

TO: Honorable Mayor and City Council
Attention: Laura C. Kuhn, City Manager

FROM: Barton Brierley, AICP, Community Development Director
Staff Contact: Tyra Hays, AICP, (707) 449-5366

**SUBJECT: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE
ADOPTING A GENERAL PLAN UPDATE COST RECOVERY FEE AND
GENERAL PLAN IMPLEMENTATION FEE**

DISCUSSION:

A General Plan Update Cost Recovery Fee (Recovery Fee) and a General Plan Implementation Fee (Implementation Fee) were proposed in policies and actions contained in the General Plan Update that was adopted in August 2015. The proposed fees would: 1) Recover a portion of the cost to prepare the 2015 General Plan Update from future development that significantly benefits from adoption of the new General Plan, and 2) Cover the cost of updating, maintaining, and implementing the City's General Plan in compliance with State law. This report contains information about the two proposed fees, and provides fee options for the City Council to consider and discuss prior to taking an action on this item at a later date. The proposed Recovery Fee and Implementation Fee are summarized in Exhibit A.

State law requires that every city and county adopt and maintain an up-to-date comprehensive General Plan to guide the community's future growth and development. Without a valid General Plan, the City can be legally restricted from making land use changes and approving new development projects, including functions such as amending the zoning ordinance, issuing land use and building permits, and taking other actions on planning and building applications.

Updating the General Plan and implementing it is an unfunded State mandate. As such, State law recognizes that the City Council may establish fees to support work including, but not limited to, the adoption and administration of a General Plan, but that the "fees shall not exceed the reasonable cost of providing the service for which the fee is charged" (Government Code Section 66016). The *Fee Analysis for the General Plan Update Cost Recovery and General Plan Implementation* memo, attached as Exhibit D, identifies the general methodology used to determine the proposed fees.

1. General Plan Update Cost Recovery Fee

General Plan Action LU-A6.1 identifies the City's intent to recover a portion of General Plan Update cost through the adoption of a Recovery Fee:

Action LU-A6.1 Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.

Updating the General Plan cost approximately \$3 million, which was funded by the City's General Fund and an interdepartmental loan in the amount of approximately \$1.87 million. Staff

estimates that 20 percent, or approximately \$600,000, of the total cost of the General Plan Update addresses the needs and desires the entire community with the adoption of the State mandated Energy and Conservation Action Strategy (ECAS), the creation of new environmental policies, and the creation and/or revision of goals, policies, and actions that provide opportunities for new jobs, housing, parks and recreation facilities, safe streets, public safety, and adequate infrastructure. Staff proposes that the \$600,000 cost associated with communitywide benefits remain a General Fund responsibility and not be recovered with the proposed General Plan Update Cost Recovery Fee. Staff estimates the remaining 80 percent, or \$2.4 million, of the total cost of the General Plan Update is a direct benefit to future development on properties given a new or more intensive land use designation by the General Plan. Staff proposes that the proposed Recovery Fee recover \$2.4 million of the total General Plan Update cost. However alternative fee scenarios have also been prepared for the City Council's consideration. The fee scenarios are provided in a subsequent section of this report.

A. Areas Subject to the General Plan Update Cost Recovery Fee

The East of Leisure Town Road and Northeast Growth Areas, Brighton Landing, Vanden Meadows, and Infill Focus Areas, shown on Exhibit B, would be subject to the Recovery Fee.

New Growth Areas

For the East of Leisure Town Road Growth Area, Staff proposes that the Recovery Fee be collected at time of annexation or, with a recorded agreement, at the time of the first final subdivision map. Under the current proposal, if the City annexes a property as part of a larger annexation area, and the property owner is not seeking any development entitlements, the property will be given the interim zoning designation of "Agriculture," and the Recovery Fee would not be collected until the property owner requests an urban zoning designation. The Northeast Growth Area is not expected to develop by the 2035 General Plan Horizon Year due to significant infrastructure improvement requirements. Areas not projected to develop by 2035 area discussed Section 1.B of this report.

Brighton Landing and Vanden Meadows

As the City updated the General Plan, the City Council allowed a few project applications to go forward, including Brighton Landing and Vanden Meadows. This allowed both of these projects to be prior to adoption of the General Plan. In return for these development requests being allowed to be processed concurrently with the General Plan Update, the developers of both of these projects agreed to pay the General Plan Update Cost Recovery Fee when it was adopted. This agreement is noted in the project Development Agreements.

The Development Agreements require these projects to pay the Recovery Fee at the time of Final Map recordation. In the event the fee has not been adopted at time of Final Map recordation, the fee is required to be paid at time of building permit issuance. Three Final Maps for Brighton Landing development phases are currently being reviewed and will be seeking recordation in the near future. Some phases of Vanden Meadows may enter the Final Map recordation phase late this year.

Both Brighton Landing and Vanden Meadows resulted in amendments which had to be incorporated into the General Plan Update process. Working on these projects simultaneously with the General Plan Update extended the time frame for adoption, due to

the diversion of work to these projects and because of modifications needed to be made to the new General Plan during the Update process.

Brighton Landing further benefitted from the General Plan Update by using the same planning and environmental consultants, and by using the same environmental analysis prepared for the General Plan Update Environmental Impact Report (EIR). Brighton Landing was able to reduce the cost and the time necessary to prepare its EIR by being permitted to use information created by the General Plan Update.

It has been suggested that, since these projects were approved prior to adoption of the General Plan, their proportional share for of the General Plan Cost should be less. This topic is discussed in more detail under the “Community Outreach” section of this report.

Infill Focus Areas

Infill Focus Areas are properties located within the city or adjacent to the city that benefit from receiving new General Plan land use designations that increase the development potential of these properties. These properties included underutilized shopping centers, downtown properties, a few industrial park properties, Vacaville Unified School District properties, and a handful of miscellaneous properties. A map of these properties is shown in Exhibit B, and a list of the Infill Focus Areas, identifying the General Plan benefit for each site, has been attached to Exhibit C.

Under the proposed fee structure, Infill Focus Areas will be charged the General Plan Update Cost Recovery Fee based on the net increase in permitted residential density and/or a change in land use designation permitting non-residential development. For example, a property that was designated as Residential Low Medium Density (5.1 to 8 units per acre) that was redesignated as Mixed Use (10 to 40 units per acre and commercial development with a 0.3 floor area ratio) would be charged the fee on residential units that exceeds 8 units per acre, and on any non-residential development.

With the exception of the Pierson property, at I-80 and Cherry Glen Road, and the Locke Paddon properties adjacent to Leisure Town Road, which are located adjacent to existing City limits and require annexation prior to development, Infill Focus Areas would be required to pay this fee at time of Final Map recordation or building permit issuance, whichever comes first. The Pierson property and Locke Paddon Property would be required to pay the fee at time of annexation, or with a recorded agreement, at time of first final map for residential development or upon building permit issuance depending on the type of development.

Properties Not Projected to Develop Before 2035

The proposed Recovery Fee is based on land use projections through 2035. Some properties that received new General Plan land use designations are not forecasted to develop by 2035. For example, the majority of the Northeast Growth Area is not expected to annex or develop within this timeframe due to significant required infrastructure improvements. However, there is nothing in the proposed fee analysis to prevent or limit development beyond those forecasted to develop, nor does it require that the properties forecasted to develop within this timeframe to apply for development.

In the event an area designated as Urban Reserve is granted a General Plan Amendment, allowing it to apply for annexation and development entitlement, the applicant/developer of that property will be required to pay the Recovery Fee. Like the other properties within the East of Leisure Town Road Growth Area, these properties would be required to pay the Recovery Fee at time of annexation, or at another time as determined with a recorded agreement. If properties within the Northeast Growth Area annex and/or develop before 2035, they will also be required to pay the Recovery Fee.

All properties within the New Growth Areas benefit from the current General Plan by being added to the City's Planned Sphere of Influence and by being included in the General Plan Update Environmental Impact Report analysis. Due to the undetermined timing of future annexation and development of these areas, the analysis does rely on collecting the Recovery fees from these areas. Depending on the timing of the future development of these areas, they could be subject to the next General Plan Update.

B. Review of General Plan Update Cost Recovery Fee

Under the proposed fee structure, the City Council would review the General Plan Update Cost Recovery Fee every 5 years as part of the Comprehensive Growth Management Plan update to ensure that the fee is keeping pace with the rate of new development and consistent with State law, to ensure the City is not collecting more fees than necessary to reimburse the General Fund and repay the interdepartmental loan for the cost of the General Plan Update. It is important that the City recover the funds to repay this loan quickly because these funds are necessary to ensure the timely delivery of planned infrastructure improvements.

C. Projected General Plan Cost Recovery Timing

General Plan Update Cost Recovery Fees collected will first pay the approximate \$1.87 million interdepartmental loan received from the Utilities Department prior to paying back the General Fund. Based on the rate of development projected to occur annually and the proposed fee to recover \$2.4 million, the fee is estimated to repay about 75 percent of the interdepartmental loan in approximately 7 years, and about 95 percent in about 12 years. After the interdepartmental loan is repaid, the remaining collection will reimburse the General Fund for the General Plan Update costs. Other recovery fee options could shorten or lengthen this timing.

2. General Plan Implementation Fee

To maintain viable, long term development under the new General Plan, the City must complete a number of ongoing planning efforts. These include items such as updating the Sphere of Influence, updating development ordinances, rezoning properties to match the new General Plan designations, and periodically reporting on and updating various parts of the Plan. To ensure compliance with State law. Because these unfunded State mandates are necessary to allow development, the City is encouraged by the State to assess the costs of these tasks to new development.

The estimated cost of General Plan implementation activities through 2035 is approximately \$4.4 million. The estimated costs for individual implementation activities are detailed in Appendix A of the fee analysis (Exhibit D). These costs were estimated in consultation with the City's General Plan consultant and in consultation with other planning professionals. The

identified activities do not represent a comprehensive list of tasks necessary to maintain and implement the General Plan, but they do represent the main tasks.

Similar to the way many cities collect this fee (See Attachment 1), staff proposes that this fee be collected as a surcharge on each building permit issued. The fee would be a percentage of the building permit fee (shown as Line 001 001) of each building permit issued. The fee funds the cost of Building Administrative tasks and the inspection fees. This fee does not represent the full cost of the building permit which includes plan review fees and impact fees. See Attachment 3 for representative building permits with a detailed listing of City fees.

A. General Plan Implementation Fee Options

Staff is presenting the City Council with options for the General Plan Implementation Fee (See Table 1). Option 1 bases fee collection on historic building activity. Option 2, the staff recommended option, anticipates an increase in building activity based on the General Plan forecast. Option 3 assesses only 70 percent of the implementation tasks to new development and would have the General Fund pay the remaining 30 percent. This would require an annual General Fund payment of approximately \$70,000. Staff requests City Council direction regarding which fee option to pursue, and/or which other fee options the Council would like staff to prepare for future discussion. Table 5 in Exhibit D shows the estimate fees for various other projects based on Option 2.

Table 1 – General Plan Implementation Fee Options

Option	Description	Building Fee Surcharge	Annual Revenue	Annual General Fund Requirement
1	100% Funding based on historic building activity	18.7%	\$230,700	n/a
2	100% Funding based on projected increase in building activity	14.2%	\$230,700	n/a
3	70% Funding based on projected increased in building activity	9.9%	\$160,800	\$69,900

Staff has also prepared other cost recovery scenarios for the City Council to consider. See Table 1. Option 1 would recover 100 percent of the General Plan Update cost. This option would fully reimburse the General Fund and pay back the \$1.87 million interdepartmental loan. Option 2 is the proposed Recovery Fee and would recover \$2.4 million. Option 3 would provide a reduced fee for Brighton Landing and Vanden Meadows (discussed below). Option 4 would recover only the cost of the \$1.87 million interdepartmental loan, which is approximately 62 percent of the total General Plan Update cost. Under this option, the remaining 38 percent, or \$1.13 million, would be absorbed by the General Fund. As the portion of the General Fund support increases, the General Plan Recovery Fee is reduced. Staff has prepared other cost recover

3. Community Outreach

Staff has met individually with several developers and landowners about these fee proposals, and has held informational meetings as described below.

July 18, 2016 – City staff held an informational meeting at the Vacaville Chamber of Commerce to discuss the proposed General Plan Update Cost Recovery Fee and General Plan Implementation Fee. Approximately 14 people were in attendance including property owners, developers and engineers. At this meeting, one person requested that a lower General Plan Cost Recovery Fee be considered for Vanden Meadows and Brighton Landing since they were both approved prior to the adoption of the General Plan. For illustrative purposes, staff has created various Recovery Fee Scenarios for the City Council's consideration. See Table 2. Option 3 includes a reduced fee for Brighton Landing and Vanden Meadows.

At this meeting, it was asked how the City's fees compare to other jurisdictions. The chart shown in Attachment 2 provides this information. However, it should be noted that the attached fees sometimes represent the fees collected to repay past General Plan Updates; some fees are collected to pay for future General Plan Updates; and some fees include the cost to maintain and implement the individual jurisdiction's General Plan. Staff was unable to differentiate between these three funding options, or a combination thereof, based on the available information.

July 25, 2016 – City staff had a follow-up meeting with the President of the Vacaville Chamber of Commerce and two local engineers to discuss the proposed fees in more detail. In addition to revisiting the request to consider a reduced General Plan Update Cost Recovery Fee for Brighton Landing and Vanden Meadows, the main topics discussed at this meeting were further public outreach, cost estimating and accounting, timing of collection of the fee, the proportioning of General Fund vs. development contribution for each fee, the fee in relation to total fees assessed for various projects, and the potential effect on economic development opportunities.

As a result of this meeting, staff modified the proposal to allow the General Plan Update Cost Recovery Fee to be collected at time of the first Final Map. Staff also provided information on fees collected at time of building permit issuance (See Attachment 3).

In regards to the proposed General Plan Implementation Fee, Staff consulted with its Economic consultant, Matt Kowta of BAE Urban Economics to assess the impact of the fee on economic development opportunities. His general opinion was that, while the fee does increase the cost, the fee represents such as small amount of the total cost of a project that

it was unlikely to dissuade businesses from locating or expanding in Vacaville. The proposed General Plan Implementation Fee represents an increase of 0.2% of the total fees paid at time of building permit issuance for projects such as the Buzz Oates Warehouse, and an increase of 0.4% for single family home.

August 4, 2016 – City staff met with a local developer and a local realtor to review the proposed fees. At this meeting, staff was asked to consider recommending the payment of the Recovery Fee for properties in the Northeast Growth Area be required at time of building permit issuance.

As previously noted, the Northeast Growth Area is not expected to annex and/or develop by 2035 due to the significant required infrastructure improvements. If this area doesn't annex or develop by 2035, the properties would not be required to pay the Recovery Fee for this General Plan Update. However, they could be subject to the next General Plan Update and to its associated costs. Should annexation occur prior to 2035, staff would address the issue with the processing of the annexation application.

CONCLUSION:

Due to the complexity of the issues surrounding the two fees, and the considerable comments received thus far, staff recommends that the public hearing be held on the proposal to receive any additional public testimony. Further, staff recommends that after receiving comments, that the City Council provide direction to staff on the various options proposed for the fees. Staff would then bring this item back to a continued public hearing on September 13, 2016.

Table 2 – General Plan Cost Recovery Fee Options	Option 1 Full Cost Recovery	Option 2 Recommended Cost Recovery	Option 3 Brighton Landing & Vanden Meadows Fee Reduction	Option 4 Minimum Cost Recovery
General Plan Update Cost Recovery Amount	\$ 3,000,000	\$ 2,400,000	\$ 2,400,000	\$ 1,869,855
<i>Cost Recovery Percentage</i>	100%	80%	80%	62%
Brighton Landing and Vanden Meadows ¹				
<i>Per Single Family Unit</i>	\$ 755.00	\$ 604.00	\$ 483.20	\$ 470.58
<i>Per Multi Family Unit</i>	n/a	n/a	n/a	n/a
<i>Per Commercial Square Foot</i>	\$ 0.50	\$ 0.40	\$ 0.32	\$ 0.31
<i>Per Industrial Square Foot</i>	n/a	n/a	n/a	n/a
Infill Focus Areas ² and Other Incorporated Properties located within the ELTR and NE Growth Areas				
<i>Per Single Family Unit</i>	\$ 755.00	\$ 604.00	\$ 682.52	\$ 470.58
<i>Per Multi Family Unit</i>	\$ 402.50	\$ 322.00	\$ 363.86	\$ 250.87
<i>Per Commercial Square Foot</i>	\$ 0.50	\$ 0.40	\$ 0.45	\$ 0.31
<i>Per Industrial Square Foot</i>	\$ 0.25	\$ 0.20	\$ 0.23	\$ 0.16
Unincorporated Properties Requiring Annexation				
<i>Per Acre Due Upon Annexation</i>	\$ 2,461.25	\$ 1,969.00	\$ 2,224.97	\$ 1,534.06

¹ Consistent with the Development Agreements for these projects, the fees are due upon recordation of Final Maps. In the event this fee is not adopted prior to recordation of Final Maps, the fee is to be paid upon building permit issuance. The private High School approved as part of the Brighton Landing Specific Plan shall be assessed the per commercial square foot fee.

² 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.

FISCAL IMPACT:

The proposed General Plan Update Cost Recovery Fee would recover \$2.4 million (80%) of the total General Plan Update cost. This funding would allow repayment of an approximately \$1.87 million interdepartmental loan and would reimburse the General Fund approximately \$600,000. Based on this proposal, the City could recover approximately 75% of the total funds necessary to repay the interdepartmental loan to the Utilities Department within 7 years.

The proposed General Plan Implementation Fee will fund necessary General Plan Implementation tasks through 2035. Without this fee, the estimated \$4.4 million dollar cost of implementing the General Plan would be funded by City's General Fund. This would require an annual funding commitment of approximately \$230,000 from the General Fund to the Community Development Department.

Lastly, staff is proposing that the General Plan Update Cost Recovery Fee and the General Plan Implementation Fee not be applied to deed-restricted units affordable to very-low, low, and moderate income households, as defined by State law. If approved as proposed, the fees for these units would be paid by the City's General Fund. This proposal supports the housing strategies identified in the 2015-2023 Housing Element. With the dissolution of the Redevelopment Agency, the City no longer issues many permits for deed-restricted affordable units. However, last year, permits were issued for Phase 2 of the Callen Street Rehabilitation Project, which consists 66 deed-restricted units. For demonstration purposes, a four-plex within this project was assessed a \$451 building fee. With the proposed General Plan Implementation Fee, the building fee would increase by \$64. Under the current proposal, the General Fund would pay this fee.

RECOMMENDATION:

Review and discuss the fee information provided and provide direction to City staff, and continue this item to September 13, 2016.

ATTACHMENTS:

- Exhibit A: General Plan Update Cost Recovery and General Plan Implementation Fee Summary
- Exhibit B: Map of Properties/Areas Subject to the General Plan Cost Recovery
- Exhibit C: List of Infill Focus Areas
- Exhibit D: Fee Analysis Prepared by BAE Urban Economics

- Attachment 1: List of California Cities with General Plan Update, Implementation, and Maintenance Fees
- Attachment 2: Cost comparison of total fees for a single family dwelling with other communities
- Attachment 3: Proposed General Plan Implementation Fee and Building Permit Fee Examples for Representative Projects

Exhibit A to Resolution 2016-_____

GENERAL PLAN UPDATE COST RECOVERY FEE AND GENERAL PLAN IMPLEMENTATION FEE SUMMARY

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, and attached as Exhibit D to Resolution 2016-_____.

General Plan Update Cost Recovery Fee

The following properties located within the East of Leisure Town Road Growth Area, the Northeast Growth Area, the Brighton Landing Development, the Vanden Meadows Development, and in the Infill Focus Areas

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 Areas* -

- \$604 per single family residential unit paid upon recordation of Final Map
- \$322 per multi-family unit paid upon recordation of Final Map
- \$0.40 per square foot of commercial development paid upon Final Map or Building Permit Issuance
- \$0.20 per square foot of industrial development paid upon Final Map or Building Permit Issuance

** 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.*

Unincorporated Properties Requiring Annexation within the East of Leisure Town Road and Northeast Growth Areas –

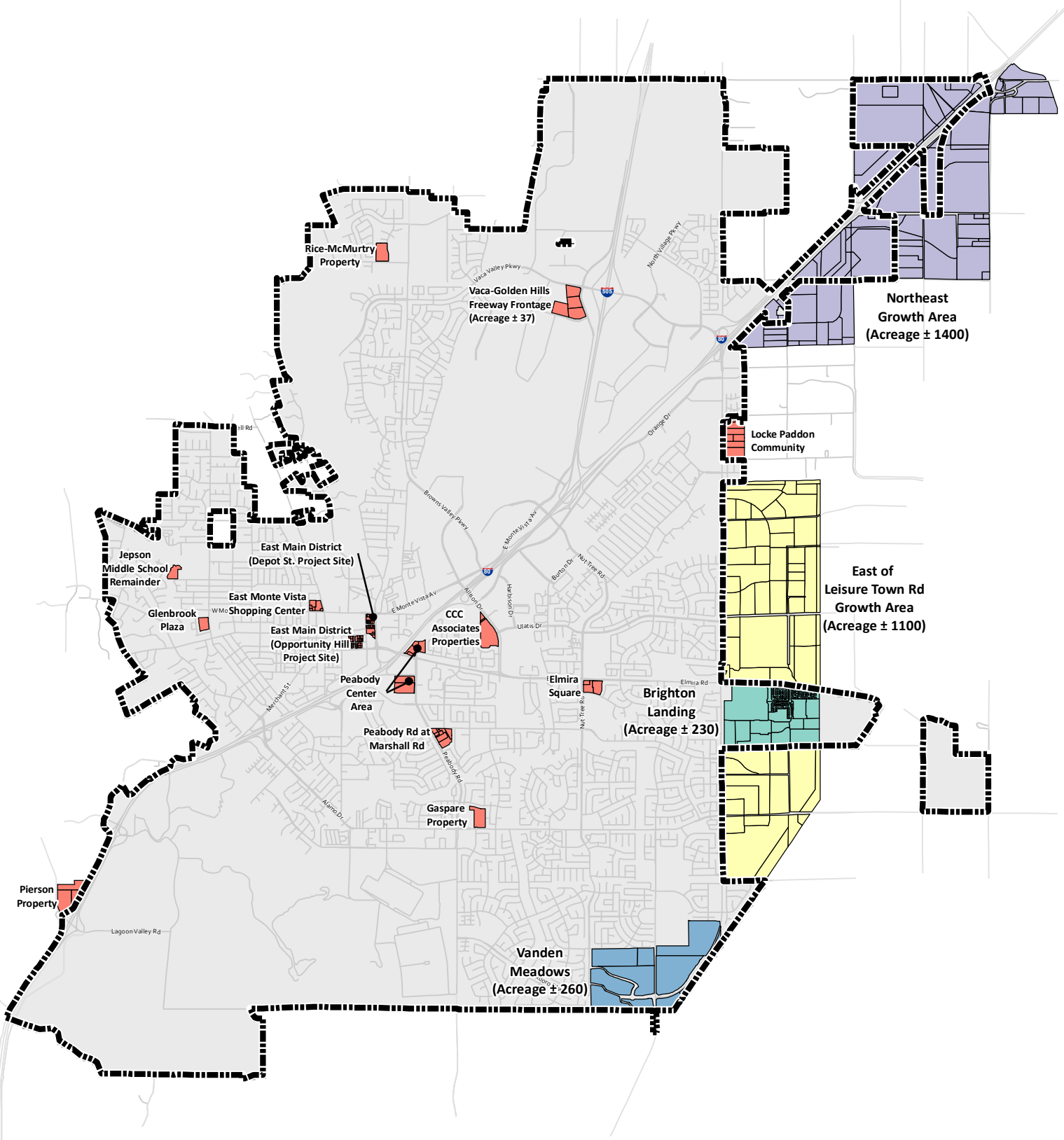
- \$1,969 per acre of land paid upon annexation into the city

General Plan Implementation Fee

A surcharge of 14.2 percent would be added to each Building Fee charged as part of each building permit.

Exhibit B

Project Sites Subject to the General Plan Cost Recovery Fee



Legend

- | | |
|---|---|
|  Brighton Landing |  Northeast Growth Area |
|  East of Leisure Town Growth Area |  Vanden Meadows |
|  Infill Focus Areas |  City Limits |



City of Vacaville
Community Development



Exhibit C

Infill Focus Areas Subject to the General Plan Update Cost Recovery Fee						
Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies ¹	Development Projected to Occur by Horizon Year 2035? ²
<i>Underutilized Shopping Centers</i>						
Glenbrook Plaza (Food Fair Shopping Center)	Southwest corner of South Orchard Avenue and West Monte Vista Avenue	126-150-020	7	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Peabody Center (Multiple Properties)	Old Ford Dealership and PG&E Corporation Yard at Peabody and Cliffside. Properties along Aegean Way adjacent to I-80.	131-020-160 131-020-200 131-020-410 131-020-420 131-060-090 131-060-100 131-060-310	19	Old Ford Dealership and PG&E Corporation Yard properties changed from General Commercial to High Density Residential (12.4 acres). The properties along Aegean Way changed from Commercial Service to General Commercial (7 acres).	If and/or when the site redevelops with High Density Residential or Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Elmira Square (Walmart Neighborhood Market Shopping Center)	Southeast corner of Nut Tree Road and Elmira Road	135-421-190 135-421-200 135-421-230 135-421-240	8	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Peabody Rd at Marshall Road (99 Cents Only Store Shopping Center)	Southeast corner of Peabody Road and Marshall Road	132-221-060 132-210-090 132-210-120 132-210-160 132-210-220 132-210-230	10	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No

Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies ¹	Development Projected to Occur by Horizon Year 2035? ²
<i>Downtown Vacaville Sites</i>						
East Main District (Opportunity Hill Project Site)	Wilson Street and Catherine Street	130-202-050	4	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
		130-202-060				
		130-202-070				
		130-202-080				
		130-203-010				
		130-203-020				
		130-203-030				
		130-203-100				
		130-203-110				
		130-203-120				
		130-203-130				
		130-203-140				
		130-205-040				
		130-205-050				
		130-205-150				
		130-205-160				
		130-206-010				
		130-206-030				
		130-206-060				
		130-206-080				
130-206-090						
130-206-100						
130-206-110						
130-206-120						
130-206-130						

East Main District (Depot Street Project Site)	Northeast corner of McClellan Street and East Main Street (Both sides of Bush Street)	130-122-080	6	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
		130-122-100				
		130-122-110				
		130-122-120				
		130-122-130				
		130-122-140				
		130-123-010				
		130-123-020				
		130-123-030				
		130-123-040				
		130-123-050				
		130-123-060				
		130-123-070				
		130-123-080				
		130-123-090				
		130-123-100				
		130-123-110				
		130-123-120				
		130-123-130				
		130-122-010				
		130-122-020				
130-122-030						
130-122-040						
130-122-070						
130-122-090						
130-122-170						
130-122-210						
E. Monte Vista Shopping Center	East Monte Vista Avenue between Cernon Street and Gibson Canyon Road	125-283-010	5	Land Use designation changed from General Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
		125-283-020				
		125-283-030				
		125-283-040				

Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies ¹	Development Projected to Occur by Horizon Year 2035? ²
Business Park Policy Plan Area						
Vacaville Golden Hills Business Park	South of Vaca Valley Parkway and East Monte Vista Avenue	133-210-280	24	Land Use designation changed 184,259 sq. ft. from Industrial to General Commercial. <i>(Note this site requires a Policy Plan Amendment.)</i>	To any non-residential development not permitted by Area II (Office Commercial) of the Vacaville Golden Hills Business Park as of August 9, 2016.	Partial
		133-210-290				
		133-210-300				
		133-210-680				
Vacaville Unified School District Properties (Surplus Properties)						
Jepson Middle School (Remnant)	Elder Street, west of Jepson Middle School	125-070-140 (portion)	4	Land Use designation changed from Junior High School to Low Density Residential.	To all residential units.	Yes
Rice McMurtry Property	Northwest corner of Browns Valley Road and McMurtry Lane	123-040-290	9	Land Use designation changed from Junior High School to Residential Estates.	To all residential units.	Yes
Miscellaneous Properties						
Gaspare Property	Northeast corner of Peabody Road and Alamo Drive, east of the Lucky's Shopping Center	132-320-170	9	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
Pierson Property	Cherry Glen Road, adjacent to I-80	128-010-010	23	Land Use designation changed from County General Plan designation of Agriculture to Highway Commercial.	General Plan Update Cost Recovery due at time of annexation.	Partial
		128-010-020				
		128-020-090				

CCC Associates Property	Allison Drive, adjacent to the Travis Credit Union Headquarters Building	131-030-840	15	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
		131-030-860				
Locke Paddon Community	Leisure Town Road, south of Poplar Road, north of Maple Road	134-250-030	31	Land Use designation changed from Rural Residential to Residential Estates.	General Plan Update Cost Recovery due at time of annexation.	Partial
		134-250-040				
		134-250-190				
		134-250-200				
		134-250-210				
		134-250-220				
		134-250-230				
		134-250-240				
Notes:						
<p>¹ 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.</p> <p>² Development projected to occur by General Plan Horizon year 2035 is based on the development projections identified in the General Plan Draft Environmental Impact Report. This information is for fee generation purposes only, and is not intended to limit development on these properties.</p>						

Exhibit D Memorandum

To: Vacaville City Council

From: Matt Kowta, Principal, MCP

Date: July 10, 2016

Re: Fee Analysis for General Plan Update Cost Recovery and for General Plan Implementation

Introduction

The City of Vacaville General Plan was adopted in August 2015 with Action LU-A6.1, which states: *Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.* The purpose of this memo is to document the methodology that the City of Vacaville has used in order to calculate proposed cost-recovery fees to be collected from development projects that benefit from services provided by the City of Vacaville. The City has, and will continue to provide services in the form of the preparation of the City's comprehensive General Plan Update (General Plan Update Cost Recovery Fee) and the completion of a number of activities that implement the General Plan in the years subsequent to the City Council's adoption of the General Plan Update (General Plan Implementation Fee).

Legal Authority

California State law requires that every jurisdiction adopt a comprehensive General Plan to guide the community's development (California Government Code Section 65301). Without a valid General Plan, a community can be legally restricted from making land use changes and approving new development projects, including functions such as amending the zoning ordinance, issuing land use and building permits, and taking other actions on planning and building applications. Periodically, each jurisdiction must update its General Plan, to ensure that it remains a relevant and effective planning tool. Jurisdictions typically undertake a comprehensive General Plan update every 10 to 25 years. Government Code section 65104 recognizes that the legislative body of the jurisdiction may establish fees to support work including, but not limited to, the adoption and administration of a General Plan, but that the "fees shall not exceed the reasonable cost of providing the service for which the fee is charged." The procedure for adopting such fees are prescribed in Government Code Section 66016.

General Methodology

The remainder of this memo documents the process that the City of Vacaville followed in order to establish the appropriate fees to charge for General Plan Update Cost Recovery and for General Plan Implementation Cost Recovery. Both methodologies follow the same general steps, which are as follows:

1. Identify the costs of the required planning activities
2. Identify the range of new development that will benefit from the completion of the required planning activities.
3. Determine a reasonable method to allocate the costs across the benefitting development, by type of development.
4. Calculate a fee schedule that specifies the maximum fee amounts for different types of development that the City can charge, without imposing fees that result in collecting fees that, cumulatively, would collect more money than the cost of conducting the required planning activities.

The following sections explain the fee calculation methodologies used for the General Plan Update Cost Recovery Fee and for the General Plan Implementation Cost Recovery Fee.

Methodology for General Plan Update Cost Recovery Fee

1. Cost

The City's cost for the 2015 General Plan Update included direct consultant contract costs, plus additional City staff support and citywide overhead costs. The General Plan Update cost \$3 million dollars. Of this, \$1.8 million was paid by an interdepartmental loan from the Utilities Department, and the remaining \$1.2 million was funded by the City's General Fund. This fee study is based on recapturing approximately \$2.4 million of the total cost to prepare the new General Plan. This amount was derived by subtracting the cost of the State-mandated Energy and Conservation Action Strategy (ECAS) (\$167,000), which was created to address how the City will reduce greenhouse gas emission through 2020, then by acknowledging that approximately 15 percent of the General Plan Update benefits the entire community (\$450,000) by updating policies related to the Safety Element, the Parks and Recreation Element, and other sections of the General Plan.

\$3,000,000 Total Cost
- \$167,000 ECAS Cost
- <u>\$424,950 Communitywide Benefit</u>
\$ 2,408,050 General Plan Recovery Cost

The remaining \$2.4 million dollars, which represents 85% of the total cost of the General Plan Update minus the ECAS, will be charged to new development areas that significantly

benefitted from the Update. Specifically, new development located within the East of Leisure Town Road, including Brighton Landing, and Northeast Growth Areas, on properties identified as infill Focus Areas, and the Vanden Meadows project would be charged this fee. The allocation of cost by area is shown in the upper part of Table 1.

Table 1: General Plan Update and General Plan Implementation Cost Summary

General Plan Update Costs		\$2,400,000
Allocation to Vanden Meadows and Growth Areas	89%	\$2,133,534
Allocation to Incremental Growth in Focus Areas Enabled by GPU	11%	\$266,466
General Plan Maintenance Costs (See detail in Appendix A)		\$4,383,259
Allocation to Building Permits Issued Throughout City Through 2035	100%	\$4,383,259
Total Costs Allocated Through 2035		\$6,783,259

Source: City of Vacaville, 2016.

Vanden Meadows and Brighton Landing, located within the East of Leisure Town Road Growth Area, have Development Agreements that require these projects to pay the General Plan Update Cost Recovery Fee at the time of final map recordation. These developments were approved prior to the adoption of the General Plan, but benefit from General Plan policies, the General Plan Environmental Impact Report and the Energy and Conservation Action Strategy. These Development Agreements also state that in the event the fee has not been adopted at time of final map recordation, the fee is required to be paid at time of building permit issuance. As of the date of this memo, some phases of Brighton Landing are nearing the final map recordation stage. Some phases of Vanden Meadows may be nearing this stage late this year.

For other areas, not currently located within city limits, collecting the Recovery Fee at time of annexation, which is made possible by the General Plan Update and Comprehensive Growth Management Plan (an implementing document of the General Plan) would allow the City to recover the cost of the General Plan Update years earlier than it would in comparison to collecting the fee at building permit issuance. Acquiring the fees early in the development process would allow the City to pay back the General Fund and the interdepartmental loan back earlier. Repayment of these funds will allow the City to fund other projects and obligations.

2. New Development Benefitting from General Plan Update

Table 2 contains a summary of all estimated development through General Plan buildout. The table breaks the total buildout down according to location, and also separates development that is anticipated to occur through 2035, and development that is anticipated to occur between 2035 and General Plan buildout. For the purposes of General Plan Update cost

Recovery Fee, all development that occurs by 2035 (2035 Horizon) under the aegis of the General Plan Update will benefit from the preparation of the 2015 General Plan Update. Conversely, it is assumed that development that does not occur until after 2035 will not benefit directly from the 2015 General Plan Update, but instead will benefit from a future General Plan Update that will cover a period occurring after 2035. Based on these distinctions, as summarized at the bottom on Table 2, total development anticipated through 2035 Horizon includes approximately 9,843 residential units, 1.1 million square feet of commercial space, 1.1 million square feet of office space, and 2.1 million square feet of industrial space.

Table 2: Development Subject to General Plan Update Fees Through Horizon 2035

	Residential		Single Family		Multifamily		Commercial		Office		Industrial	
	Units	Units	Acres	Units	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	
Vanden Meadows Horizon 2035 already annexed, to be developed	779	779	213.1	0	0	0	0	0	0	0	0	0
East of Leisure Town Road Growth Area												
ELTR Growth Area Horizon 2035 already annexed, to be developed (Brighton Landing)	780	780	217	0	0	108,000	50	0	0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (Roberts Ranch)	785	785	248	0	0	0	0	0	0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (Detention Basin)	0	0	23									
ELTR Growth Area Horizon 2035 to be annexed and developed (North of Elmira Rd.)	610	330	136	280	14	60,113	4.6	0	0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (possibly - South side of Fry Road, APN 137-020-030)	363	363	137	0	0	135,907	10.4	0	0	0	0	0
Northeast Growth Area												
NE Growth Area Horizon 2035 already annexed, to be developed (Ashwill Property)	0	0	0	0	0	0	0	0	0	148,104	8.5	
NE Growth Area Horizon 2035 to be annexed and developed (Ashwill Property)	16	16	15.9	0	0	0	0	0	0	409,464	23.5	
Sub-total Vanden Meadows and Growth Areas Horizon 2035	3,333	3,053	990	280	14	304,020	65	0	0	557,568	32	
Focus Areas Horizon 2035	907	30		877		286,771		812,799		1,437,752		
<i>Focus Areas Incremental Growth Enabled by GPU - Horizon 2035 (incl. above)</i>	335	30		305		286,771		0		0		
Pipeline Horizon 2035 (a)	5,070	3,773		1,297		145,618		0		53,380		
Other Capacity Horizon 2035	533	313		220		446,354		251,944		3,123		
Sub-total Other Areas Growth Through 2035	6,510	4,116		2,394		878,743		1,064,743		1,494,255		
TOTAL GROWTH THROUGH 2035	9,843	7,169		2,674		1,182,763		1,064,743		2,051,823		

Note:

(a) Pipeline Horizon 2035 has been reduced by 779 units, as Vanden Meadows is shown separately on this table.

Source: City of Vacaville, 2016

3. Method to Allocate General Plan Update Costs to 2035 Horizon Growth

Table 3 contains the calculations to allocate the General Plan Update costs across the benefitting development that is anticipated through Horizon 2035. Most of the benefitting development is within either the East of Leisure Town Road or Northeast Growth Areas, or Vanden Meadows, with a total value of approximately \$1.3 billion. A small portion of the benefitting development is within the Focus Areas. Focus Areas are locations within the city limits, which were part of the prior General Plan. Within the Focus Areas, the 2015 General Plan Update incorporated changes in land use designations that will enable incremental increases in development potential within the Focus Areas, including increases in single-family, multifamily, and commercial development potential. As shown in the upper part of Table 3, the incremental development capacity increase in the Focus Areas has a potential value of \$165 million.

The middle portion of Table 3 allocates General Plan Update costs new development in proportion to the value of development, with more valuable development being allocated a greater share than development that has a lower value. As shown, the total \$2.4 million cost for the 2015 General Plan Update is allocated primarily to the Vanden Meadows and Growth Areas 2035 development (89% of total), with a much smaller portion allocated to the incremental Focus Areas growth enabled by the General Plan Update (11%). (See Table 1.)

Table 3: GPU Cost Allocation to Vanden Meadows, Horizon 2035 Growth in Growth Areas, and Incremental Growth in Focus Areas

	Total Value of Development Subject to GPU Cost Recovery Fee					
	Single-Family	Multifamily	Commercial	Office	Industrial	Total
Vanden Meadows and Growth Areas Horizon 2035 (a)	\$1,144,875,000	\$56,000,000	\$76,005,000	\$0	\$69,696,000	\$1,346,576,000
Focus Areas Incremental Growth Enabled by GPU (b)	\$11,250,000	\$61,000,000	\$71,692,750	\$0	\$0	\$143,942,750
Pipeline Total (b) (c)	\$0	\$0	\$0	\$0	\$0	\$0
Other Capacity Total (b) (c)	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total Other Areas	\$11,250,000	\$61,000,000	\$71,692,750	\$0	\$0	\$143,942,750
Grand Total Development Value Through 2035	\$1,156,125,000	\$117,000,000	\$147,697,750	\$0	\$69,696,000	\$1,490,518,750
Assumed Value/Unit	\$375,000	\$200,000	\$250	\$250	\$125	
	GPU Cost Allocation (Gross)					
	Single-Family	Multifamily	Commercial	Office	Industrial	Total
Vanden Meadows and Growth Areas Horizon 2035 (a)	\$1,843,452	\$90,170	\$122,382	\$0	\$112,223	\$2,168,227
Focus Areas Total	\$18,114	\$98,221	\$115,438	\$0	\$0	\$231,773
Pipeline Total (c)	\$0	\$0	\$0	\$0	\$0	\$0
Other Capacity Total (c)	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total Other Areas	\$18,114	\$98,221	\$115,438	\$0	\$0	\$231,773
Grand Total Cost Recovery Through 2035	\$1,861,567	\$188,391	\$237,820	\$0	\$112,223	\$2,400,000
	Cost Allocation (Per Residential Unit, Per Non-Residential Square Foot, or Per Acre)					
	Single-Family	Multifamily	Commercial	Office	Industrial	Avg./Acre Annexed
Vanden Meadows - <u>Per Unit</u> (to be paid upon recordation of final map) (d)	\$604	N.A.	N.A.	N.A.	N.A.	N.A.
Brighton Landing - <u>Per Unit</u> or Per Non-Res. Sq. Ft. (to be paid upon recordation of final map) (a)	\$604	N.A.	\$0.40	N.A.	N.A.	N.A.
Growth Areas - <u>Per Unit or Non-Res. Sq. Ft.</u> (other areas already annexed)	\$604	\$322	\$0.40	N.A.	\$0.20	N.A.
Growth Areas - <u>Per Acre</u> (other areas to be annexed) (a)	\$1,862	\$6,441	\$1,883	N.A.	\$3,507	\$1,969
Focus Areas - <u>Per Unit or Non-Res Sq. Ft.</u> , incremental growth enabled by GPU	\$604	\$322	\$0.40	N.A.	N.A.	N.A.
Pipeline (excluding Vanden Meadows) - <u>Per Unit or Non-Res Sq. Ft.</u> (c)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Other Capacity - <u>Per Unit or Non-Res. Sq. Ft.</u> (c)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

Notes:

- (a) For Growth Areas, development total reflects the development absorption expected through Horizon 2035. Fees are to be paid at time of annexation on a per acre basis. Fees to be paid by Brighton Landing at time of Final Map recordation or building permit issuance pending the timing of the adoption of the General Plan Update Cost Recovery Fee to the timing of Final Map recordation. Fees are to be paid at time of final map recordation for other Growth Areas already annexed into the city.
- (b) For Focus Areas that develop by 2035, all fees shall be paid at time of Final Map recordation. In the event a Final Map is not required, the fee shall be paid at building permit issuance.
- (c) Pipeline projects (except Vanden Meadows) and Other Capacity Areas, identified by Chapter 3 of the General Plan Update Draft Environmental Impact Report, are assumed to be exempt from the General Plan Update Cost Recovery Fee. Pipeline are projects that were granted development entitlements under the 1990 General Plan. Other Capacity Areas include incorporated and unincorporated properties given land use designations by the 1990 General Plan and did not receive new General Plan land use designations as part of the General Plan Update.
- (d) The General Plan Update Draft Environmental Impact Report identified Vanden Meadows as a Pipeline project. The project was under review concurrently with the General Plan Update process. Per the Vanden Meadow's Development Agreement, Vanden Meadows is required to pay the General Plan Update Cost Recovery Fee. Fees are to be paid at time of final map recordation or building permit issuance, pending the timing of the adoption of the General Plan Update Cost Recovery Fee in relation to the time of Final Map recordation.

Sources: The Planning Center / DC&E, 2012; City of Vacaville, BAE, 2016.

4. Fee Schedule for General Plan Cost Recovery Fee

The lower portion of Table 3 calculates the per unit or per acre fees to be charged to benefitting new development. Residential and commercial development that will occur in areas that have already been annexed to the City will be charged the fee on a per-unit basis, and on a per square foot basis, respectively, at time of final map recordation, or at building permit issuance depending on development entitlement stage of each project. For benefitting development that will occur on land that must be annexed to the City (i.e., portions of Growth Areas not already annexed), the fee will be charged on a per-acre basis at time of annexation. The fee amounts are the maximum amounts that the City should charge, in order to ensure that the City does not collect fees in excess of the City's cost of conducting the General Plan Update.

General Plan Implementation Fee

1. Cost

Table 1 summarizes the cost of General Plan Implementation activities through 2035, as estimated by City staff. Implementation activities include, but are not limited to, amendments to the City's Land Use and Development Code, periodic updates to State mandated documents, and maintaining land use entitlement and building reports. The total cost of implementation activities is approximately \$4.4 million. The estimated costs for individual implementation activities are detailed in Appendix A.

2. New Development Benefitting from General Plan Implementation Activities

For the purposes of the General Plan Implementation Plan Cost Recovery Fee, the new development benefitting from the various General Plan Implementation activities is any development project that requires a building permit. As discussed below, the method to allocate General Plan Implementation costs is based on the relative cost of the building fee charged on permits issued. The building fee is a fee charged on all building permits to cover the Building Division's administrative services and building inspection costs. This fee does not represent the total cost of a building permit, which also includes plan review fees, development impact fees, and other surcharges. Table 4 summarizes the total building fees collected between Fiscal Year 2004-2005 and Fiscal Year 2015-2016, indicating average building fee charges of \$1.2 million per year in nominal dollars, or \$1.4 million per year when inflation-adjusted to 2015 dollars.

The General Plan anticipates that future residential building activity occurring between 2016 and 2035 will be higher than the level of activity that occurred between 2005 and 2015. The forecasted increase in building activity is 14.9 percent. Table 4 uses this anticipated increase in building activity as a proxy for the increase in building fee collection through 2035. It assumes that the dollar volume of all types of building permits will increase in line with the increase the volume of permits issued. If this 14.9 percent adjustment is applied to the City's

historic, inflation-adjusted, building permit fee volume, the resulting estimate is \$1.6 million in building fees per year, through 2035.

3. Method to Allocate Costs for General Plan Implementation

As indicated above, the method to allocate costs for General Plan Implementation activities is to estimate the percentage increase in the building fee charged for all building permits that would be necessary in order to recover the estimated General Plan Implementation costs over time. The lower part of Table 4 indicates that if the City simply spread the estimated General Plan Implementation Costs over the 19-year total building permit fee revenue based on nominal historic building permit activity, it would be necessary to add an 18.7 percent surcharge on every building permit. If the City instead calculated the surcharge based on the historic inflation-adjusted building permit revenues, further adjusted by the anticipated increase in overall building permit activity, the resulting cost recovery fee would be 14.2 percent of the base building permit amounts.

This methodology recognizes that the total General Plan Implementation Cost Recovery Fees could increase above the \$4.4 million estimate detailed in Appendix A due to any underlying increases in base building permit fees that may be instituted; however, further increases in building permit revenue will likely be due to inflationary factors, which will likely have a similar effect on the costs of General Plan Implementation activities over time. Under this type of situation, the City may collect more than \$4.4 million in General Plan Implementation Cost Recovery fees; however, the City's cost for the specified implementation activities would likely rise by a similar amount. To ensure the City only collects the amount needed to fund General Plan Implementation activities, the City should reevaluate the amount of development and the fees collected every five years as part of the Comprehensive Growth Management Plan. At that time, the City Council may consider amending the fee, if deemed necessary.

4. Fee Schedule for General Plan Implementation Cost Recovery Fee

As indicated above, the General Plan Implementation Cost Recovery Fee will be charged as a percentage surcharge on total building permit fees collected through the 2035 time period. The surcharge would not vary by permit type; thus, a fee schedule has not been provided. However, Table 5, below, provides examples of how the General Plan Implementation Cost Recovery surcharge would affect different types of permits, at the 14.2 percent level.

Table 4: City of Vacaville Historic Building Fee Revenue and General Plan Implementation Cost Percentage

Building Fee Revenue - Account 1231.41003.000, Fiscal Year 2004-2016

	FY 04/05	FY 05 / 06	FY 06 / 07	FY 07/08	FY 08/09	FY 09 / 10	FY 10 / 11	FY 11 / 12	FY 12 / 13	FY 13 / 14	FY 14 / 15	FY 15 / 16	12 Year Total
Building Permit Revenue	\$1,508,061	\$670,453.10	\$2,235,292.77	\$1,405,520.46	\$1,304,509.24	\$670,717.29	\$819,082.68	\$1,197,289.54	\$1,002,558.60	\$1,055,822.96	\$1,330,945.00	\$1,595,768.40	\$14,796,020.75
CPI	198.80	202.7	209.2	216	222.8	224.395	227.469	233.39	239.65	245.023	251.985	258.572	
Inflation-Adjusted to 2015 \$	\$1,961,480	\$855,256.04	\$2,762,830.41	\$1,682,538.13	\$1,513,956.75	\$772,872.44	\$931,080.04	\$1,326,473.07	\$1,081,717.43	\$1,114,206.64	\$1,365,736.49	\$1,595,768.40	\$16,963,916.11

Anticipated Building Activity Benefitting from General Plan Implementation Through 2035

Nominal Dollar Revenues	
12-Year Revenue Total	12-Year Revenue Average
\$14,796,021	\$1,233,002
Revenues Inflation-Adjusted to 2015 \$	
12-Year Revenue Total	12-Year Revenue Average
\$16,963,916	\$1,413,660
Inflation-Adjusted 2015\$ Adjusted for Increased Building Activity (14.9%)	
12-Year Revenue Total	12-Year Revenue Average
\$19,497,915	\$1,624,826

Anticipated General Plan Implementation Activity Costs Through 2035

Total 19 Year Cost	Annual Average
\$4,383,259	\$230,698

Building Fee Increase Necessary to Fund Implementation, Based on Nominal Historic Activity	18.71%
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Building Fee Increase Necessary to Fund Implementation with CPI and GP increase in activity	14.20%
--	---------------

Source: City of Vacaville, 2016.

Table 5: Examples of General Plan Implementation Cost Recovery Fee

Examples of 14% Building Fee Increase

	Sq. Ft.	Valuation	Building Fee	14.2% Increase	New Building Fee
Single Family Home	2,248 sf	\$ 253,485.00	\$ 1,505.00	\$ 213.68	\$ 1,718.68
Villas at NV Apartments Bldg 1 (36 Bldg)		\$ 942,404.00	\$ 20,359.00	\$ 2,890.63	\$ 23,249.63
Buzz Oates Warehouse Shell	597,816 sf	\$ 19,090,330.40	\$ 50,405.00	\$ 7,156.66	\$ 57,561.66
PG&E Shell & TI	17076 sf	\$ 6,800,000.00	\$ 19,237.00	\$ 2,731.33	\$ 21,968.33
Reroof Permit		\$ 14,500.00	\$ 213.00	\$ 30.24	\$ 243.24
Solar Permit	--		\$ 52.00	\$ 7.38	\$ 59.38
Pool		\$ 35,000.00	\$ 410.00	\$ 58.21	\$ 468.21

Source: City of Vacaville, 2016.

Appendix A: Estimated General Plan Update, Maintenance, and Implementation Costs

25-Mar-16

2015 Comprehensive General Plan Update

	Cost Allocation		
	Growth Areas	Focus Areas	
2015 Comprehensive General Plan Update Cost			
Recovery	\$2,400,000	88.9%	11.1%
	\$2,400,000	\$2,133,534	\$266,466

Ongoing Planning Maintenance and Implementation Activities

	Estimated Cost for In-House Preparation (Community Development Cost)	No. of Revisions prior to 2035	Total Cost Through 2035
Annual Land Use and Development Code Review and Update	\$43,670	20	\$873,400
Annual Status of the General Plan and Housing Element Report*	\$31,275	20	\$625,500
Comprehensive Growth Management Plan <i>(Contains Municipal Service Review and Comprehensive Annexation Plan)</i>	\$193,538	4	\$774,150
Comprehensive Land Use and Development Code (Zoning) Update <i>(includes new ordinances)</i>	\$387,075	1	\$387,075
Energy and Conservation Action Strategy (ECAS) Updates	\$44,663	4	\$178,650
General Plan Technical Update (2025)	\$387,075	1	\$387,075
Housing Element Update*	\$203,288	3	\$609,863
Land Use Database Maintenance	\$25,000	20	\$500,000
Building Permit Software Update - GIS Module <i>(1/3 Total Cost)</i>	\$14,213	1	\$14,213
Building Permit Software Annual Maintenance <i>(1/3 Total Cost)</i>	\$1,667	20	\$33,333
Total Cost:	\$1,331,463		\$4,383,259

Notes:

Costs for all ongoing planning maintenance and implementation activities will be spread across all new development anticipated throughout the City of Vacaville within the 2035 planning horizon.

* Includes Department of Housing Services Cost

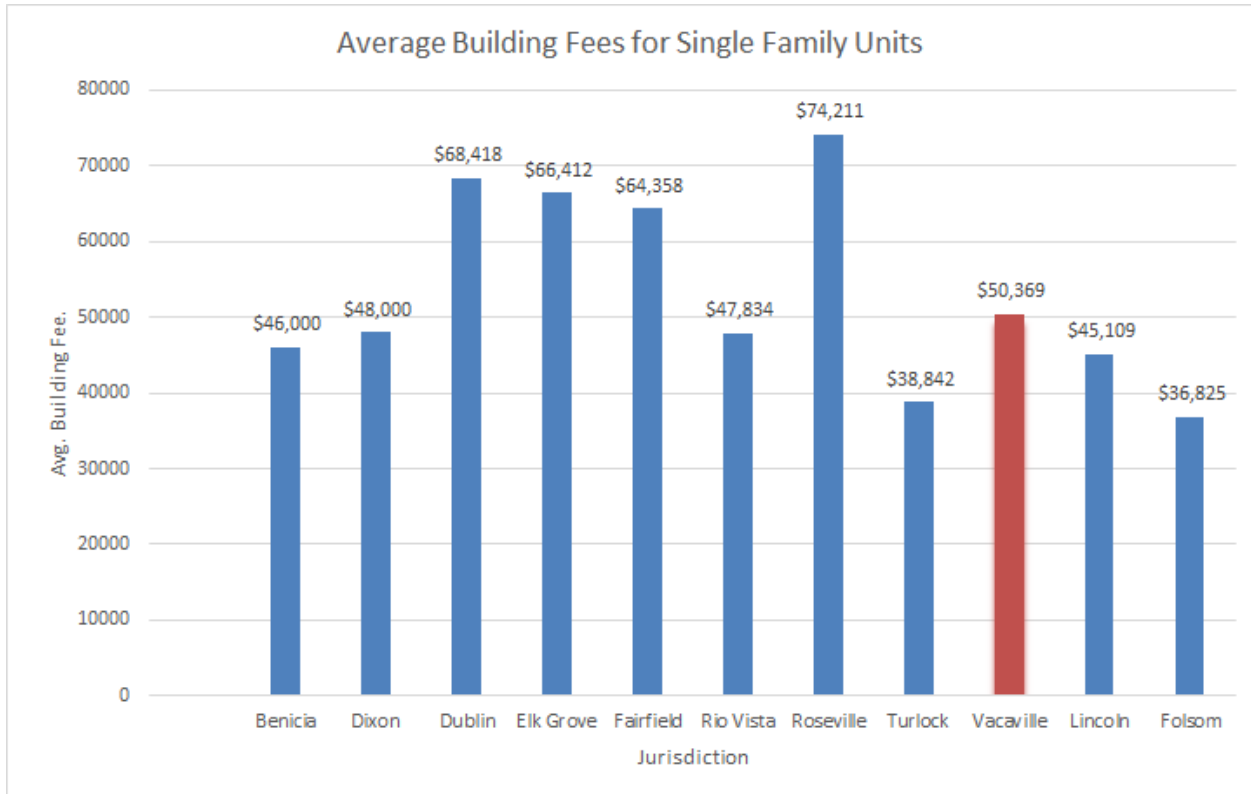
Source: City of Vacaville, 2016

Attachment 1

California Cities and Counties with General Plan Update, Implementation, and Maintenance Fees									
<i>September 2015 Online Fee Schedule Research</i>									
Locality	Fee								
Bakersfield	\$84 fee added to all new construction building permit fees.								
Beverly Hills	\$0.00151 per each \$1 of all development								
Brea	.00196 x valuation (remodels)								
Butte County	4.50% of total new constructure fees								
Calimesa	\$1.42 per \$1,000 valuation								
Campbell	8% of Building Permit fee								
Davis	\$2.00 per \$1,000 valuation								
Delano	\$103 per dwelling unit for new residential construction. \$0.01 per square foot for new commercial and industrial construction								
Elk Grove	\$0.23 per \$1,000 of valuation								
Fairfield	\$92 per single family permit. \$46 each multi-family unit permit								
Fort Bragg	1.5% of permit valuation								
Galt	\$3.60 per every \$1,000 permit valuation								
Hermosa Beach	\$3 per every \$1,000 permit valuation								
Hillsborough	.05% of permit valuation								
Huntington Beach	\$1.85 of every \$1,000 valuation								
Larkspur	0.25% of job valuation								
Lemoore	\$0.80 per every \$1,000 valuation								
Long Beach	3.1% of the fee for each building, zoning, historical, environmental, electrical, mechanical, and plumbing plan check and permit application								
Los Gatos	Surcharge of 0.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee								
Marin County	10.5% surcharge on building permit and plan fees								
Monterey Park	\$2.00 per \$1,000 of valuation								
Morgan Hill	5% surcharge for all planning and building permits								
Novato	10% Surcharge on all building permits								
Pacifica	0.005% of construction value								
Pasadena	0.25 percent of permit valuation								
Riverside	10% of Plan check, building, electrical, mechanical and plumbing fee								
Rohnert Park	0.5% of the total construction valuation								

Locality	Fee							
Sacramento	\$2.00 per \$1,000 of valuation							
Salinas	\$ 0.50 per every \$1,000 valuation							
San Anselmo	10% of Application fee							
San Diego	\$275 Flat Rate							
San Luis Obispo County	9.4% surcharge on building permits							
San Mateo	0.39% of valuation							
San Rafael	25.9% surcharge on building permits for General Plan Updates							
San Ramon	\$3 per every \$1,000 permit valuation.							
Santa Barbara	11% surcharge on all building permits for new development							
Santa Cruz	\$0.0081 of building permit valuation (charged at building permit – \$175,000 max.)							
Santa Paula	\$2 per SF New Residential, Commercial & Industrial Bldgs & Additions over 500 sq. ft							
Scotts Valley	.0040% of permit valuation							
Shasta County	\$165.50 for all development projects							
Shasta Lake	\$35 for all planning permits							
South Lake Tahoe	10% of total application fee							
South Pasadena	10% of the Building Permit Fee							
Stanislaus County	\$1.28 per \$1,000 of improvement valuation							
Stockton	\$2.00 per \$1,000 of valuation							
Trinity County	.0050% of building permit valuation							
Ukiah	15% of building permit cost							
Vallejo	5% surcharge for all planning and building permits							
Ventura	1% per permit							
Walnut Creek	10% of Building Fee							
Wasco	Residential:\$100/residential unit; Non-Residential:\$.005/sq. ft. gross floor area							
Whittier	\$2.00 per \$1,000 of valuation							

Attachment 2 – Average Building Fees Comparison for Single Family Units



Source: *Housing Elements for the 5th Housing Element Update Cycle.*

Attachment 3

Proposed General Plan Implementation Fee and Building Permit Fee Examples for Representative Projects

The following attachment includes financial information for a cross section of building permits that have been issued for projects. The fees for most permits includes plan check fees, water and sewer connection fees, various development impact fees (ex. Park and Recreation Fee, Traffic Impact Fee), Benefit District Fees, and Community Benefit District Fees (if applicable). A detailed list of fees paid at time of building permit issuance have been included for the following types of projects:

- A Single Family Dwelling
- A Multi-Family Building
- A New Warehouse
- A New Office
- A Residential Reroofing Project
- A Residential Roof Mounted Solar Project
- A Residential Swimming Pool

The proposed General Plan Implementation Fee would add a 14.2 percent surcharge to the Building Fees (Line 001 001 of each permit). This fee funds the cost of Building Division administration services and building inspections. As proposed, the General Plan Implementation fee is not a 14.2 percent surcharge to the total amount of fees collected for each project. The following table identifies the cost of the Building Fee, as shown on Line 001 001 of each permit, with the proposed 14.2 percent surcharge.

General Plan Implementation Fee

Examples of 14.2% Building Administration and Inspection Fee Increase

Note: This Attachment summarizes the building fee, as shown on Line 001 001, for the representative building permits included in Attachment 3. It also identifies what the proposed 14.2 surcharge on each building fee would be for each project, and what the total building permit cost would be for each project.

	Project Valuation	Paid Building Fee (Line 001 001)	Proposed Implementation Fee (14.2% Surcharge on Building Fee)	Building Fee with Proposed Implementation Fee	Total Building Permit Cost Paid (Includes all Fees due at Building Permit Issuance)	Total Building Permit Cost including Proposed Implementation Fee
Single Family Home ¹	\$ 211,510	\$ 1,318	\$ 187	\$ 1,505	\$ 47,553	\$ 47,740
Villas at North Village Apartments Bldg 1 (36 units) ²	\$ 4,273,522	\$ 20,359	\$ 2,891	\$ 23,250	\$ 942,404	\$ 945,295
Buzz Oates Warehouse Shell	\$ 19,070,330	\$ 50,405	\$ 7,158	\$ 57,563	\$ 2,880,291	\$ 2,887,449
PG&E Shell & TI	\$ 6,800,000	\$ 19,237	\$ 2,732	\$ 21,969	\$ 232,097	\$ 234,829
Reroof Permit	\$ 11,000	\$ 168	\$ 24	\$ 192	\$ 195	\$ 219
Solar Permit	\$ 13,851	\$ 52	\$ 7	\$ 59	\$ 207	\$ 214
Vacaville Hyundai Addition and TI	\$ 850,000	\$ 3,934	\$ 559	\$ 4,493	\$ 24,219	\$ 24,778
Pool	\$ 54,000	\$ 557	\$ 79	\$ 636	\$ 1,281	\$ 1,360

¹ As proposed, new single family homes located within the New Growth Areas, Brighton Landing, and/or Vanden Meadows will also be subject to the General Plan Update Cost Recovery Fee in the amount of \$604.

² The Building Fee, in the amount of \$20,359, for the Villas at North Village Apartments does not show on the printed permit because this building is part of a larger project. The Building Fee for this building was paid as part of the larger apartment complex project.

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1606-0067

Description: 1864sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH			
Type: SINGLE FAMILY DWELLING	Subtype: RESIDENTIAL	Status: ISSUED	Applied: 6/6/2016 KB
Parcel No: 0137122230	Site Address: 330 CRIMSON CIRCLE VACAVILLE,CA 95687		Approved: 6/7/2016 KB
Subdivision: SOUTHTOWN 1A	Block:	Lot: 66	Issued: 6/14/2016 KB
Lot Sq Ft: 0	Building Sq Ft: 1864	Zoning:	Finalized:
Valuation: \$211,510.56	Occupancy Type:	Construction Type:	Expired: 12/11/2016 KB
No. Buildings: 0	No. Stories: 1	No. Units: 1	

FINANCIAL INFORMATION

DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$1,318.00	\$1,318.00
003 PLAN CHECK RES AFTER FIRST LOT:	\$0.00	\$0.00
007 ENERGY PLAN CHECK FEES:	\$0.00	\$0.00
008 FIRE PLAN CHECK/INSP FEE:	\$198.00	\$198.00
011 PLUMBING FEES - RESIDENTIAL:	\$88.00	\$88.00
016 ELECTRICAL FEES - RESIDENTIAL:	\$88.00	\$88.00
020 MECHANICAL FEES - RESIDENTIAL:	\$88.00	\$88.00
023 LANDSCAPE PLAN CHECK RES:	\$152.00	\$152.00
025 S.M.I.P FEES 95%:	\$25.65	\$25.65
026 S.M.I.P FEES 5%:	\$1.35	\$1.35
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$8.10	\$8.10
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$0.90	\$0.90
030 RECORD MAINTENANCE FEE MAJOR:	\$139.00	\$139.00
033 WATER INSTALLATION FEE:	\$386.00	\$386.00
035 WATER CONNECTION SF -1IN:	\$8,218.00	\$8,218.00
052 SEWER CONNECTION RESIDENTIAL:	\$9,487.00	\$9,487.00

Fee Schedule

City of Vacaville

Community Development Department
Building Inspection Division
650 Merchant Street, Vacaville, CA 95688
(707) 449-5152

PERMIT NUMBER
1606-0067

DESCRIPTION	AMOUNT	PAID
053 PARK AND RECREATION FEE:	\$4,296.00	\$4,296.00
054 GREENBELT PRESERVATION FEE:	\$229.00	\$229.00
055 GENERAL FACILITIES IMPACT FEES:	\$728.00	\$728.00
056 POLICE DEVELOPMENT IMPACT FEE:	\$733.00	\$733.00
057 FIRE DEVELOPMENT IMPACT FEE:	\$328.00	\$328.00
058 TRAFFIC IMPACT FEE:	\$9,402.00	\$9,402.00
066 BENEFIT DISTRICT FEES - RESIDENTIAL:	\$1,194.00	\$1,194.00
067 COMMUNITY BENEFIT CONTRIBUTION:	\$7,768.00	\$7,768.00
068 WATER ANNEXATION FEE:	\$2,677.00	\$2,677.00
TOTALS:	\$47,553.00	\$47,553.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
08050269

Description: BLDG 1: 3 STORY APT BUILDING WITH 36 UNITS			
Type: MULTI-FAMILY BUILDING	Subtype: RESIDENTIAL	Status: ISSUED	Applied: 5/30/2008
Parcel No: 0133030160	Site Address: 300 CRESCENT DRIVE VACAVILLE, CA 95688		Approved:
Subdivision: MISSION LAND AND DEVELOPMENT	Block:	Lot: 6	Issued: 7/28/2008
Lot Sq Ft: 0	Building Sq Ft: 44928	Zoning:	Finalized:
Valuation: \$4,273,552.00	Occupancy Type:	Construction Type:	Expired: 12/31/2016 KB
No. Buildings: 0	No. Stories: 3	No. Units: 36	

FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
002 PLAN CHECK NEW RESIDENTIAL:	\$0.00	\$0.00
007 ENERGY PLAN CHECK FEES:	\$936.00	\$936.00
008 FIRE PLAN CHECK/INSP FEE:	\$3,055.00	\$3,055.00
011 PLUMBING FEES - RESIDENTIAL:	\$2,042.00	\$2,042.00
013 PLUMBING PLAN CHECK:	\$1,328.00	\$1,328.00
016 ELECTRICAL FEES - RESIDENTIAL:	\$2,042.00	\$2,042.00
017 ELECTRICAL PLAN CHECK:	\$512.00	\$512.00
020 MECHANICAL FEES - RESIDENTIAL:	\$2,042.00	\$2,042.00
021 MECHANICAL PLAN CHECK:	\$512.00	\$512.00
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$153.90	\$153.90
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$17.10	\$17.10
052 SEWER CONNECTION RESIDENTIAL:	\$244,596.00	\$244,596.00
053 PARK AND RECREATION FEE:	\$103,860.00	\$103,860.00
054 GREENBELT PRESERVATION FEE:	\$5,508.00	\$5,508.00
055 GENERAL FACILITIES IMPACT FEES:	\$15,804.00	\$15,804.00
056 POLICE DEVELOPMENT IMPACT FEE:	\$22,500.00	\$22,500.00

Fee Schedule

City of Vacaville

Community Development Department
Building Inspection Division
650 Merchant Street, Vacaville, CA 95688
(707) 449-5152

PERMIT NUMBER
08050269

DESCRIPTION	AMOUNT	PAID
057 FIRE DEVELOPMENT IMPACT FEE:	\$3,960.00	\$3,960.00
058 TRAFFIC IMPACT FEE:	\$204,912.00	\$204,912.00
063 DRAINAGE CONVEYANCE FEE - 30% WATER QUALITY:	\$1,260.00	\$1,260.00
064 DRAINAGE CONVEYANCE FEE - 70% CONVEYANCE:	\$2,916.00	\$2,916.00
BUILDING FEE:	\$20,360.00	\$20,360.00
COUNTY FACILITIES FEE:	\$303,660.00	\$303,660.00
STRONG MOTION INSTRUM PROGRAM:	\$428.00	\$428.00
TOTALS:	\$942,404.00	\$942,404.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1407-0039

Description: BUZZ OATES: 597,816sf WAREHOUSE SHELL WITH ALL TRADES		
Type: NEW WAREHOUSE BUILDING	Subtype: NON-RESIDENTIAL	Status: FINALED
Applied: 7/3/2014 FBB		
Parcel No: 0133220130	Site Address: 2070 CESSNA DRIVE VACAVILLE,CA 95688	
Approved: 10/9/2014 FBB		
Subdivision:	Block:	Lot:
Issued: 10/10/2014 FBB		
Lot Sq Ft: 0	Building Sq Ft: 597816	Zoning:
Finalized: 7/17/2015 DD		
Valuation: \$19,070,330.40	Occupancy Type:	Construction Type:
Expired: 4/8/2015 FBB		
No. Buildings: 0	No. Stories: 0	No. Units: 1
FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$50,405.00	\$50,405.00
005 PLAN CHECK NON-RES:	\$20,680.00	\$20,680.00
007 ENERGY PLAN CHECK FEES:	\$25,707.00	\$25,707.00
008 FIRE PLAN CHECK/INSP FEE:	\$7,561.00	\$7,561.00
012 PLUMBING FEES - NON RESIDENTIAL:	\$382.00	\$382.00
013 PLUMBING PLAN CHECK:	\$249.00	\$249.00
015 ELECTRICAL FEES - NON RESIDENTIAL:	\$2,223.00	\$2,223.00
017 ELECTRICAL PLAN CHECK:	\$556.00	\$556.00
019 MECHANICAL FEES - NON RESIDENTIAL:	\$191.00	\$191.00
021 MECHANICAL PLAN CHECK:	\$48.00	\$48.00
024 LANDSCAPE PLAN CHECK NON-RES MULTI-FAM:	\$9,504.00	\$9,504.00
025 S.M.I.P FEES 95%:	\$5,073.00	\$5,073.00
026 S.M.I.P FEES 5%:	\$267.00	\$267.00
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$686.70	\$686.70
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$76.30	\$76.30
029 CERTIFIED ACCESS SPECIALIST FEE:	\$193.00	\$193.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1407-0039

DESCRIPTION	AMOUNT	PAID
030 RECORD MAINTENANCE FEE MAJOR:	\$136.00	\$136.00
032 SCANNING FEE:	\$165.00	\$165.00
033 WATER INSTALLATION FEE:	\$2,019.00	\$2,019.00
048 WATER CONNECTION NONRES -2IN:	\$0.00	\$0.00
051 SEWER CONNECTION NON-RESIDENTIAL:	\$439,612.00	\$439,612.00
055 GENERAL FACILITIES IMPACT FEES:	\$121,955.00	\$121,955.00
056 POLICE DEVELOPMENT IMPACT FEE:	\$113,406.00	\$113,406.00
057 FIRE DEVELOPMENT IMPACT FEE:	\$49,578.00	\$49,578.00
058 TRAFFIC IMPACT FEE:	\$1,570,344.00	\$1,570,344.00
059 DRAINAGE DETENTION FEE - ZONE 1 NON-REIMB:	\$229,606.00	\$229,606.00
060 DRAINAGE DETENTION FEE - ZONE 1 REIMBURSABLE:	\$20,043.00	\$20,043.00
063 DRAINAGE CONVEYANCE FEE - 30% WATER QUALITY:	\$22,504.00	\$22,504.00
064 DRAINAGE CONVEYANCE FEE - 70% CONVEYANCE:	\$52,567.00	\$52,567.00
065 BENEFIT DISTRICT FEES - NONRESIDENTIAL:	\$134,554.00	\$134,554.00
TOTALS:		
	\$2,880,291.00	\$2,880,291.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1406-0215

Description: PG&E: OFFICE SHELL AND TI WITH ALL TRADES			
Type: NEW OFFICE BUILDING	Subtype: NON-RESIDENTIAL	Status: FINALED	Applied: 6/23/2014 FBB
Parcel No: 0133330280	Site Address: 4940 ALLISON PARKWAY VACAVILLE,CA 95688		Approved: 11/13/2014 FBB
Subdivision:	Block:	Lot:	Issued: 11/13/2014 FBB
Lot Sq Ft: 0	Building Sq Ft: 17076	Zoning:	Finalized: 2/2/2016 DD
Valuation: \$6,800,000.00	Occupancy Type:	Construction Type:	Expired: 5/12/2015 FBB
No. Buildings: 0	No. Stories: 1	No. Units: 1	

FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$19,237.00	\$19,237.00
005 PLAN CHECK NON-RES:	\$0.00	\$0.00
007 ENERGY PLAN CHECK FEES:	\$602.90	\$602.90
008 FIRE PLAN CHECK/INSP FEE:	\$2,886.00	\$2,886.00
012 PLUMBING FEES - NON RESIDENTIAL:	\$3,375.00	\$3,375.00
013 PLUMBING PLAN CHECK:	\$2,194.00	\$2,194.00
015 ELECTRICAL FEES - NON RESIDENTIAL:	\$16,675.00	\$16,675.00
017 ELECTRICAL PLAN CHECK:	\$4,169.00	\$4,169.00
019 MECHANICAL FEES - NON RESIDENTIAL:	\$11,175.00	\$11,175.00
021 MECHANICAL PLAN CHECK:	\$2,794.00	\$2,794.00
024 LANDSCAPE PLAN CHECK NON-RES MULTI-FAM:	\$3,648.00	\$3,648.00
025 S.M.I.P FEES 95%:	\$1,808.80	\$1,808.80
026 S.M.I.P FEES 5%:	\$95.20	\$95.20
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$245.70	\$245.70
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$27.30	\$27.30
029 CERTIFIED ACCESS SPECIALIST FEE:	\$193.00	\$193.00

Fee Schedule

City of Vacaville

Community Development Department
Building Inspection Division
650 Merchant Street, Vacaville, CA 95688
(707) 449-5152

PERMIT NUMBER
1406-0215

DESCRIPTION	AMOUNT	PAID
030 RECORD MAINTENANCE FEE MAJOR:	\$136.00	\$136.00
032 SCANNING FEE:	\$293.00	\$293.00
051 SEWER CONNECTION NON-RESIDENTIAL:	\$37,678.00	\$37,678.00
055 GENERAL FACILITIES IMPACT FEES:	\$4,992.00	\$4,992.00
056 POLICE DEVELOPMENT IMPACT FEE:	\$11,460.00	\$11,460.00
057 FIRE DEVELOPMENT IMPACT FEE:	\$6,241.00	\$6,241.00
058 TRAFFIC IMPACT FEE:	\$61,298.00	\$61,298.00
059 DRAINAGE DETENTION FEE - ZONE 1 NON-REIMB:	\$28,900.00	\$28,900.00
060 DRAINAGE DETENTION FEE - ZONE 1 REIMBURSABLE:	\$2,523.00	\$2,523.00
063 DRAINAGE CONVEYANCE FEE - 30% WATER QUALITY:	\$2,833.00	\$2,833.00
064 DRAINAGE CONVEYANCE FEE - 70% CONVEYANCE:	\$6,617.00	\$6,617.00
TOTALS:		\$232,096.90
	\$232,096.90	\$232,096.90

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1601-0094

Description: TEAR OFF, INSTALL FELT AND COMP. SHINGLES			
Type: REROOF RESIDENTIAL	Subtype: RESIDENTIAL	Status: ISSUED	Applied: 1/11/2016 WC31
Parcel No: 0131222010	Site Address: 402 SPRINGVALLEY DRIVE VACAVILLE,CA 95688		Approved: 1/11/2016 WC31
Subdivision: FAIRMONT	Block:	Lot: 18	Issued: 1/11/2016 FBB
Lot Sq Ft: 0	Building Sq Ft: 0	Zoning:	Finalized:
Valuation: \$11,000.00	Occupancy Type:	Construction Type:	Expired: 7/9/2016 FBB
No. Buildings: 0	No. Stories: 0	No. Units: 0	

FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$168.00	\$168.00
008 FIRE PLAN CHECK/INSP FEE:	\$26.00	\$26.00
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$0.90	\$0.90
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$0.10	\$0.10
TOTALS:	\$195.00	\$195.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1604-0134

Description: ROOF MOUNTED SOLAR			
Type: SOLAR RESIDENTIAL	Subtype: RESIDENTIAL	Status: FINALED	Applied: 4/13/2016 WC31
Parcel No: 0133652180	Site Address: 3109 DUKE CIRCLE VACAVILLE, CA 95688		Approved:
Subdivision: NORTH VILLAGE	Block:	Lot: 58	Issued: 4/13/2016 WC31
Lot Sq Ft: 0	Building Sq Ft: 0	Zoning:	Finalized: 4/15/2016 WC31
Valuation: \$13,851.00	Occupancy Type:	Construction Type:	Expired: 10/10/2016 WC31
No. Buildings: 0	No. Stories: 0	No. Units: 0	

FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$52.00	\$52.00
008 FIRE PLAN CHECK/INSP FEE:	\$8.00	\$8.00
016 ELECTRICAL FEES - RESIDENTIAL:	\$52.00	\$52.00
017 ELECTRICAL PLAN CHECK:	\$13.00	\$13.00
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$0.90	\$0.90
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$0.10	\$0.10
031 RECORD MAINTENANCE FEE MINOR:	\$68.00	\$68.00
074 PLAN CHECK - SOLAR RESIDENTIAL:	\$13.00	\$13.00
TOTALS:	\$207.00	\$207.00

Fee Schedule

City of Vacaville

Community Development Department
 Building Inspection Division
 650 Merchant Street, Vacaville, CA 95688
 (707) 449-5152

PERMIT NUMBER
1603-0217

Description: GUNITE SWIMMING POOL		
Type: SWIMMING POOL RESIDENTIAL	Subtype: RESIDENTIAL	Status: FINALED
Parcel No: 0123505100	Site Address: 312 SHINING HORSE WAY VACAVILLE,CA 95688	
Subdivision: CHEYENNE AT BROWNS VALLEY	Block:	Lot: 168
Lot Sq Ft: 0	Building Sq Ft: 0	Zoning:
Valuation: \$54,000.00	Occupancy Type:	Construction Type:
No. Buildings: 0	No. Stories: 0	No. Units: 0
Applied: 3/18/2016 FBB		
Approved: 3/22/2016 FBB		
Issued: 3/22/2016 FBB		
Finaled: 5/26/2016 GO		
Expired: 9/18/2016 FBB		
FINANCIAL INFORMATION		
DESCRIPTION	AMOUNT	PAID
001 001 BUILDING FEES:	\$557.00	\$557.00
006 PLAN CHECK VALUATION RATE:	\$418.00	\$418.00
008 FIRE PLAN CHECK/INSP FEE:	\$84.00	\$84.00
011 PLUMBING FEES - RESIDENTIAL:	\$52.00	\$52.00
013 PLUMBING PLAN CHECK:	\$34.00	\$34.00
016 ELECTRICAL FEES - RESIDENTIAL:	\$52.00	\$52.00
017 ELECTRICAL PLAN CHECK:	\$13.00	\$13.00
027 BUILDING STANDARDS COMMISSION FEE 90%:	\$2.70	\$2.70
028 BUILDING STANDARDS COMMISSION FEE 10%:	\$0.30	\$0.30
031 RECORD MAINTENANCE FEE MINOR:	\$68.00	\$68.00
TOTALS:	\$1,281.00	\$1,281.00