

EFFECTIVE: July 1, 2024

City of Vacaville, Building Division

CONNECTION & DEVELOPMENT IMPACT FEES - Non Residential

2024 Adjustments	
1.	01/01/24: ENR +2.2%
2.	5/5/24: TUSD
3.	07/01/24: CPI +4%
4.	07/05/24: TUSD

WATER INSTALLATION FEE: RESIDENTIAL & NON-RESIDENTIAL

0.022

Funds the direct cost of water meters and related installation to serve new development

Meter Size	Meter Only	Complete	Meter Size	Meter Only	Complete
3/4"	\$503	\$3,203	3" Turbine	\$2,259	\$2259 + T&M
1"	\$842	\$3,487	3" Compound	4,098	4098 + T&M
1 1/2"	\$1,011	\$5,651	4" Turbine	3,240	3240 + T&M
2"	\$1,183	\$6,781	4" Compound	5,372	5372 + T&M

Meters 6" and larger see Service and Facility Rental Fees schedule

*****WATER CONNECTION FEE: NON-RESIDENTIAL**

Funds the expansion of the domestic water treatment system to serve new development

NON-RESIDENTIAL	EDU Factor	Meter Size	Total Fee		Fee with Complete Water Rights	Fee with Partial Water Rights *
			(\$12,959/EDU)Out side DTSPB	(\$11,408/EDU) Inside DTSPB		
	2.0	3/4"	\$25,918	\$22,816	\$682	
	2.6	1"	\$33,693	\$29,661	\$887	
	7.0	1-1/2"	\$90,713	\$79,856	\$2,387	
	13.4	2"	\$173,651	\$152,867	\$4,569	
	23.2	3"	\$300,649	\$264,666	\$7,911	
	37.4	4"	\$484,667	\$426,659	\$12,753	

** Connection fee if meter is calculated bu Bldg Div at 3/4" but 1" meter is requested

*****SEWER CONNECTION FEE**

Funds expansion of wastewater collection and treatment systems to serve new development

NON-RESIDENTIAL

See Separate Sewer Connection Fee Summary - Exhibit C

*****GENERAL FACILITIES DEVELOPMENT IMPACT FEE**

Funds the expansion of general City facilities to serve new development

NON-RESIDENTIAL

	TOTAL FEE	
Commercial:	0.3363	per building sf
Office:		
Office	0.5354	
Medical	0.5354	
Hospital	0.4396	
Industrial:		
Industrial	0.2271	
Warehouse	0.1189	
HICUBE	0.2271	

*****POLICE DEVELOPMENT IMPACT FEE**

Funds the expansion of police facilities to serve new development

NON-RESIDENTIAL

	TOTAL FEE	
Commercial:	0.2506	per building sf
Office:		
Office	0.4306	
Medical	0.4306	
Hospital	0.3770	
Industrial:		
Industrial	0.1692	
Warehouse	0.0889	
HICUBE	0.1692	

*****FIRE DEVELOPMENT IMPACT FEE**

Funds the expansion of fire facilities to serve new development

NON-RESIDENTIAL

	TOTAL FEE	
Commercial:	0.3524	per building sf
Office:		
Office	0.6041	
Medical	0.6041	
Hospital	0.5280	
Industrial:		
Industrial	0.2378	
Warehouse	0.1242	
HICUBE	0.2378	

*****TRAFFIC IMPACT FEE**

Funds the construction of certain major streets, freeway interchanges & other circulation improvements to serve new development

NON-RESIDENTIAL	TOTAL FEE	
Commercial/Service:		
Commercial - less than 175,000 sq.ft	13.98	per sf building
Commercial - 175,000 sq.ft to 350,000 sq.ft.	16.15	per sf building
Commercial - more than 350,000 sq.ft	18.53	per sf building
Office:		
Office	11.03	per sf building
Medical Office	30.21	per sf building
Industrial:		
General Industrial	4.83	per sf building
Fulfillment Center Warehouse	15.07	per sf building
Parcel Hub Warehouse	7.80	per sf building
Warehouse/Self-Storage	3.88	per sf building
Institutional:		
Assembly Use (Including religious institution)	4.28	per sf building
Day/Child Care (pre-school & adults)	14.15	per sf building
Private School (K-12)	7.95	per sf building
Miscellaneous:		
Hospital:	13.56	per sf building
Fast Food/Coffee Shop	61.68	per sf building
Fast Food/Coffee Shop with drive-thru	63.80	per sf building
Assisted Living	2,109.30	per unit
Congregate Care	790.90	per unit
Service Station	11,275.71	per pump
Hotel/Motel	5,782.97	per room
Entertainment	*	per sf building

*(Use commercial rates & corresponding sf range)

*****STORM DRAINAGE IMPACT FEE**

Funds the expansion of general City facilities to serve new development & major drainage facilities to serve new development

NON-RESIDENTIAL	TOTAL FEE		TOTAL FEE	
	East of LTR		West of LTR	
Commercial/Office:	3,611	per acre	4,870	per acre
Industrial:	4,063		5,480	

BENEFIT DISTRICTS

Contact Development Engineering to determine if your project falls under a Benefit District and for applicable Benefit District Fees (707) 449-5170

COUNTY FACILITIES FEES

Contact Solano County Resource Management for applicable County Facilities Fees. These fees are paid directly to county offices and are not included with any city permit fees.

SCHOOL IMPACT FEES

There are two school districts within the boundaries of the City of Vacaville. Contact applicable school district for development fee amount.

School impact fees are paid directly to the school district and are not included with any city permit fees.

Vacaville Unified School District (707) 453-6114
 Travis Unified School District (707) 437-4604

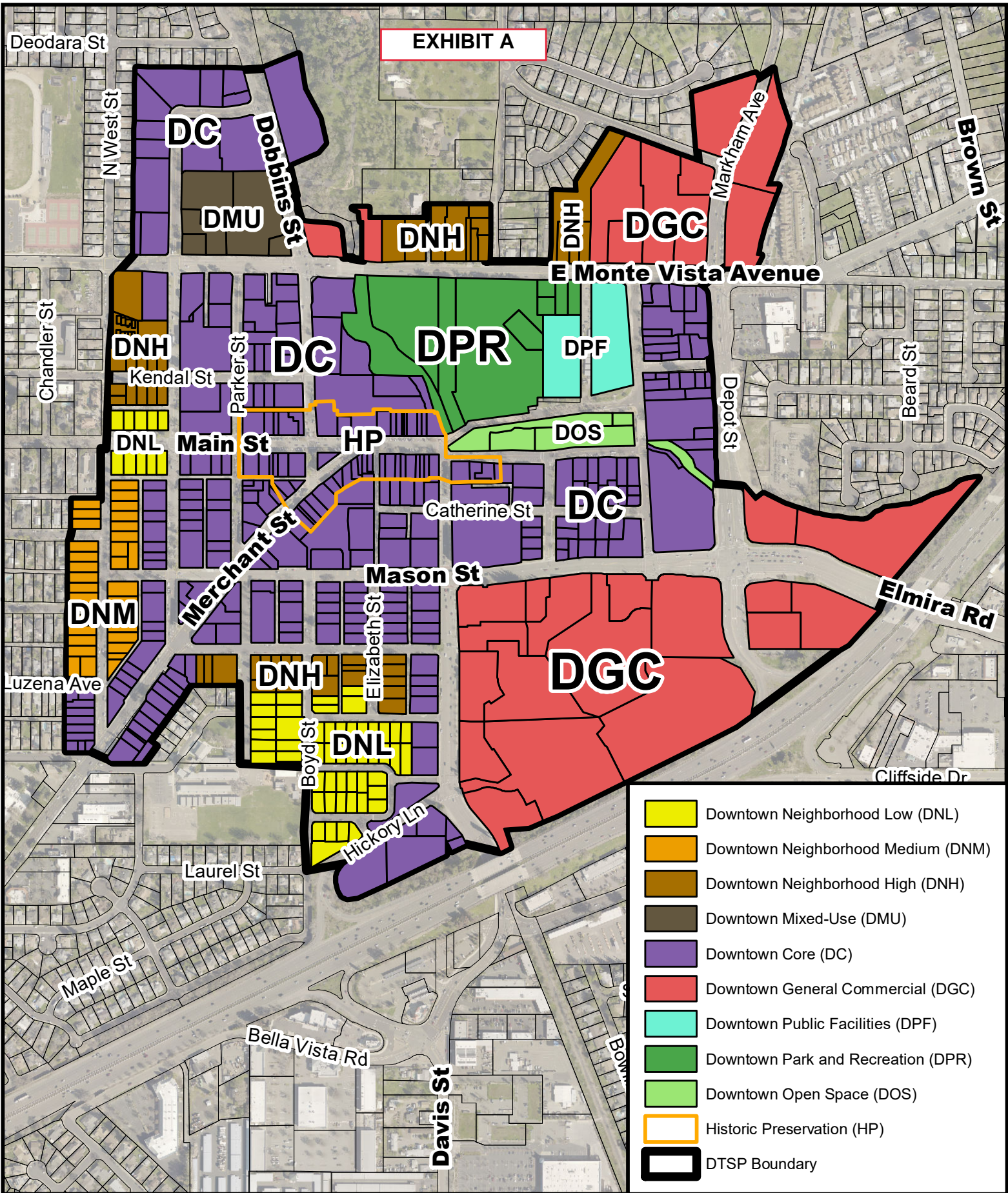
	Vacaville U.S.D.	Travis U.S.D.
Residential	\$4.79	\$6.78
Non-Residential	\$0.78	\$0.84

FEES AND APPLICABLE RESOLUTIONS:

2022 Update to the DIF, VDIF, Nexus Study, Program and Fee Schedule Resolution 2022-059

- Notes:
- 1) DTSP = Downtown Specific Plan. See Exhibit A for area boundaries
 - 2) LTR = Leisure Town Road. See Exhibit B for area boundaries
 - 3) Sewer Fees - See Exhibit C for non-residential sewer connection fees
 - 4) One (1) water right = one (1) EDU. * Please contact Utilities at (707) 469-6414 to discuss partial water rights
 - 5) All City Development Impact Fees are escalated annually (January 1st) based on Engineering News Record Index.
 - 6) Permit fees are subject to the fee schedule in effect at the time of permit issuance.
 - 7) Fee estimates are available at a cost as established by the City's adopted fee schedule. Each fee estimates shall be requested through the building division directly. Payment for each fee estimate shall be paid at the time the fee estimate request is submitted.
 - 8) Development impact fees are non-refundable. If a project is canceled post permit issuance, the development impact fees paid will remain as credits with the parcel and will be applied towards any future development

EXHIBIT A



- Downtown Neighborhood Low (DNL)
- Downtown Neighborhood Medium (DNM)
- Downtown Neighborhood High (DNH)
- Downtown Mixed-Use (DMU)
- Downtown Core (DC)
- Downtown General Commercial (DGC)
- Downtown Public Facilities (DPF)
- Downtown Park and Recreation (DPR)
- Downtown Open Space (DOS)
- Historic Preservation (HP)
- DTSP Boundary



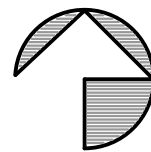
CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

DOWNTOWN SPECIFIC PLAN
NEW ZONING DESIGNATIONS



EXHIBIT B

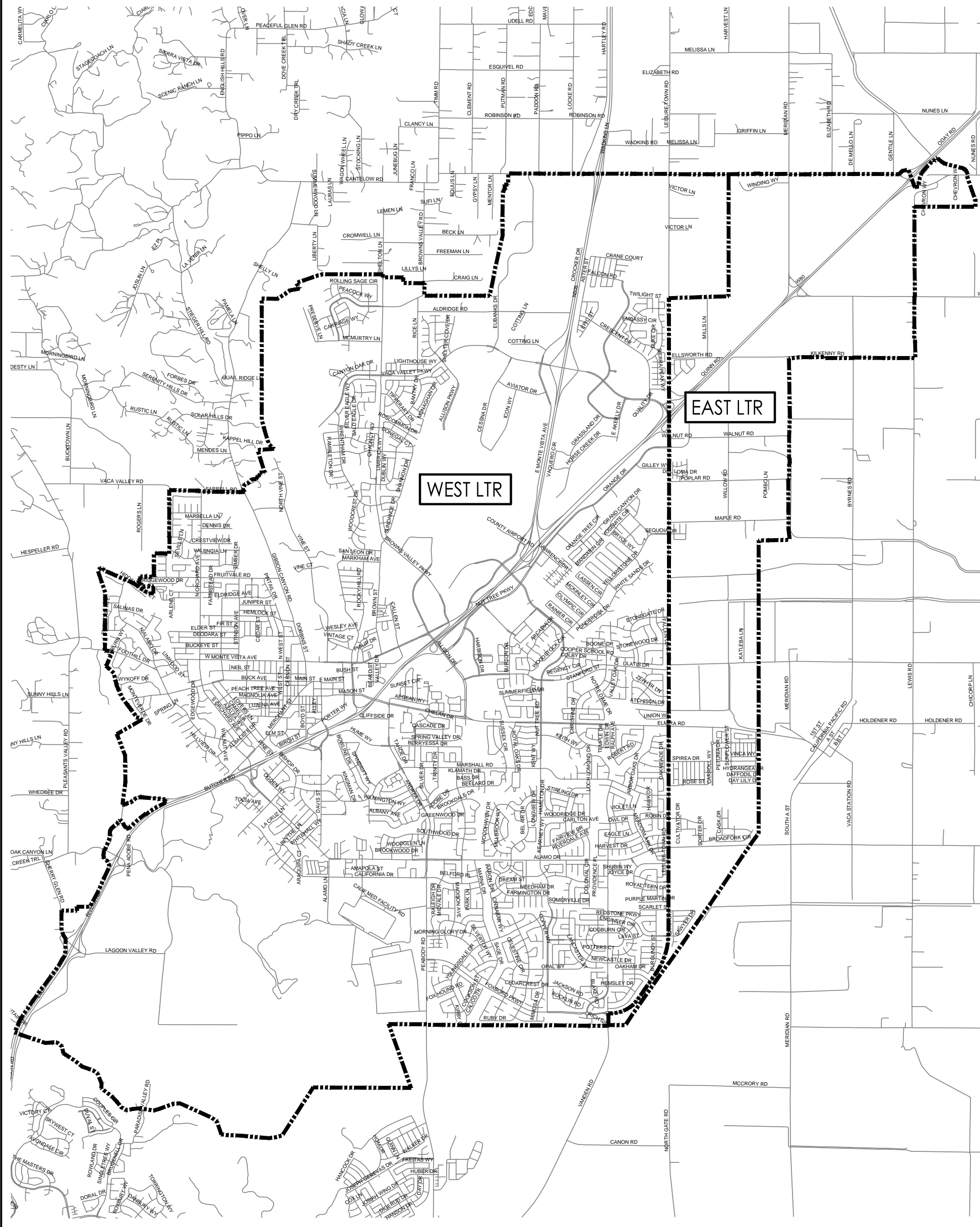
NORTH



SCALE: 1" = 4200'



0 2100' 4200'



DWG File: G:\CIP\EXHIBITS\Drainage Zones\Zone Exhibit CWEBER 11/30/2022



ZONES
DRAINAGE
DEVELOPMENT IMPACT FEES

Exhibit C

City of Vacaville Utilities Department			Cost of one (1) EDU (effective January 1, 2024)	
SEWER IMPACT FEE SCHEDULE			\$7,366	\$9,108
			INSIDE DTSPB	OUTSIDE DTSPB
Category	Equivalent Dwelling Unit (EDU)	Unit	Unit (Plural)	Notes
No Credits Requested				
ADU: Primary Dwelling <1,000 sq. ft	0.4	Units TOTAL	Units	TOTAL= Primary Dwelling SF + ADU SF
ADU: Primary Dwelling 1,000 - 1,499 sq. ft	0.5	Units TOTAL	Units	TOTAL= Primary Dwelling SF + ADU SF
ADU: Primary Dwelling 1,500 - 2,499 sq. ft	0.6	Units TOTAL	Units	TOTAL= Primary Dwelling SF + ADU SF
ADU: Primary Dwelling 2,500 sq. ft +	0.7	Units TOTAL	Units	TOTAL= Primary Dwelling SF + ADU SF
Single Family: <1,000 SF	0.7	Unit	Units	
Single Family: 1,000 to 1,999 SF	1.0	Unit	Units	
Single Family: 2,000 to 2,999 SF	1.2	Unit	Units	
Single Family: 3,000 SF and greater	1.4	Unit	Units	
Single Family: 4,000 SF and greater	1.4	Unit	Units	
M-F Residential- Less than 1000 SF	0.5	Unit	Units	
M-F Residential- 1000 - 1499 SF	0.8	Unit	Units	
M-F Residential- 1500 - 1999 SF	1.0	Unit	Units	
M-F Residential- 2000 SF and Up	1.2	Unit	Units	
Hotel: Living Unit w/ Kitchen	0.6	Unit	Units	
Hotel: Living Unit w/o Kitchen	0.4	Unit	Units	
Hotel: Sleeping Qtrs w/ Common Rest.	0.2	Unit	Units	
Parking Garages	0.1	1000 sq. ft	sq. ft	
Warehouses	0.1	1000 sq. ft	sq. ft	
Storage Facilities	0.1	1000 sq. ft	sq. ft	
Retail- General	0.3	1000 sq. ft	sq. ft	
Retail- Grocery Store/Supermarket (Low Impact)	0.3	1000 sq. ft	sq. ft	Low Impact = No Onsite Food Prep/Production
Banks	0.3	1000 sq. ft	sq. ft	
Offices- General (Excludes Medical/Dental)	0.3	1000 sq. ft	sq. ft	
RETAIL- Furniture	0.3	1000 sq. ft	sq. ft	
RETAIL- Hardware	0.3	1000 sq. ft	sq. ft	
RETAIL- Novelty	0.3	1000 sq. ft	sq. ft	
RETAIL- Furniture	0.3	1000 sq. ft	sq. ft	
Sports/Fitness Centers w/o Gang Showers	0.3	1000 sq. ft	sq. ft	
Outdoor Dining- Bar, CoffeeShop, Bakery	0.3	1000 sq. ft	sq. ft	
Theaters	0.5	1000 sq. ft	sq. ft	
Auditoriums, Halls, Lodges	0.5	1000 sq. ft	sq. ft	
Churches	0.5	1000 sq. ft	sq. ft	
School Classrooms/Administrative Offices	0.5	1000 sq. ft	sq. ft	
Bowling/Entertainment Centers (w/o Kitchen)	0.5	1000 sq. ft	sq. ft	
Veterinarians	0.5	1000 sq. ft	sq. ft	
Sports/Fitness Centers with Gang Showers	0.5	1000 sq. ft	sq. ft	
Barbers, Beauty Shops	0.5	1000 sq. ft	sq. ft	
Pet Grooming	0.5	1000 sq. ft	sq. ft	
Medical / Dental Offices	0.5	1000 sq. ft	sq. ft	
Day Care Facilities	0.5	1000 sq. ft	sq. ft	
Dry Cleaners	0.5	1000 sq. ft	sq. ft	
Outdoor Dining- Restaurants	0.5	1000 sq. ft	sq. ft	Restaurants withOUT seating
Grocery Store/Supermarket (with food prep/production)	0.5	1000 sq. ft	sq. ft	
School Cafeterias/Gymnasiums	1.0	1000 sq. ft	sq. ft	
Coffee Shop, Juice Bar, Ice Cream Shop	1.0	1000 sq. ft	sq. ft	
Service Stations/Mini-Markets	1.0	1000 sq. ft	sq. ft	
Bar / Tavern / Cocktail Lounge	1.0	1000 sq. ft	sq. ft	
Wine and/or Beer Tasting	1.0	1000 sq. ft	sq. ft	
Restaurants - Dine in/Outside Service, Takeout	2.5	1000 sq. ft	sq. ft	Restaurants WITH seating
Bakery, Café, Delicatessen	2.0	1000 sq. ft	sq. ft	WITH seating
Mortuaries	2.0	1000 sq. ft	sq. ft	
Rest Homes, Convalescent Hospitals	0.5	1000 sq. ft	sq. ft	essentially, Commercial Medium
Laundromats	0.2	Washer	Washers	sq. ft. area is NOT a factor
Carwash: Manual Stall	2.4	Facility	Facilities	
Carwash: In-Bay Automatic	7.0	Facility	Facilities	
Carwash: Full Service Conveyor	7.6	Facility	Facilities	
SIGNIFICANT INDUSTRIAL USERS (Includes Hospitals)	\$9,108	per EDU	Cost based on location OUTSIDE DTSPB	<i>Also Includes Low Water Use Manufacturing, Industrial, Central Utility Plants, Equipment Washpads, etc.</i>
Use EDU Formula for Commercial or Industrial Users with high wastewater strengths and/or flows:	$EDU = SF \times GPD / 275$ $SF = 0.44 + (0.28 \times BOD) / 200 + (0.28 \times TSS) / 200$ SF: Strength Factor BOD and TSS in mg/L			
1. Sewer Impact Fee per EDU annually adjusted in accordance with Vacaville Municipal Code Subsection 11.01.050.D. 2. Accessory Dwelling Units under 750 sq. ft. are exempt from impact fees in accordance with Resolution No. 2020-009.				