

EFFECTIVE: July 1, 2024

City of Vacaville, Building Division

CONNECTION & DEVELOPMENT IMPACT FEES - Residential

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

WATER INSTALLATION FEE: RESIDENTIAL & NON-RESIDENTIAL

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

0.022

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: RESIDENTIAL**

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

RESIDENTIAL

Single-Family:	EDU Factor	Meter Size	Total Fee (\$12,959/EDU)	Total Fee (\$11,408/EDU)	Fee with Complete Water Rights	Fee with Partial Water Rights*
			Outside DTSPB	Inside DTSPB		
	1.0	1"	\$12,959	\$11,408	\$341	
	**2.5	1"	\$32,398	\$28,520	\$853	
	5.0	1-1/2"	\$64,795	\$57,040	\$1,705	
	8.0	2"	\$103,672	\$91,264	\$2,728	

Multiple-Family:	EDU Factor	Meter Size	Total Fee (\$12,959/EDU)Out	Total Fee (\$11,408/EDU)	Fee with Complete Water Rights	Fee with Partial Water Rights
			side DTSPB	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

RESIDENTIAL

Single-Family:	EDU Factor	Dwelling Unit Size	Total Fee (\$9,108/EDU)	Total Fee (\$7,366/EDU)
			Outside DTSPB	Inside DTSPB
	0.7	less than 1,000 sf	\$6,376	\$5,156
	1	1,000 -1,999 sf	\$9,108	\$7,366
	1.2	2,000 - 2,999 sf	\$10,930	\$8,839
	1.4	3,000 - 3,999 sf	\$12,752	\$10,312
	1.4	4,000 sf and over	\$12,752	\$10,312

Single Family Senior Housing. No Adjustments, see above
Single Family Duet. No Adjustments, see above

Multiple-Family:	EDU Factor	Dwelling Unit Size	Total Fee (\$9,108/EDU)	Total Fee (\$7,366/EDU)
			Outside DTSPB	Inside DTSPB
	0.5	less than 1,000 sf	\$4,554	\$3,683
	0.8	1,000 -1,499 sf	\$7,287	\$5,893
	1	1,499 - 1,999 sf	\$9,108	\$7,366
	1.2	2,000 sf and over	\$10,930	\$8,839

Multi-Family Senior Housing. No adjustments, see above

*****PARK and RECREATION FEE**

Funds development of additional park sites and recreation facilities to serve new development

RESIDENTIAL

	TOTAL FEE
Single-Family: less than 1,000 sf	\$4,155
1,000 -1,999 sf	\$7,322
2,000 - 2,999 sf	\$11,311
3,000 - 3,999 sf	\$13,939
4,000 sf and over	\$14,982
Multiple-Family: Per Unit	\$7,702

*****GREENBELT PRESERVATION FEE**
Funds the acquisition of greenbelt property surrounding Vacaville

RESIDENTIAL		TOTAL FEE
	Single-Family:	
	less than 1,000 sf	\$175
	1,000 -1,999 sf	\$308
	2,000 - 2,999 sf	\$477
	3,000 - 3,999 sf	\$587
	4,000 sf and over	\$631
	Multiple-Family:	
	Per Unit	\$325

*****GENERAL FACILITIES DEVELOPMENT IMPACT FEE**
Funds the expansion of general City facilities to serve new development

RESIDENTIAL		TOTAL FEE
	Single-Family:	
	less than 1,000 sf	\$494
	1,000 -1,999 sf	\$870
	2,000 - 2,999 sf	\$1,344
	3,000 - 3,999 sf	\$1,656
	4,000 sf and over	\$1,780
	Multiple-Family:	
	Per Unit	\$916

*****POLICE DEVELOPMENT IMPACT FEE**
Funds the expansion of police facilities to serve new development

RESIDENTIAL		TOTAL FEE
	Single-Family:	
	less than 1,000 sf	\$368
	1,000 -1,999 sf	\$649
	2,000 - 2,999 sf	\$1,003
	3,000 - 3,999 sf	\$1,236
	4,000 sf and over	\$1,329
	Multiple-Family:	
	Per Unit	\$683

*****FIRE DEVELOPMENT IMPACT FEE**
Funds the expansion of fire facilities to serve new development

RESIDENTIAL		TOTAL FEE
	Single-Family:	
	less than 1,000 sf	\$517
	1,000 -1,999 sf	\$910
	2,000 - 2,999 sf	\$1,407
	3,000 - 3,999 sf	\$1,733
	4,000 sf and over	\$1,863
	Multiple-Family:	
	Per Unit	\$958

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

RESIDENTIAL		TOTAL FEE
	Single-Family:	
	less than 1,000 sf	\$6,931
	1,000 -1,999 sf	\$11,121
	2,000 - 2,999 sf	\$16,117
	3,000 - 3,999 sf	\$19,664
	4,000 sf and over	\$20,791
	Single Family Age restricted	\$4,835
	Multiple-Family:	
	Per Unit	\$9,118
	Age Restricted-Per Unit	\$4,233

*****STORM DRAINAGE IMPACT FEE**
Funds the expansion of general City facilities to serve new development & major drainage facilities to serve new development

RESIDENTIAL				
	Single-Family:			
	Multiple-Family:	Average Density	Total Fee East of	Total Fee West
		(Units/Acre)	LTR	of LTR
	Residential Use (Per Unit)			
	Residential High Density (20.1- 30+ Units/Acre)	25	\$129	\$174
	Residential Medium High Density (14.1 -20 Units/Acre)	17	\$199	\$269
	Residential Medium Density (8.1-14 Units/Acre)	11	\$267	\$360
	Residential Low Medium Density (4.1-8 Units/Acre)	6	\$338	\$456
	Residential Low Density (3.1-4 Units/Acre)	3.5	\$387	\$522

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

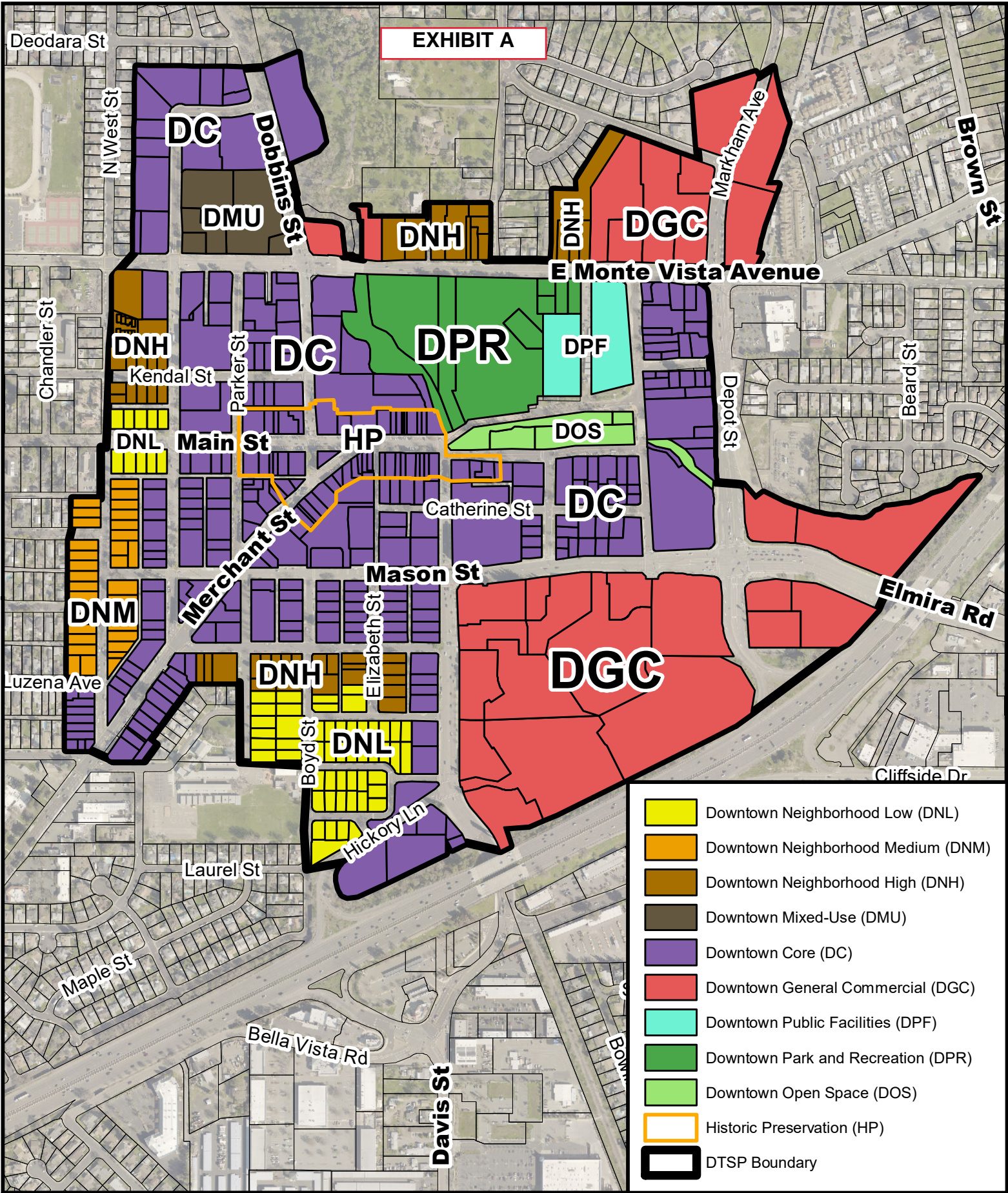
FEES AND APPLICABLE RESOLUTIONS:

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



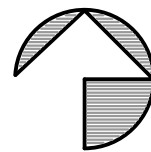
CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

DOWNTOWN SPECIFIC PLAN
NEW ZONING DESIGNATIONS



EXHIBIT B

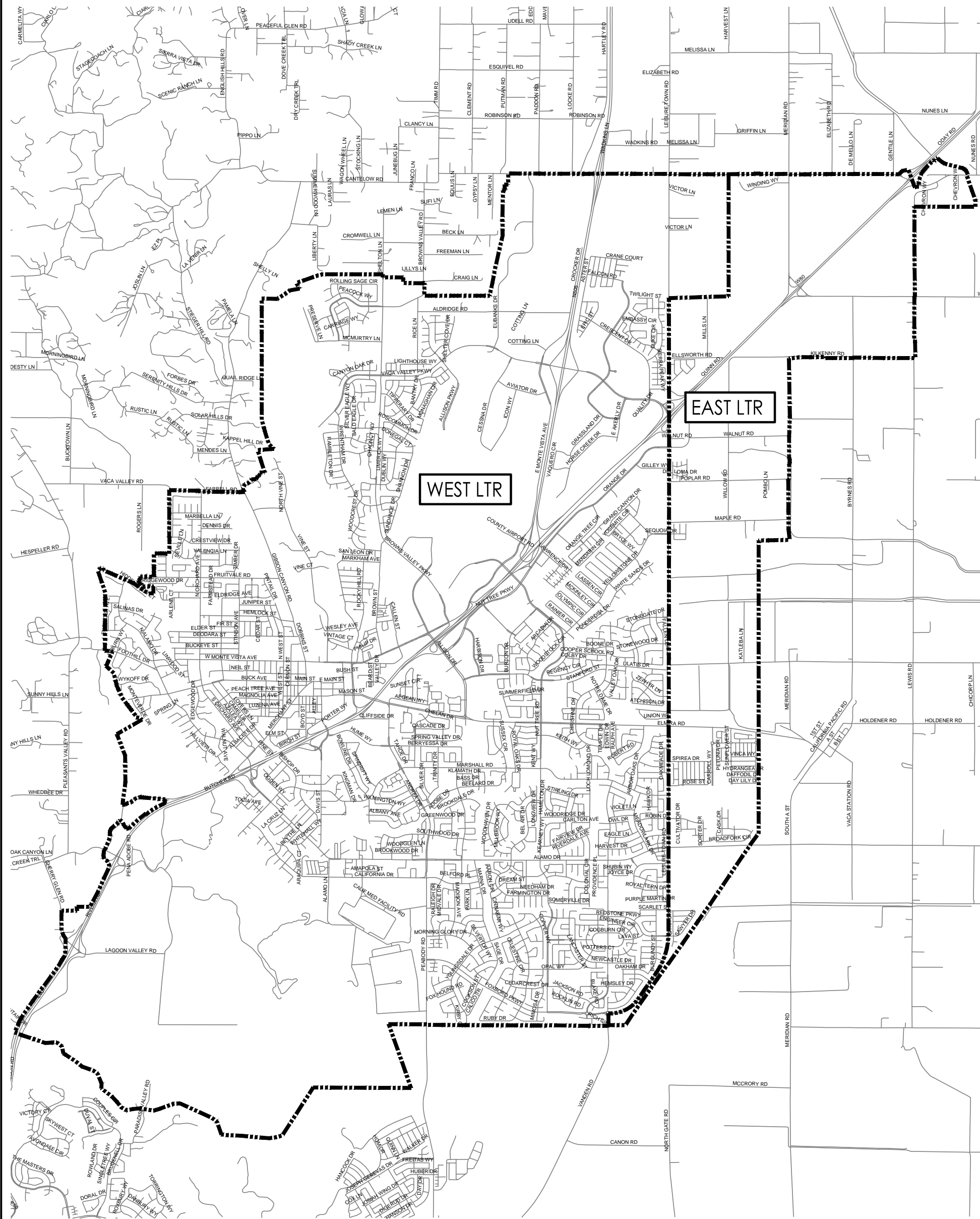
NORTH



SCALE: 1" = 4200'



0 2100' 4200'



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



ZONES
DRAINAGE
DEVELOPMENT IMPACT FEES