



DEVELOPMENT FEE PACKAGE EFFECTIVE JANUARY 1, 2015

NOTES:

1. Current Development Impact Fees are per the "Major Projects Financing Plan Fee Nexus Study Update for the City of Woodland" dated November 2008. This current fee schedule is based on an annual adjustment for inflation per MPFP administrative guidelines, which was adopted by City Council, most recently updated November, 2011. A "Water Supply Fee Study" dated May 2011 was adopted on June 21, 2011, which temporarily reduces the Water fee and adopts the Surface Water fee.
2. Development fees will be included in the cost of the building permit and are due prior to issuance of the building permit. In the case of connection to services without a building permit, fees will be paid prior to connection.
3. This handout is provided for information only and reflects fees in effect as of this date. Development impact fees are subject to revision; developer is responsible for fees in effect at time of building permit issuance. Final fees will be provided to the Building Division by Development Services Engineering.
4. Water and Wastewater fees may be adjusted on a case by case basis for Industrial/Commercial users who are determined to have a high water or sewer demand.
5. All Residential fees are calculated per unit, and all Commercial fees are calculated per square foot of building space, with the exception of Storm Drain fees, which are per acre and Surface Water, which is calculated based on meter size. Duplexes are considered two single family units.

HOW TO USE THE FEE TABLE:

1. Determine the "land use" type. Land Uses are displayed across the top of the fee table. A map outlining the *Downtown Specific Plan Area* is attached to determine if the property is located within one of the "Downtown" categories. Land uses are defined in the *City's Public Facilities Fee Program Administrative Guidelines (Resolution 4740)*. You may contact the Community Development Department to help determine into which category a specific land use may fit.
2. The fees shown in Table 1 include development fees for General City Facilities, Fire Facilities, Library Facilities, Police Facilities, Water, Wastewater, and Roads and are subtotaled at the bottom of Table I.
3. Table 2 includes the Parks and Recreation Fees only, paid only by residential uses. Select Springlake or Other on the left side of the table, depending on whether the project is located in the *Springlake Specific Plan Area* or the remainder of the City.
4. Table 3 shows the Administrative Fee, which is 0.75% of the total of Tables 1 & 2. It is location specific. See instructions for Table 2. Additional Administrative fee is due based on 0.75% of the Table 5 value, and is calculated as the third column in that table.
5. Use the attached Storm Drain Zone map to determine in which area the project is located. Find the corresponding area in the first column of Table 4 and find the Storm Drain Fee (per acre) in the column under the correct "Land Use".
6. Table 5 shows the Surface Water fee, which is based on meter size. This fee is required for any new services or development. Unmetered fire lines are exempt. Residential meters which have been upsized to 1 1/2" to account fire sprinkler flow will be charged at the 1" meter rate. An administrative fee is shown in the third column, based on 0.75% of the fee. See Table 3.

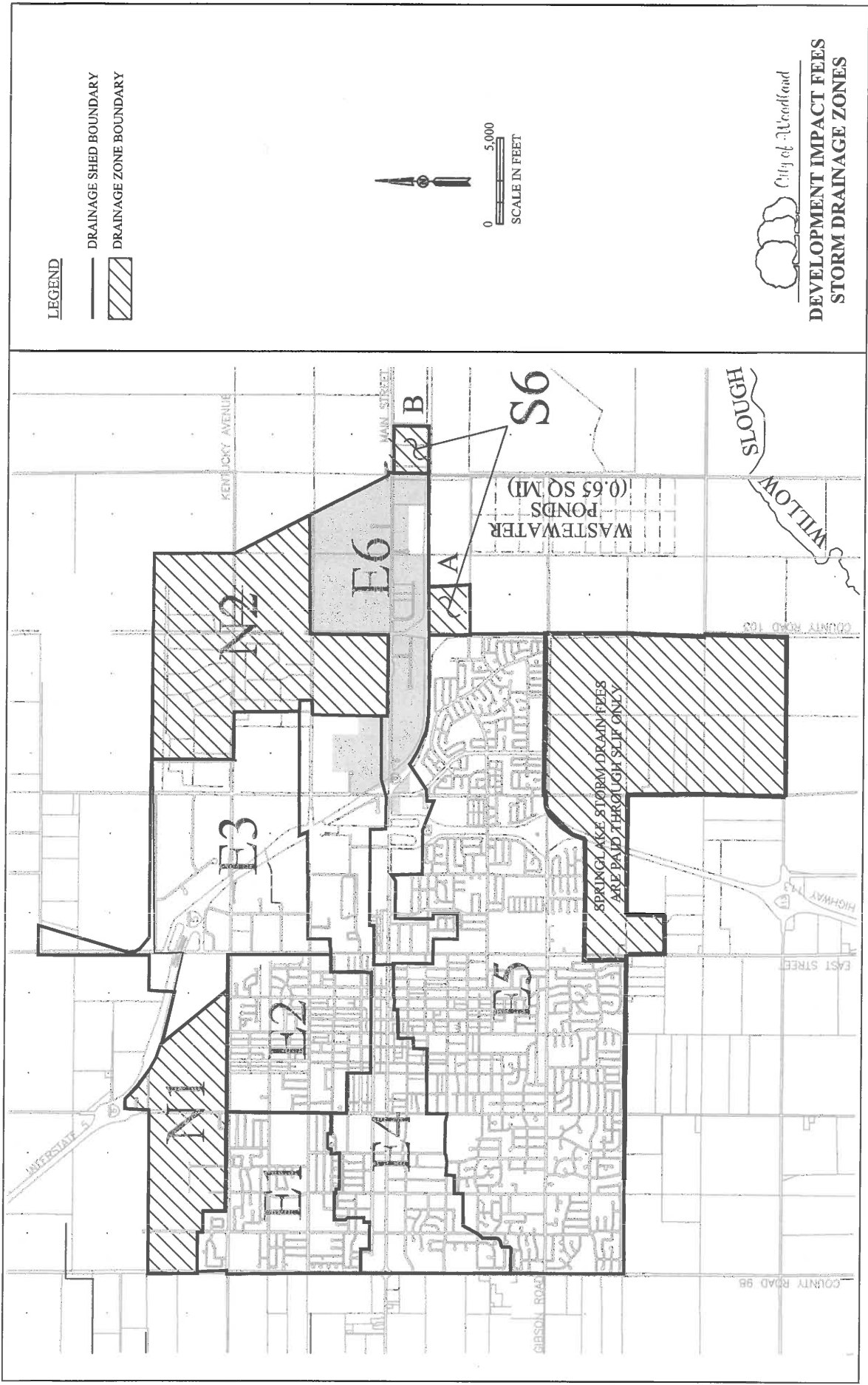


FIGURE 1



DEVELOPMENT FEES

EFFECTIVE: January 1, 2015

Development Fees Except for Parks and Storm Drainage

	Residential				Non-residential					
	Single-Family	Downtown Single-Family	High-density Single-Family	Age-restricted Single-Family	Multifamily	Age Restricted Multifamily	Service	Office	Industrial	Downtown Retail
General City	\$837	\$837	\$698	\$503	\$698	\$503	\$0.64	\$0.80	\$0.16	\$0.71
Fire	\$1,291	\$1,291	\$967	\$1,065	\$967	\$796	\$0.80	\$0.92	\$0.44	\$0.86
Library	\$51	\$51	\$43	\$32	\$43	\$32	\$0.01	\$0.01	\$0.00	\$0.01
Police	\$1,104	\$1,104	\$921	\$152	\$921	\$152	\$0.83	\$1.05	\$0.24	\$0.91
Wastewater	\$6,058	\$6,058	\$5,050	\$3,635	\$5,050	\$3,635	\$3.73	\$2.48	\$2.77	\$2.98
Water	\$556	\$556	\$341	\$334	\$341	\$272	\$0.15	\$0.10	\$0.14	\$0.14
Surface Water	Set by Meter Size - See Table 5 Below									
Roads	\$5,582	\$4,073	\$4,073	\$1,601	\$4,073	\$504	\$4.93	\$4.80	\$2.75	\$4.93
Subtotal	\$15,479	\$13,970	\$12,093	\$7,322	\$12,093	\$5,894	\$11.09	\$10.16	\$6.50	\$10.54

Development Fees for Parks					
	Residential Only				
	Single-Family	Downtown SF	HD SF	AR SF	AR Multifamily
Parks--Springlake	\$3,826	n/a	\$3,187	\$2,294	\$3,187
Parks--Other	\$6,955	\$6,955	\$5,794	\$4,172	\$5,794

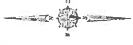
Development Fees for Administration - See Table 5 for additional Admin Fee						
	Residential			Non-residential		
	Single-Family	Downtown SF	HD SF	AR SF	Multifamily	AR Multifamily
Admin--Springlake	\$145	n/a	\$115	\$72	\$115	\$61
Admin--Other	\$168	\$157	\$134	\$86	\$134	\$75

Development Fees for Storm Drainage (Per Acre)				
	Residential		Non-residential	
	Single-Family	Multifamily	Commercial	Schools
Area E1	\$8,803	\$13,205	\$14,085	\$11,048
Area E2	\$7,541	\$11,312	\$12,066	\$9,464
Area E3	\$5,554	\$8,331	\$8,886	\$6,970
Area E4	\$5,790	\$8,685	\$9,264	\$7,266
Area E5	\$2,167	\$3,251	\$3,467	\$2,720
Area E6	\$1,568	\$2,352	\$2,509	\$1,968
Area N1	\$42,688	\$64,032	\$68,301	\$53,573
Area N2	\$36,765	\$55,148	\$58,824	\$46,140
Area S6a	\$11,334	\$17,001	\$18,134	\$14,224
Area S6b	\$11,204	\$16,806	\$17,926	\$14,061

Surface Water				
Meter size	Weight Factor	Calculated Fee	Admin Fee	
			Admin	Fee
1"	1.0	\$2,892	\$22	\$22
1 1/2"	2.0	\$5,784	\$43	\$43
2"	3.2	\$9,254	\$69	\$69
3"	6.0	\$17,352	\$130	\$130
4"	10.0	\$28,920	\$217	\$217
6"	20.0	\$57,840	\$434	\$434
8"	32.0	\$92,544	\$694	\$694

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CITY OF WOODLAND
DOWNTOWN SPECIFIC
PLAN AREA



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