

Exhibit A to Resolution 2016-_____

GENERAL PLAN UPDATE COST RECOVERY FEE AND GENERAL PLAN IMPLEMENTATION FEE

This Exhibit summarizes the findings of the *Fee Analysis for General Plan Update Cost Recovery and for General Plan* memo prepared by BAE Urban Economics, dated July 10, 2016, attached as Exhibit D to this resolution, and identifies the adopted General Plan Update Cost Recovery Fee, referred to as “Recovery Fee” hereafter, and General Plan Implementation, referred to as “Implementation Fee” hereafter.

General Plan Update Cost Recovery Fee

The Recovery Fee shall be assessed to properties located within the Brighton Landing Development, the Vanden Meadows Development, the East of Leisure Town Road Growth Area, the Northeast Growth Area, and in the Infill Focus Areas as identified in Exhibit B attached to this resolution.

Brighton Landing and Vanden Meadows – \$604 per single family residential unit paid upon recordation of Final Map, or in the event this fee is not adopted prior to recordation of a Final Map, the fee is to be paid upon Building Permit issuance. This requirement is consistent with the Development Agreements for both projects.

Incorporated Properties within the East of Leisure Town Road and Northeast Growth Areas and Infill Focus Areas¹ –

- \$604 per single family residential unit
- \$322 per multi-family unit
- \$0.40 per square foot of commercial development
- \$0.20 per square foot of industrial development

Unincorporated Properties within the East of Leisure Town Road and Northeast Growth Areas and Infill Focus Areas –

- \$1,969 per acre of land annexed

Timing of General Plan Update Cost Recovery Fee Collection

1. **Projects Requiring Annexation and Final Maps** – For properties that require annexation and recordation of Final Maps, the Recovery Fee established by this resolution shall be collected at recordation of each Final Map. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of annexation; and

¹ For Infill Focus Areas, the General Plan Update Cost Recovery Fee will only be assessed on the incremental development permitted by the change in General Plan land use designation. For example, a project formally designated as Residential Low Medium Density (5.1-8.0 units per acre) and that was changed to Mixed Use (10-40 units per acre and non-residential development with a maximum floor area ratio of 1.0) would only be charged the Recovery Fee on those units exceeding 8 units per acre and on the non-residential development. The General Plan land use designation changes for each Infill Focus Area has been identified in Exhibit C attached to this resolution. This fee applies to properties within city limits as of the date of this resolution.

2. **Projects Requiring Annexation and Not Requiring Final Maps** – For properties that require annexation and are not anticipated to request a Final Map, the Recovery Fee shall be collected at building permit issuance or no later than two years after annexation, whichever comes first. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of annexation; and
3. **Annexations without Property Owner Consent** – In the event a property is annexed as part of larger annexation application, and the annexation was not requested by the property owner, that property shall be assigned the interim “Agricultural” zoning designation. Once the property is granted a zoning designation that permits urban development, the Recovery Fee shall be collected Final Map recordation. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance, or no later than two years after the zoning change is granted, whichever comes first. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of zoning designation; and
4. **Properties Designated as Urban Reserve** – In the event that properties with an Urban Reserve land use designation receive a General Plan Amendment permitting urban development and annexation into the city, those properties shall pay the Recovery Fee at the specified time established by this Resolution; and
5. **Properties Not Projected to Development by 2035** – In the event that properties not projected to develop by General Plan Horizon 2035, as identified in Exhibit D attached hereto and incorporated herein, are granted development entitlements, they shall be required to pay the Recovery Fee established by this Resolution; and
6. **Brighton Landing and Vanden Meadows** – The Development Agreements for these projects require that these projects pay the Recovery Fee at the time of Final Map recordation. In the event the Recovery Fee has not been adopted at time of Final Map recordation, the Recovery Fee is required to be paid at time of building permit issuance.
7. **Infill Focus Areas** – Infill Focus Areas, as identified in Exhibits B and C attached hereto and incorporated herein, shall be assessed the Recovery Fee on the incremental development permitted by the change in General Plan land use designation. The Recovery Fee shall be collected at recordation of Final Map. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance.

General Plan Implementation Fee

A General Plan Implementation Fee in the amount of a 9.9 percent surcharge on the building fee charged on each building permit (permit line item 001 001).