

12.0 Development Impact Fees

Description		Unit	Fee					Fee Type	Fee Category	Comments	Authority
<b>12.1 - 12.13: Street Improvement Fees</b>			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				
<b>Basic Fee Rate adopted per trip</b>			\$321.06	\$200.22				A	6		NMC 15.84.020 Reso 93-198
<b>12.1 Industrial /Agricultural</b>											
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		
<b>12.2 Residential</b>											
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		
<b>12.3 Lodging</b>											
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		
<b>12.4 Recreational</b>											
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		
<b>12.5 Institutional</b>											
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		
<b>12.6 Medical</b>											
12.6.1	Hospital	1000SF	\$4,315	\$2,691	\$289	\$4,604	\$2,980	A	6		
<b>12.7 Office</b>											
<b>General</b>											
	<b>0 to 19,999SF</b>										
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		
	<b>20,000 to 49,999SF</b>										
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
<b>12.1 - 12.13: Street Improvement Fees</b>		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
<b>Shopping Centers</b>										
	<b>0 to 49,999SF</b>									
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	
	<b>50,000 to 99,999SF</b>									
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	
	<b>100,000 to 199,999SF</b>									
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	
<b>12.8 Restaurants</b>										
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	
<b>High Turnover Sit-down</b>										
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	
<b>Fast Food with Drive Through</b>										
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	
<b>12.9 Retail</b>										
<b>Individual Uses</b>										
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	
<b>Convenience Market (24 hour)</b>										
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
<b>12.1 - 12.13: Street Improvement Fees</b>			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
<b>Comparable Uses</b>											
<b>12.10 High Volume Commercial - Use discount Store Data</b>											
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		
<b>12.11 Active Service/Commercial - Use % of high volume commercial</b>											
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		
<b>12.12 Moderate Volume Service/Commercial - Use Apparel Store</b>											
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		
<b>12.13 Services</b>											
<b>Walk-In Bank</b>											
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		
<b>Drive-In Bank</b>											
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		
<b>Walk-In Savings and Loan</b>											
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		
<b>Drive-In Savings and Loan</b>											
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
<b>12.14 Park Dedication and Development Fees</b>					Fees are adjusted annually by the Parks & Recreation Department	NMC §16.32.040, 15.68.070, 15.68.090, 15.68.100 et seq
<b>Dedication Fees</b>						
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		
<b>Development Fees</b>						
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		
<b>12.15 Linda Vista Improvement Fee</b> 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
<b>12.16 Redwood Road Improvement Fee</b>	Per Lot	\$1,000	A	6		Ord 4009, 11/1/87
<b>12.17 Pear Tree Lane Service Charge</b>	Per acre	\$260	A	6		Res 81-74, 3/24/81
<b>12.18 Orchard Avenue Area Park Fee</b>	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
<b>12.19 Solano Avenue/Orchard Avenue Traffic Mitigation Fee</b>					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	
<b>12.20 North Jefferson Street Improvement Fee</b>					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
<b>12.20.1 Single Family</b>	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
<b>12.20.4 Apartment</b>	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
<b>12.20.7 Condominium</b>	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
<b>12.21 Fire and Paramedic Development Impact Fee</b>					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	<b>Big Ranch Specific Plan Area Development Impact Fee</b>					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	<b>Parking Impact Fees</b>			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	<b>Water Capacity Fees</b>		<b>Effect. 12/2/15</b>			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	<b>Affordable Housing Impact Fees</b>						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