

PUBLIC FACILITIES FEE CALCULATION WORK SHEET

FY 2020-21

Revised 07/1/2020

| Fee Name | Residential (Rate per Net Parcel Area) | | | Non-residential (Rate per Net Parcel Area) | | | Note |
|-----------------------------|---|------------------|---------------------|--|-----------|--------------|--|
| | SF | MF | Guest | Office/HD | Retail/MD | Warehouse/LD | |
| Agriculture Land Mitigation | 14,352.00 | 12,841.00 | 12,841.00 | 11,902.00 | 11,758.00 | 10,494.00 | See Attachment A for additional information. |
| Fee Name | Residential | | | Non-residential (Rate per 1000 square feet) | | | Note |
| | SF (Per Unit) | MF (Per Unit) | Guest (Per Room) | Office/HD | Retail/MD | Warehouse/LD | |
| Air Quality | 187.00 | 127.00 | 120.00 | 329.00 | 689.00 | 405.00 | |
| City Office Space | 467.00 | 391.00 | 49.00 | 43.75 | 22.50 | 25.50 | |
| Community Recreation Center | 481.00 | 405.00 | Exempt | 39.50 | 20.25 | 23.25 | |
| Fire Station | 781.00 | 658.00 | 89.00 | 118.50 | 61.00 | 54.00 | |
| Libraries | 902.00 | 761.00 | 171.00 | 94.50 | 48.50 | 56.00 | |
| Parkland | 2,798.00 | 1,712.00 | Exempt | Exempt | Exempt | Exempt | |
| Police | 591.00 | 497.00 | 199.00 | 105.50 | 54.00 | 62.00 | |

| | | | | | | | |
|--|-------------------------------------|--|--|--|--|---|--|
| Street Improvement (see below for DUE) | 13,226.00 | 9,656.00 | 10,315.00 | 2,412.00 | 3,177.00 | 931.50 | |
| Street Trees | Tree without root barrier, per tree | | 140.00 | Tree wells with root barrier, per tree | | 195.00 | Same rates for residential or non-residential. |
| Fee Name | Residential | | | Non-residential | | | Note |
| | SF Per structure | MF Per structure | Guest Per guest room | Office/HD Per square foot floor area divided by 0.50 | Retail/MD Per square foot floor area divided by 0.30 | Warehouse/LD Per square foot floor area divided by 0.60 | |
| Surface Water | 4,587.00 | 4,587.00, plus \$1,378.00 per each additional unit | 1,076.00, plus \$.0283. per sq. ft. floor area divided by 0.30 | 0.471 | 0.283 | 0.228 | |
| Traffic Signal | See Traffic Signal Attachment B | | | | | | |

Street Improvement – Dwelling Unit Equivalent

| <u>Dwelling Unit Equivalent</u> | <u>Factor</u> | |
|---------------------------------|---------------|-----------------------|
| Church & Acc Uses ¹ | 0.396 | DUE per 1,000 sq. ft. |
| High Cube ² | 0.059 | DUE per 1,000 sq. ft. |
| Elementary School ¹ | 0.154 | DUE per 1,000 sq. ft. |
| Elementary School ¹ | 0.010 | DUE per student |
| High School ¹ | 0.462 | DUE per 1,000 sq. ft. |
| High School ¹ | 0.040 | DUE per student. |

¹ Churches, Elementary and High School – These categories do not fit into any of the existing land uses utilized to assess the fee.

² High Cube – Warehousing/distribution projects with a building area over 500,000 square feet and interior ceiling height greater than 27 feet.

ADDITIONAL FEE INFORMATION

The following is a partial list of other City of Stockton fees that may also be applicable to a Building Permit:

1. **Sewer and Water Connection/User Fee** - Contact the Municipal Utilities Department at (209) 937-8436. (NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection/User fee amount.)
2. **Traffic Signal Fee** - Included on the attached schedule under Traffic Signal Fee or contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8366.
3. **Area of Benefit Fee/Community Facilities District No. 90-1 Assessment** - Contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8546.
4. **Street Light "In-Lieu of" Fee** - Contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8366.
5. **Habitat Impact Fee/Acreage** – Contact San Joaquin Council of Government at (209) 235-0600. 555 E. Weber Ave. or visit website at www.SJCOG.ORG
6. In addition, the appropriate school district should be contacted for applicable **School Fees**.
 - Stockton Unified – (209) 933-7045
 - Lincoln Unified – (209) 953-8719
 - Lodi Unified – (209) 331-7225
 - Manteca Unified – (209) 858-0858
7. **Administrative Fee:** (All "Fee Areas") 3.5% of the sum of all PFF paid.

PASS THROUGH FEES

| Fee Name | Residential (Per Unit) | | | Non-residential (Per 1,000 square feet) | | | Note |
|---|---------------------------|-----------|----------------------------|--|-----------|-----------------------------|---|
| | SF | MF | Guest | Office/HD | Retail/MD | Warehouse/ Industrial/LD | |
| County Facility | 2,626.00 | 1,947.00 | n/a | 650.00 | 430.00 | 120.00 | Fees determined by the County |
| Habitat Impact Fee | n/a | | | | | | Fee determined by SJCOG. Developer contacts them to determine and pay fee. |
| Mossdale Tract Regional Flood Protection (Per gross developable acre) | 19,019.00 | 17,319.00 | 18,012.00 | 18,012.00 | 18,012.00 | 14,987.00 | 3% Administrative Fee applied to the fee. Calculation incorporated into the rate listed. Fees determined by SJAFCA. |
| Regional Transportation Impact | 3,598.34 | 2,159.00 | 1,800.00 (per 1,000 sq ft) | 1,800.00 | 1,430.00 | 1,090.00 | Warehouse – 450.00 Other - \$110.96 (category not listed) Fees determined by SJCOG |

ATTACHMENT A

AGRICULTURE LAND MITIGATION PROGRAM

The purpose of the Agricultural Land Mitigation Program is to mitigate for the loss of agricultural land in the City of Stockton through conversion to private urban uses, including residential, commercial and industrial development.

The Agricultural Land Mitigation fee is collected by the City prior to the recordation of a final subdivision map. For projects where a subdivision map is not required, the fee shall be collected before the issuance of building permits. The fee shall be calculated based on the acres within the subdivision classified as agricultural land. Where a subdivision map is not required, the fee shall be calculated based on the acres classified as agricultural land within the parcel for which the building permit is issued. The fee shall be determined by the fee schedule in effect on the date the final subdivision map is filed, the vesting tentative map application is deemed complete, or the date a building permit is issued, as applicable.

ELIGIBLE PROJECTS: Require the direct purchase/acquisition of an agricultural mitigation easement at a one to one ratio for projects forty (40) acres or larger. Projects less than forty (40) acres have the option to pay the fee or acquire the agricultural easement.

The Agricultural Land Mitigation Program shall not apply to projects located in the “No Pay Zone” as established in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

EXEMPTIONS: An exemption for residential projects of five or more units that provide at least 20 percent of the total number of proposed dwelling units for lower-income households and/or 10 percent of the total number of proposed dwelling units for very low-income households.

An exemption for final maps that create parcels that are forty (40) acres or more in size for purposes of resale and not intended for development.

Allows stacking of habitat easement on top of existing agricultural easement with concurrence from San Joaquin Council of Governments and the qualifying entity administering the agricultural easement.

VERIFY ELIGIBILITY: To confirm eligibility of project, look up project address in LandMaster with the “Agricultural Mitigation” Theme highlighted.

ATTACHMENT B
TRAFFIC SIGNAL FEES

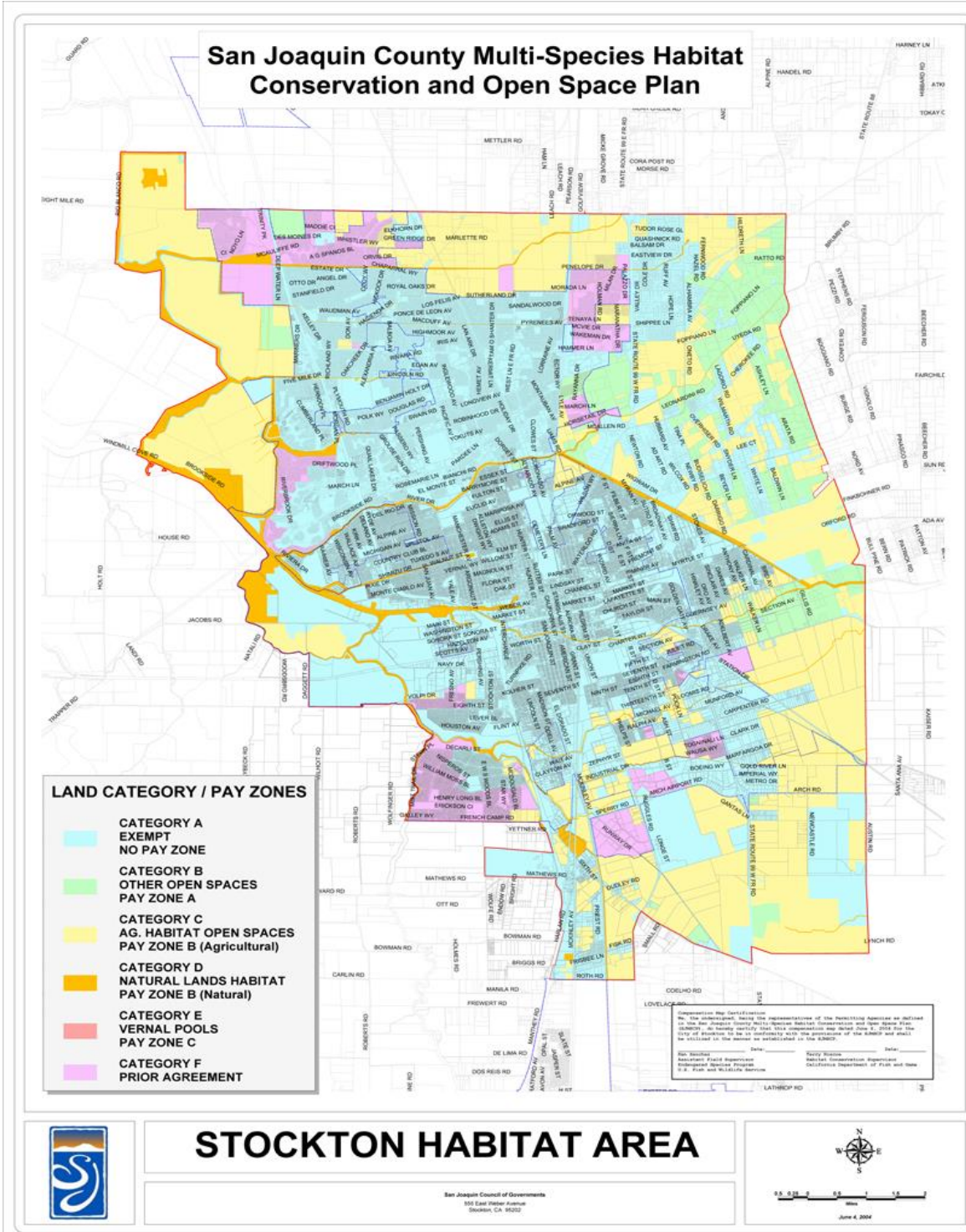
| BUILDING TYPE | UNITS | TRIP ENDS PER UNIT | T.S. FEE PER UNIT | S.I. FEE CATEGORY |
|--|----------|-----------------------|----------------------|----------------------|
| Single Family (Detached PURD, SFD) | D.U | 10.00 | \$110.00 | Single Family |
| Condominium (PURD, SFA) | D.U. | 8.60 | \$94.00 | Multi-family |
| Mobile Home | D.U. | 5.40 | \$59.00 | Multi-family |
| Apartment | D.U. | 6.10 | \$66.50 | Multi-family |
| Retirement Village | D.U. | 3.30 | \$36.00 | Guestroom |
| Hotel | Room | 11.00 | \$122.00 | Guestroom |
| Motel | Room | 9.60 | \$106.00 | Guestroom |
| Daycare/Preschool | 1,000 SF | 79.00 | \$866.00 | Retail |
| Daycare/Preschool | Student | 5.00 | \$55.00 | Retail |
| Elementary/Intermediate School | Student | 0.50 | \$5.50 | * |
| High School | Student | 1.20 | \$13.25 | * |
| Junior College/Community College | Student | 1.60 | \$17.75 | * |
| University | Student | 2.40 | \$26.50 | * |
| Church and Accessory Uses | 1,000 SF | 7.70 | \$84.50 | * |
| Industrial-Warehouse Manufacturer | 1,000 SF | 7.60 | \$83.25 | Warehouse |
| Industrial-Warehouse Manufacturer | Acre | 80.80 | \$885.00 | Warehouse |
| Industrial Service | 1,000 SF | 20.26 | \$223.00 | Retail |
| Truck Terminal/Distribution Center | 1,000 SF | 9.86 | \$108.00 | Warehouse |
| Mini/Self Storage | 1,000 SF | 2.80 | \$30.75 | Warehouse |
| Shopping Centers (in square feet) | | | | |
| less than 50,000 | 1,000 SF | 116.00 | \$1,271.00 | Retail |
| 50,000 to 99,999 | 1,000 SF | 79.10 | \$866.00 | Retail |
| 100,000 to 199,999 | 1,000 SF | 60.40 | \$662.00 | Retail |
| 200,000 to 299,999 | 1,000 SF | 49.90 | \$547.00 | Retail |
| 300,000 to 399,999 | 1,000 SF | 44.40 | \$486.00 | Retail |
| 400,000 to 499,999 | 1,000 SF | 41.60 | \$456.00 | Retail |
| 500,000 to 999,999 | 1,000 SF | 35.50 | \$389.00 | Retail |
| 1,000,000 to 1,250,000 | 1,000 SF | 31.50 | \$345.00 | Retail |
| Lumber Yard | 1,000 SF | 34.50 | \$379.00 | Retail |
| Lumber Yard w/open storage and sales | Acre | 148.00 | \$1,622.00 | Retail |
| Home Improvement Center | 1,000 SF | 64.60 | \$709.00 | Retail |
| Boat Launching Ramp | Space | 3.00 | \$33.50 | Retail |
| Free-Standing Retail/Neighborhood Market | 1,000 SF | 73.70 | \$808.00 | Retail |
| Ambulance Dispatch | 1,000 SF | 73.70 | \$808.00 | Retail |
| Service Station (> 2 pumps or 4 nozzles) | Site | 748.00 | \$8,193.00 | Retail |
| Truck Stop | Site | 825.00 | \$9,036.00 | Retail |
| Used Car Lot (no service) | Acre | 55.00 | \$603.00 | Retail |

| BUILDING TYPE | UNITS | TRIP ENDS PER UNIT | T.S. FEE PER UNIT | S.I. FEE CATEGORY |
|---|----------|-----------------------|----------------------|----------------------|
| New Car Dealer/New Boat Dealer/Car Rental | 1,000 SF | 44.30 | \$485.00 | Retail |
| Auto center Dealership | 1,000 SF | 31.25 | \$342.00 | Retail |
| General Auto Repair/Body Shop | 1000 SF | 27.20 | \$298.00 | Retail |
| Self Service Car Wash | Stall | 52.00 | \$571.00 | Retail |
| Automatic Car Wash | Site | 900.00 | \$9,859.00 | Retail |
| Auto Supply | 1,000 SF | 89.00 | \$976.00 | Retail |
| Drug Store/Pharmacy | 1,000 SF | 43.90 | \$482.00 | Retail |
| Discount Store | 1,000 SF | 71.16 | \$780.00 | Retail |
| Supermarket | 1,000 SF | 125.50 | \$1,373.00 | Retail |
| Convenience Market | 1,000 SF | 574.48 | \$6,293.00 | Retail |
| Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles) | 1,000 SF | 887.06 | \$9,718.00 | Retail |
| Clothing Store | 1,000 SF | 31.30 | \$343.00 | Retail |
| Paint/Hardware Store | 1,000 SF | 51.30 | \$562.00 | Retail |
| Variety Store | 1,000 SF | 14.40 | \$157.00 | Retail |
| Video Rental Store | 1,000 SF | 57.30 | \$628.00 | Retail |
| Furniture Store/Appliance Store | 1,000 SF | 4.35 | \$47.50 | Retail |
| Department Store | 1,000 SF | 35.80 | \$391.00 | Retail |
| Hair Salon/Dog Grooming | 1,000 SF | 25.50 | \$279.00 | Retail |
| Bar/Tavern | 1,000 SF | 40.00 | \$438.00 | Retail |
| Laundromat/Dry Cleaners | 1,000 SF | 50.00 | \$548.00 | Retail |
| Bakery/Craft Store/Yogurt Shop | 1,000 SF | 43.90 | \$482.00 | Retail |
| Carpet-Floor/Interior Decorator | 1,000 SF | 5.60 | \$61.00 | Retail |
| Financial Institution | 1,000 SF | 189.95 | \$2,081.00 | Office |
| Financial Institution w/drive-up | 1,000 SF | 290.00 | \$3,178.00 | Office |
| Free Standing Automatic Teller | Unit | 160.00 | \$1,753.00 | Office |
| Mortgage Company | 1,000 SF | 60.40 | \$662.00 | Office |
| Quality Restaurant (Breakfast not served) | 1,000 SF | 95.62 | \$1,046.00 | Retail |
| Dinner House Restaurant/Dinner Only | 1,000 SF | 56.30 | \$617.00 | Retail |
| High Turnover/Sit Down Restaurant/Pizza | 1,000 SF | 164.40 | \$1,801.00 | Retail |
| Fast Food Restaurant | 1,000 SF | 777.29 | \$8,514.00 | Retail |
| Fast Food Restaurant w/drive-thru | 1,000 SF | 680.00 | \$7,450.00 | Retail |
| Library | 1,000 SF | 45.50 | \$497.00 | Office |
| Hospital | Bed | 12.20 | \$135.00 | Office |
| Hospital | 1,000 SF | 16.90 | \$186.00 | Office |
| Nursing Home/Convalescent Center | Bed | 2.70 | \$30.00 | Guestroom |
| Clinic/Weight Loss/Aerobics/Karate/Dance | 1,000 SF | 23.80 | \$262.00 | Office |
| Medical Office | 1,000 SF | 54.60 | \$597.00 | Office |
| General Office to Medical Office | 1,000 SF | 36.90 | \$405.00 | Office |

| BUILDING TYPE | UNITS | TRIP ENDS PER UNIT | T.S. FEE PER UNIT | S.I. FEE CATEGORY |
|--|----------|-----------------------|----------------------|----------------------|
| General Office (in square feet) | 1,000 SF | | | |
| less than 100,000 | 1,000 SF | 17.70 | \$195.00 | Office |
| Over 100,000 | 1,000 SF | 14.30 | \$156.00 | Office |
| Office Park | 1,000 SF | 11.40 | \$125.00 | Office |
| Government Offices | 1,000 SF | 68.90 | \$755.00 | Office |
| Public Clubhouse/Meeting Rooms, Halls | 1,000 SF | 19.00 | \$208.00 | Office |
| Recreation Center (private development) | 1,000 SF | 30.00 | \$328.00 | Office |
| Family Recreation Center-Billiards, etc. | 1,000 SF | 60.40 | \$662.00 | Retail |
| Batting Cages | Cage | 6.00 | \$65.50 | Retail |
| Tennis/Racquetball Club | Court | 30.00 | \$328.00 | Retail |

ATTACHMENT C

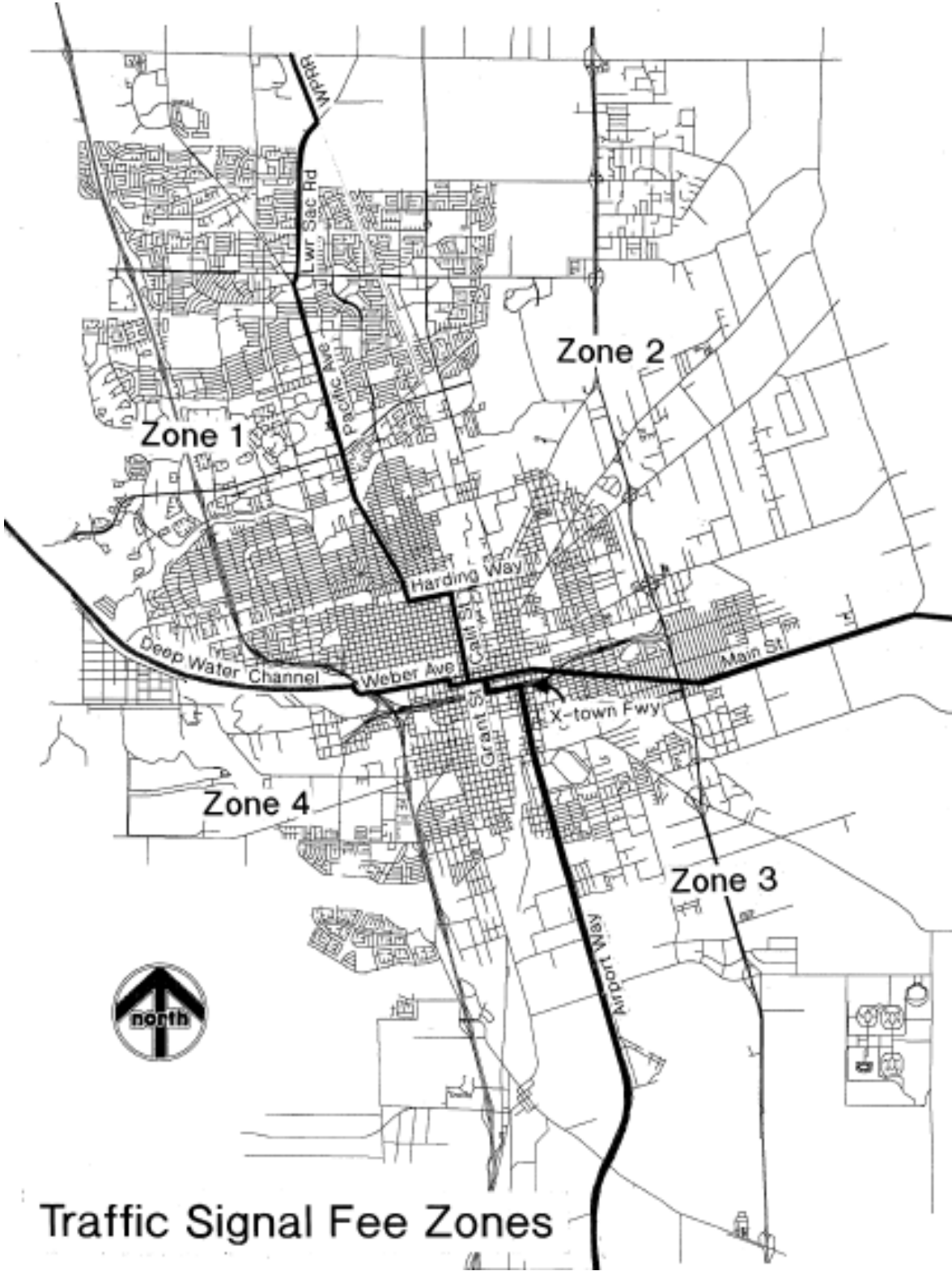
SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN



Note: Per SJCOCG, Category F "Prior Agreement" no longer applies. Contact SJCOCG for more info at (209) 235-0600.

ATTACHMENT D
TRAFFIC SIGNAL FEE ZONES

Doc. # 87358.1 REV. 6/7/2011



Traffic Signal Fee Zones

ATTACHMENT E INCENTIVE PROGRAMS

Stockton Economic Stimulus Plan (SESP)

Stockton Economic Stimulus Plan (SESP) initiated by resolution 2015-11-17-1602 and extended by resolution 2018-07-17-1302. For more details, please visit:

www.stocktonca.gov/sesp

The SESP provides a fee reduction for some of the Public Facility Fees (PFF) for both single family and multi-family residential projects in Stockton.

A reduction of PFF for these fee categories:

- City Office Space
- Community Recreation Centers
- Fire Stations
- Libraries
- Parks
- Police Stations
- Street Improvements

The SESP Program was extended until the City completed the PFF Nexus Study.

Reduction applies to:

1. First 1,000 single family residential permits issued citywide for those builders who comply with terms of the program.
2. First 500 units of multi-family residential permits issued citywide for those builders who comply with terms of the program.
3. Only units within the existing [City Limits](#) as described in the [2008 General Plan Settlement Agreement](#) eligible for the program.

To participate in the residential component of SESP program, a developer must comply with the local hire and disadvantaged individual requirement and additional criteria as stated in the [Stockton Economic Stimulus Plan Brochure](#).

Non-residential projects: The same public facilities fees listed above will be reduced by 50% for non-residential projects citywide until General Plan and Nexus Study are completed.

Non-Residential Fee Deferral Program

Rather than paying “development fees” at the time a building permit is issued, the developer of a qualified non-residential project may elect to defer a portion of those fees.

“Development Fees” (Public Facilities Fees) that may qualify for deferral under this payment option include:

- City Office Space
- Fire Stations
- Libraries
- Police Station Expansion
- Street Improvements
- Traffic Signal
- Sewer Connection
- Water Connection (City of Stockton service area)

Short-Term Non-Residential Fee Deferral Program

Rather than paying “Development Impact Fees” at the time a building permit is issued, projects may defer eligible fees, excluding “pass-through” fees, until construction has been completed and the building is ready to occupy.

Eligible fees can be deferred until a certificate of occupancy is issued, whether temporary or final, or for two years from the first building permit issuance, whichever is shorter. In order to qualify, the project must have eligible impact fees exceeding \$20,000.

Eligible Fees “Development Impact Fees” that may qualify for deferral under the program guidelines include the following Public Facility Fees:

- City Office Space
- Delta Water Supply System
- Fire Station
- Library
- Police
- Street Improvements
- Water Utility Connection
- Wastewater Connection Mitigation Fees
- Agricultural Mitigation Fee
- Air Quality Mitigation Fee

Developers apply for this program through the Economic Development Department, 209-937-8539.

Greater Downtown Public Facilities Fee Residential Program

Rather than paying Public Facility Fees at the time a building permit is issued, eligible developers who meet the eligibility criteria are exempt from paying the following fees:

- City Office Space
- Community Recreation Centers
- Fire Stations
- Libraries
- Parkland

- Police Stations
- Street Improvements

Eligible Developers: Residential project must be located within the Greater Downtown District area (see map below) and/or be an affordable housing project city-wide.

Affordable housing projects shall be defined as housing developments that include any residential project with a regulatory agreement recorded against the subject property which requires units be rented or sold to low-income persons. This definition also includes residential projects undertaken by the San Joaquin Housing Authority that create housing for low-income persons. Low-income households are defined as those with incomes at or below 80% of the area median income. "Area median income" means median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for minimum of 20 years.

The Greater Downtown PFF Waiver Program and the Affordable Housing PFF Waiver Program was extended until the City completed the PFF Nexus Study.

