$1,139	\$18,186	\$11,769	A	6		
12.8.6 Other	1000SF	\$34,094	\$21,263	\$2,278	\$36,372	\$23,541	A	6		
12.9 Retail										
Individual Uses										
12.9.1 Building Materials, Lumber Store	1000SF	\$5,501	\$3,432	\$368	\$5,869	\$3,800	A	6		
12.9.2 Discount Store	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.9.3 Hardware-Paint Store	1000SF	\$7,906	\$4,929	\$528	\$8,434	\$5,457	A	6		
12.9.4 Nursery-Garden Center	1000SF	\$6,259	\$3,903	\$418	\$6,677	\$4,321	A	6		
12.9.5 New Car Sales	1000SF	\$12,455	\$7,769	\$831	\$13,286	\$8,600	A	6		
12.9.6 Service Station	Station	\$19,212	\$11,982	\$1,284	\$20,496	\$13,266	A	6		
12.9.7 Car Wash	Stall	\$2,773	\$1,730	\$186	\$2,959	\$1,916	A	6		
12.9.8 Supermarket	1000SF	\$14,103	\$8,795	\$943	\$15,046	\$9,738	A	6		
Convenience Market (24 hour)										
12.9.9 Downtown/Neighborhood	1000SF	\$29,854	\$18,620	\$1,995	\$31,849	\$20,615	A	6		
12.9.10 Other	1000SF	\$41,463	\$25,860	\$2,771	\$44,234	\$28,631	A	6		
12.9.11 Furniture Store	1000SF	\$994	\$621	\$67	\$1,061	\$688	A	6		
12.9.12 Apparel Store	1000SF	\$4,109	\$2,563	\$273	\$4,382	\$2,836	A	6		

EXHIBIT E

12.0 Development Impact Fees

Description		Unit	Fee					Fee Type	Fee Category	Comments	Authority
12.1 - 12.13: Street Improvement Fees			Street Component								NMC 15.84.020
			(A)	(B)	(C)	(A+C)	(B+C)				
			General	Special	Utility Underground Component	General Area Total/Unit	Special Area Area/Total				
Basic Fee Rate adopted per trip			\$321.06	\$200.22				A	6		NMC 15.84.020 Reso 93-198
Comparable Uses											
12.10 High Volume Commercial - Use discount Store Data											
12.10.1	Super Drug	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.10.2	High Volume TV/Stereo	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.10.3	Chain/Hi Volume Sporting Goods	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.10.4	Chain/Hi Volume Record Store	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.10.5	Large Discount Liquor	1000SF	\$9,509	\$5,930	\$636	\$10,145	\$6,566	A	6		
12.11 Active Service/Commercial - Use % of high volume commercial											
12.11.1	Liquor Store	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.11.2	Dry Cleaners	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.11.3	Laundry	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.11.4	Beauty Salon	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.11.5	Sporting Goods	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.11.6	Florist	1000SF	\$6,338	\$3,953	\$423	\$6,761	\$4,376	A	6		
12.12 Moderate Volume Service/Commercial - Use Apparel Store											
12.12.1	Large Appliance Sales	1000SF	\$4,109	\$2,563	\$273	\$4,382	\$2,836	A	6		
12.12.2	Small TV/Stereo	1000SF	\$4,109	\$2,563	\$273	\$4,382	\$2,836	A	6		
12.12.3	Appliance Repair	1000SF	\$4,109	\$2,563	\$273	\$4,382	\$2,836	A	6		
12.12.4	Specialty Stores	1000SF	\$4,109	\$2,563	\$273	\$4,189	\$2,836	A	6		
12.13 Services											
Walk-In Bank											
12.13.1	Downtown/Neighborhood	1000SF	\$9,479	\$5,912	\$634	\$10,113	\$6,546	A	6		
12.13.2	Other	1000SF	\$13,544	\$8,446	\$905	\$14,449	\$9,351	A	6		
Drive-In Bank											
12.13.3	Downtown/Neighborhood	1000SF	\$20,435	\$12,743	\$1,366	\$21,801	\$14,109	A	6		
12.13.4	Other	1000SF	\$25,543	\$15,931	\$1,707	\$27,250	\$17,638	A	6		
Walk-In Savings and Loan											
12.13.5	Downtown/Neighborhood	1000SF	\$4,112	\$2,566	\$275	\$4,387	\$2,841	A	6		
12.13.6	Other	1000SF	\$5,876	\$3,664	\$393	\$6,269	\$4,057	A	6		
Drive-In Savings and Loan											
12.13.7	Other	1000SF	\$7,147	\$4,457	\$477	\$7,624	\$4,934	A	6		

EXHIBIT E

12.0 Development Impact Fees

Description	Unit	Fee	Fee Type	Fee Category	Comments	Authority
12.14 Park Dedication and Development Fees					Fees are adjusted annually by the Parks & Recreation Department	NMC §16.32.040, 15.68.070, 15.68.090, 15.68.100 et seq
Dedication Fees						
12.14.1 Single Family-detached		\$6,581	A	6		
12.14.2 Single Family- attached		\$4,723	A	6		
12.14.3 Duplex	Per Unit	\$4,884	A	6		
12.14.4 Multi Family	Per Unit	\$4,196	A	6		
12.14.5 Mobile Homes	Per Unit	\$3,462	A	6		
12.14.6 Accessory Dwelling Unit		\$2,293	A	6		
Development Fees						
12.14.7 Single Family-detached		\$1,003	A	6		
12.14.8 Single Family- attached		\$720	A	6		
12.14.9 Duplex	Per Unit	\$744	A	6		
12.14.10 Multi Family	Per Unit	\$639	A	6		
12.14.11 Mobile Homes	Per pad	\$528	A	6		
12.15 Linda Vista Improvement Fee The first three fees are collected upon issuance of the building permit. The Recreation Center fee is collected upon occupancy					To be adjusted annually on or before July 1 by an amount corresponding to the changes in the Construction Price Index of the "Engineering News Record".	NMC 15.88
12.15.1 Planning Study fee	Per new dwelling unit	\$58.58	A	6		Res 88-16, 1/19/88
12.15.2 Residential Development fee	Per acre (converted to a dwelling unit)	\$17,132.43	A	6		Res 88-54, 8/1/88, R2004 51, 4/6/04
12.15.3 Recreation Center Fee	Per new dwelling unit	\$1,160.81	A	6		Res 92-308, 12/15/92
12.16 Redwood Road Improvement Fee	Per Lot	\$1,000	A	6		Ord 4009, 11/1/87
12.17 Pear Tree Lane Service Charge	Per acre	\$260	A	6		Res 81-74, 3/24/81
12.18 Orchard Avenue Area Park Fee	Per Unit	\$570.38	A	6	To be adjusted annually by the Parks & Recreation Director in an amount corresponding to the Construction Price Index of the "Engineering News Record."	NMC 15.72 Res 89-360
12.19 Solano Avenue/Orchard Avenue Traffic Mitigation Fee					To be adjusted annually by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Records."	Res 89-360
12.19.1 Single Family home	Per unit	\$2,150.22	A	6		
12.19.2 Mobile Home	Per unit	\$795.58	A	6		
12.19.3 Manufactured Home	Per unit	\$1,268.64	A	6		
12.19.4 Traffic Fee	Per trip	\$215.03	A	6	Based on land use	
12.20 North Jefferson Street Improvement Fee					To be adjusted annually on or before July 1 by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	NMC 15.76.050
12.20.1 Single Family	Per Unit	\$10,379.47	A	6		Res 99-77
12.20.2 EIR reimbursement	Per Unit	\$116.55	A	6		Res 99-77
12.20.3 Administrative fee	Per Unit	\$11.68	A	6		Res 99-77
12.20.4 Apartment	Per Unit	\$6,268.79	A	6		Res 99-77
12.20.5 EIR reimbursement	Per Unit	\$70.39	A	6		Res 99-77
12.20.6 Administrative fee	Per Unit	\$6.99	A	6		Res 99-77
12.20.7 Condominium	Per Unit	\$6,063.25	A	6		Res 99-77
12.20.8 EIR reimbursement	Per Unit	\$68.10	A	6		Res 99-77
12.20.9 Administrative fee	Per Unit	\$6.76	A	6		Res 99-77
12.20.10 Park Fees	Per dwelling unit	\$606.14	A	6	To be adjusted annually on or before July 1 by the Parks & Recreation Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	NMC 15.76 Res 90-284, 7/24/90
12.21 Fire and Paramedic Development Impact Fee					These fees are developed by the Fire Department and are updated annually. Fees are payable upon issuance of a building permit for new development.	NMC 15.78 R2016-164

EXHIBIT E

12.0 Development Impact Fees

Description		Unit	Fee	Fee Type	Fee Category	Comments	Authority
12.21.1	Single Family Residential	Per dwelling unit	\$656	A	6		
12.21.2	Multi-Family Residential	Per dwelling unit	\$589	A	6		
12.21.3	Commercial	Per sq. ft	\$0.51	A	6		
12.21.4	Office	Per sq. ft	\$0.32	A	6		
12.21.5	Industrial	Per sq. ft	\$1.17	A	6		
12.21.6a	Residential Care Facilities (MIN)	Per sq. ft	\$6.17	A	6		
12.21.6b	Residential Care Facilities (MAX)	Per sq. ft	\$0.05	A	6		
12.21.7	Governmental	Per sq. ft	\$0.00	A	6		
12.22	Big Ranch Specific Plan Area Development Impact Fee					To be adjusted annually on or before July 1 by the Public Works Director in an amount corresponding to the Construction Cost Index of the "Engineering News Record."	NMC 15.98 Res 97-249, R2008-57
12.22.1	Single Family residential	Per Unit	\$10,590	A	6		
12.22.2	Multi-family residential	Per Unit	\$6,136	A	6		
12.22.3	Commercial	Per sq. ft	\$15.92	A	6		
12.22.4	Medical Office	Per sq. ft	\$7.93	A	6		
12.23	Parking Impact Fees			A	6		NMC 15.104.040 R2016-124
12.23.1	Parking Impact Fee	Per Net New Parking Space	\$23,000	A	6	Effective 11/21/2016	
12.24	Water Capacity Fees		Effect. 12/2/15			See 13.7 in Water Section	NMC 13.04.11 R2015-69
12.24.1	Service Size: ¾"		\$6,296	C	2		
12.24.2	Service Size: 1" - single-family residential development project requirement		\$6,296	C	2		
12.24.3	Service Size: 1"		\$10,438	C	2		
12.24.4	Service Size: 1½"		\$20,792	C	2		
12.24.5	Service Size: 2"		\$33,216	C	2		
12.24.6	Service Size: 3"		\$62,207	C	2		
12.24.7	Service Size: 4"		\$103,623	C	2		
12.24.7	Service Size: 6"		\$207,162	C	2		
12.24.8	Service Size: 8"		\$331,410	C	2		
12.24.9	Service Size: 10"		\$476,365	C	2		
12.24.10	Service Size: 12"		\$890,522	C	2		
12.25	Affordable Housing Impact Fees						NMC 15.94 R2012-102, R2016-69
12.25.1	Single Family	Per sq. ft	\$4.75	A	6	Effective 1/1/2017	
12.25.2	Condominium	Per sq. ft	\$4.75	A	6	Effective 1/1/2017	
12.25.3	Multi-family	Per sq. ft	\$4.05	A	6	Effective 1/1/2017	
12.25.4	Office	Per sq. ft	\$3.55	A	6	Effective 1/1/2017	
12.25.5	Retail	Per sq. ft	\$3.55	A	6	Effective 1/1/2017	
12.25.6	Hotel	Per sq. ft	\$6.00	A	6	Effective 1/1/2017	
12.25.7	Industrial	Per sq. ft	\$3.50	A	6	Effective 1/1/2017	

EXHIBIT E