

PUBLIC FACILITIES FEE CALCULATION WORK SHEET 2015/2016

Revised 07/01/2016

Available on the City's web site at www.stocktongov.com

The Public Facilities Fee shall be the sum of items **A** through **L**. (NOTE: The Public Facilities Fee may vary by Fee Area". Refer to the attached maps to determine the appropriate "Fee Area").

As of January 19, 2016 Resolution 2015-11-17-1602: Reduce certain public facilities fees by 50% for non-residential projects citywide until General Plan and Nexus Study are completed; exempting certain public facilities fees for residential projects in the "Greater Downtown Area" until December 31, 2018 (Resolution 2016-01-12-1206); and exempting certain public facilities fees if qualified for the Stockton Economic Stimulus Program (SESP) for single-family or multi-family residential projects developed within the existing city limits until November 17, 2018 or until the program expires; and maintaining the Public Facility Fee Administrative fee of 3.5% until the applicable sunset dates.

NOTE: fee amounts may change due to fee Nexus study or City Council

Based on Resolutions No. 91-0118, 94-0410, 95-0302, 02-0107, 02-0131, 06-0169, 02-0656, 03-0105, 04-0333, 05-0165, 05-0240, 06-0277, 07-0079, 07-0194, 08-0294, 10-0308, 10-0377, 11-0160, 11-0161, 2012-12-11-1601, 2013-12-17-1502, 2014-11-18-1501, 2015-11-17-1602, and 2016-01-12-1206 .

Stockton Economic Stimulus Plan (SESP) initiated by resolution 2015-11-17-1602. For more details, please visit: www.stocktonca.gov/sesp

A. Air Quality: ("All Fee Areas") - Effective August 22, 2010

<u>Residential</u>	<u>Standard Rate</u>	
Single Family Units	\$187.00	per unit
Multiple Family Units	\$127.00	per unit
Guest Rooms	\$120.00	per room
<u>Non-Residential</u>		
Office/High Density	\$329.00	per 1000 sq. ft.
Retail/Medium Density	\$689.00	per 1000 sq. ft.
Warehouse/Low Density	\$405.00	per 1000 sq. ft.

B. City Office Space: ("All Fee Areas") - Effective January 19, 2016

Fee is not collected for residential new development within the "Greater Downtown Area"

<u>Residential</u>	<u>Standard Rate</u>		<u>SESP eligible Single & Multi-family units reduced 100% per Resolution #2015-11-17-1602 until 11/17/18 OR until SESP program goals met</u>
Single Family Units	\$467.00	per unit	\$0.00 per unit
Multiple Family Units	\$391.00	per unit	\$0.00 per unit
Guest Rooms	\$98.25	per room	\$49.00 per room

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Non-Residential

Non-Res New Development reduced 50%
Per Res. 2015-11-17-1602

Office/High Density	\$87.50	per 1,000 sq. ft.	\$43.75 per 1,000 sq. ft.
Retail/Medium Density	\$45.00	per 1,000 sq. ft.	\$22.50 per 1,000 sq. ft.
Warehouse/Low Density	\$51.00	per 1,000 sq. ft.	\$25.50 per 1,000 sq. ft.

C. Community Recreation Center: (“All Fee Areas”) - Effective January 19, 2016

Fee is not collected for residential new development within the “Greater Downtown Area”

Residential

Standard Rate

SESP eligible Single & Multi-family units
reduced 100% per Resolution
#2015-11-17-1602 until 11/17/18 OR until
SESP program goals met

Single Family Units	\$481.00	per unit	\$0.00 per unit
Multiple Family Units	\$405.00	per unit	\$0.00 per unit
Guest Rooms	Exempt		Exempt

Non-Residential

Non-Res New Development reduced 50%
Per Res. 2015-11-17-1602

Office/High Density	\$79.00	per 1,000 sq. ft.	\$39.50 per 1,000 sq. ft.
Retail/Medium Density	\$40.50	per 1,000 sq. ft.	\$20.25 per 1,000 sq. ft.
Warehouse/Low Density	\$46.50	per 1,000 sq. ft.	\$23.25 per 1,000 sq. ft.

D. Fire Stations: (“All Fee Areas”) - Effective January 19, 2016

Fee is not collected for residential new development within the “Greater Downtown Area”

Residential

Standard Rate

SESP eligible Single & Multi-family units
reduced 100% per Resolution
#2015-11-17-1602 until 11/17/18 OR until
SESP program goals met

Single Family Units	\$781.00	per unit	\$0.00 per unit
Multiple Family Units	\$658.00	per unit	\$0.00 per unit
Guest Rooms	\$89.00	per room	\$44.50 per unit

Non-Residential

Non-Res New Development reduced 50%
Per Res. 2015-11-17-1602

Office/High Density	\$237.00	per 1,000 sq. ft.	\$118.50 per 1,000 sq. ft.
Retail/Medium Density	\$122.00	per 1,000 sq. ft.	\$61.00 per 1,000 sq. ft.
Warehouse/Low Density	\$108.00	per 1,000 sq. ft.	\$54.00 per 1,000 sq. ft.

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E. Libraries: (“All Fee Areas”) - Effective January 19, 2016

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<u>Residential</u>	<u>Standard Rate</u>		SESP eligible Single & Multi-family units reduced 100% per Resolution #2015-11-17-1602 until 11/17/18 OR until SESP program goals met
Single Family Units	\$902.00	per unit	\$0.00 per unit
Multiple Family Units	\$761.00	per unit	\$0.00 per unit
Guest Rooms	\$171.00	per room	\$85.50 per unit
<u>Non-Residential</u>			Non-Res New Development reduced 50% Per Res. 2015-11-17-1602
Office/High Density	\$189.00	per 1,000 sq. ft.	\$94.50 per 1,000 sq. ft.
Retail/Medium Density	\$97.00	per 1,000 sq. ft.	\$48.50 per 1,000 sq. ft.
Warehouse/Low Density	\$112.00	per 1,000 sq. ft.	\$56.00 per 1,000 sq. ft.

F. Parkland: (“All Fee Areas”) - Effective January 19, 2016

Fee is not collected for residential new development within the “Greater Downtown Area”

<u>Residential</u>	<u>Standard Rate</u>		SESP eligible Single & Multi-family units reduced 100% per Resolution #2015-11-17-1602 until 11/17/18 OR until SESP program goals met
Single Family Units	\$2,798.00	per unit	\$0.00 per unit
Multiple Family Units	\$1,712.00	per unit	\$0.00 per unit
Guest Rooms	Exempt	per unit	Exempt per unit
<u>Non-Residential</u>			
Office/High Density	Exempt		
Retail/Medium Density	Exempt		
Warehouse/Low Density	Exempt		

Questions on the Parkland portion of the fee should be referred to the Development Services Section of the Engineering & Transportation Department at (209) 937-8349

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G. Police Station Expansion: (“All Fee Areas”) - Effective January 19, 2016

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<u>Residential</u>	<u>Standard Rate</u>	SESP eligible Single & Multi-family units reduced 100% per Resolution #2015-11-17-1602 until 11/17/18 OR until SESP program goals met
Single Family Units	\$591.00 per unit	\$0.00 per unit
Multiple Family Units	\$497.00 per unit	\$0.00 per unit
Guest Rooms	\$199.00 per room	\$99.50 per unit
 <u>Non-Residential</u>		Non-Res New Development reduced 50% Per Res. 2015-11-17-1602
Office/High Density	\$211.00 per 1,000 sq. ft.	\$105.50 per 1,000 sq. ft.
Retail/Medium Density	\$108.00 per 1,000 sq. ft.	\$54.00 per 1,000 sq. ft.
Warehouse/Low Density	\$124.00 per 1,000 sq. ft.	\$62.00 per 1,000 sq. ft.

H. Street Improvements: (“All Fee Areas”) - Effective January 19, 2016

Based on Resolution No. 11-0160 & 11-0161

Fee is not collected for residential new development within the “Greater Downtown Area”

<u>Residential</u>	<u>Beyond City Limits (as of 10/14/08) Standard Rate</u>	SESP eligible Single & Multi-family units reduced 100% per Resolution #2015-11-17-1602 until 11/17/18 OR until SESP program goals met
Single Family Units:	\$13,226.00 per unit	\$0.00 per unit
Multiple Family Units:	\$9,656.00 per unit	\$0.00 per unit
Guest Rooms:	\$10,315.00 per unit	\$5157.50 per unit
 <u>Non-Residential</u>		Non-Res New Development reduced 50% Per Res. 2015-11-17-1602
Office/High Density	\$4,824.00 per 1,000 sq. ft.	\$2,412.00 per 1,000 sq. ft.
Retail/Medium Density	\$6,354.00 per 1,000 sq. ft.	\$3,177.00 per 1,000 sq. ft.
Warehouse/Low Density	\$1,863.00 per 1,000 sq. ft.	\$931.50 per 1,000 sq. ft.

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H. Street Improvements: (“All Fee Areas”) - Effective January 19, 2016

Fee is not collected for residential new development within the “Greater Downtown Area”

<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.

¹Churches, Elementary and High Schools – 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.

Question on the Street Improvements portion of the fee should be referred to the Development Services Section of the Engineering & Transportation Department at (209) 937-8349.

I. Surface Water: (“All Fee Areas”) - Effective April 1, 2016

Residential³

Single Family Units	\$4,587.00	per structure
Multiple Family Units	\$4,587.00	per structure, plus \$1,378.00 per each additional unit
Guest Rooms	\$1,076.00	per guest room, plus \$.0283 per sq. ft. floor area ÷ 0.30

³ Questions on the Surface Water portion of the fee for residential developments should be referred to the Development Services Section of the Engineering & Transportation Department at (209) 937-8349.

Non-Residential⁴

Office/High Density	\$0.471	per square foot floor area ÷ 0.50
Retail/Medium Density	\$0.283	per square foot floor area ÷ 0.30
Warehouse/Low Density	\$0.228	per square foot floor area ÷ 0.60

⁴Questions on the Surface Water portion of the fee for non-residential developments should be referred to the Municipal Utilities Department at (209) 937-8436.

J. Agriculture Land Mitigation: (“All Fee Areas”) - Effective May 1, 2010

Residential

Single Family Units	\$14,352.00	of net parcel area
Multiple Family Units	\$12,841.00	of net parcel area
Guest Rooms	\$12,841.00	of net parcel area

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Non-residential

Office/High Density	\$11,902.00	of net parcel area
Retail/Medium Density	\$11,758.00	of net parcel area
Warehouse/Low Density	\$10,494.00	of net parcel area

K. County Facilities: (“All Fee Areas”) - Effective July 1, 2016

Residential

Single Family Units	\$1,981.00	per unit
Multiple Family Units	\$1,698.00	per unit

Non-Residential

Office/Guest Rm./High Density	\$400.00	per 1,000 sq. ft.
Retail/Medium Density	\$450.00	per 1,000 sq. ft.
Warehouse/Low Density	\$230.00	per 1,000 sq. ft.

L. Regional Transportation Impact: (“All Fee Areas”) - Effective July 1, 2016

Residential

Single Family	\$3,223.01	per unit
Multiple Family	\$1,933.81	per unit

Non-Residential

Office/Guest Rooms	\$1,620.00	per 1,000 sq. ft.
Retail	\$1,290.00	per 1,000 sq. ft.
Industrial	\$970.00	per 1,000 sq. ft.
High Cube Warehouse	\$410.00	per 1,000 sq. ft.

Question on the Street Improvements portion of the fee should be referred to the Development Services Section of the Engineering & Transportation Department at (209) 937-8349.

M. Administrative: (“All Fee Areas”) 3.5% of the sum of Items A, B, C, D, E, F, G, H, I, J, & K.

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QUESTIONS

Items **A, B, C, D, E, G, J,** and **K** should be referred to the Community Development Department/Building Division at (209) 937-8561.

Items **F, H and L** should be referred to the Engineering and Transportation Section at (209) 937-8366.

Item **I** should be referred to the Municipal Utilities Department (209) 937-8461.

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
7. 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

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TRAFFIC SIGNAL FEES

(EFFECTIVE AUGUST 22, 2010)

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
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

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TRAFFIC SIGNAL FEES

(EFFECTIVE AUGUST 22, 2010)

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
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
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

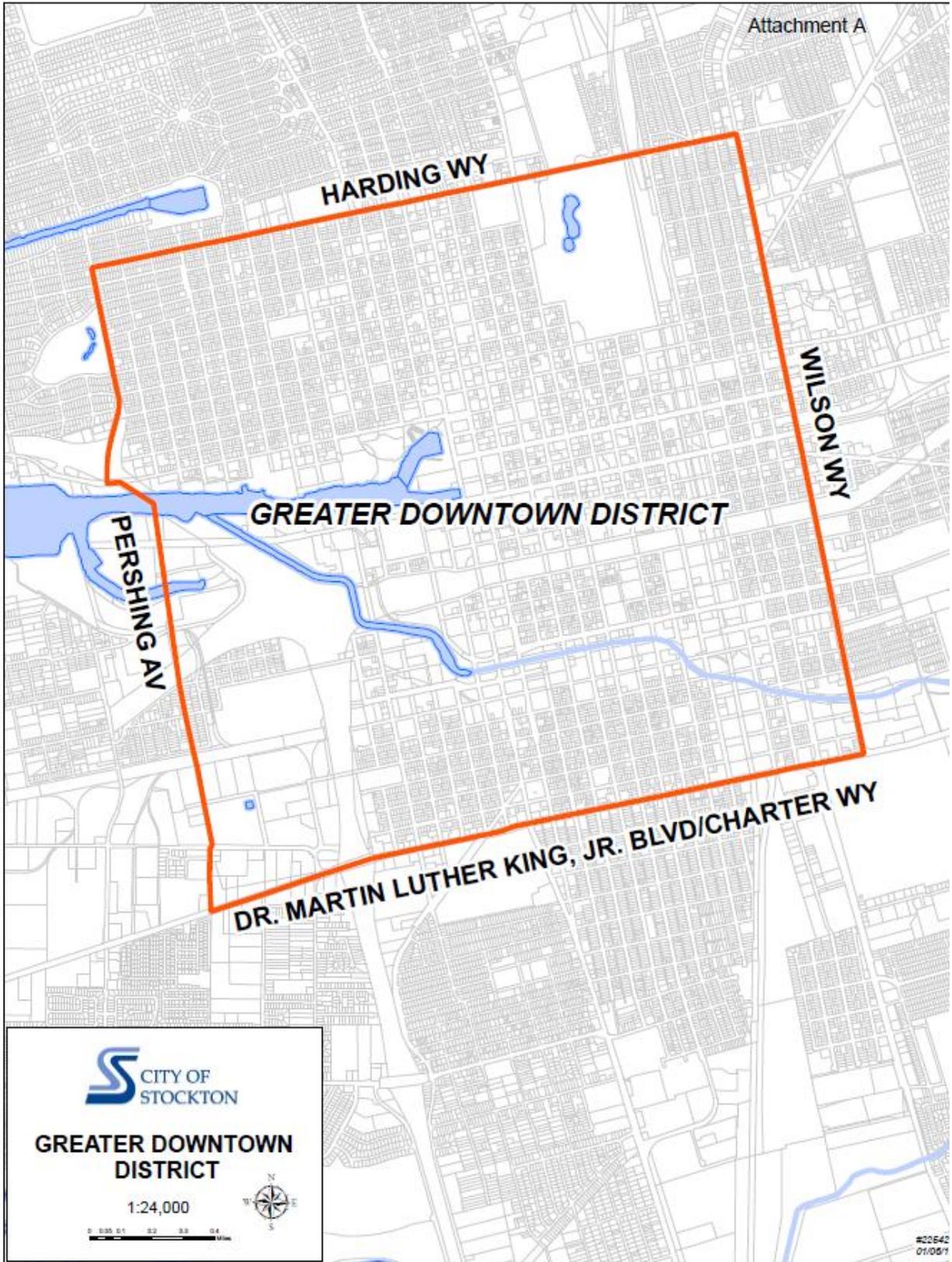
Administrative Fee: (All "Fee Areas") 3.5% of the sum

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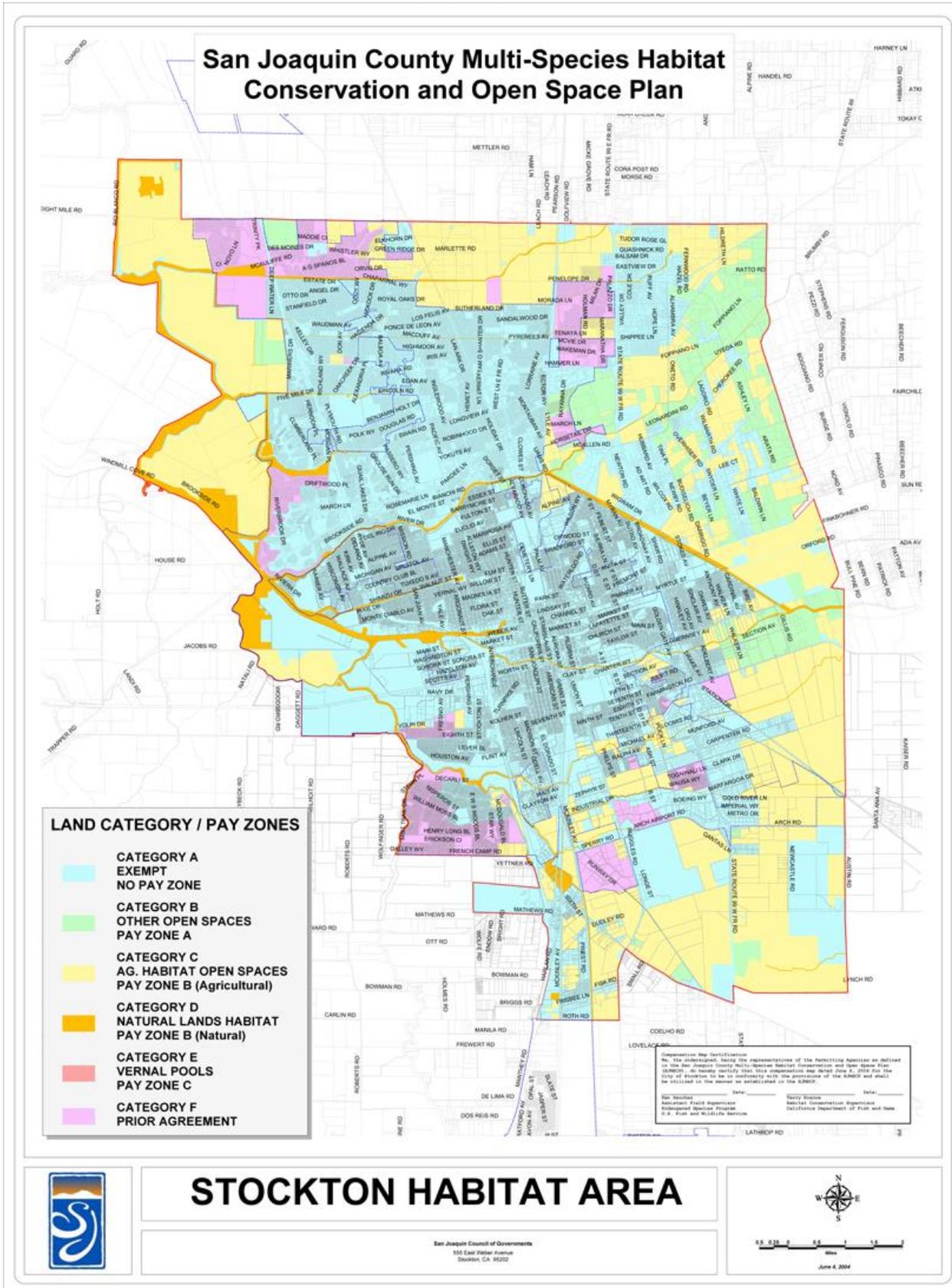
Attachment A



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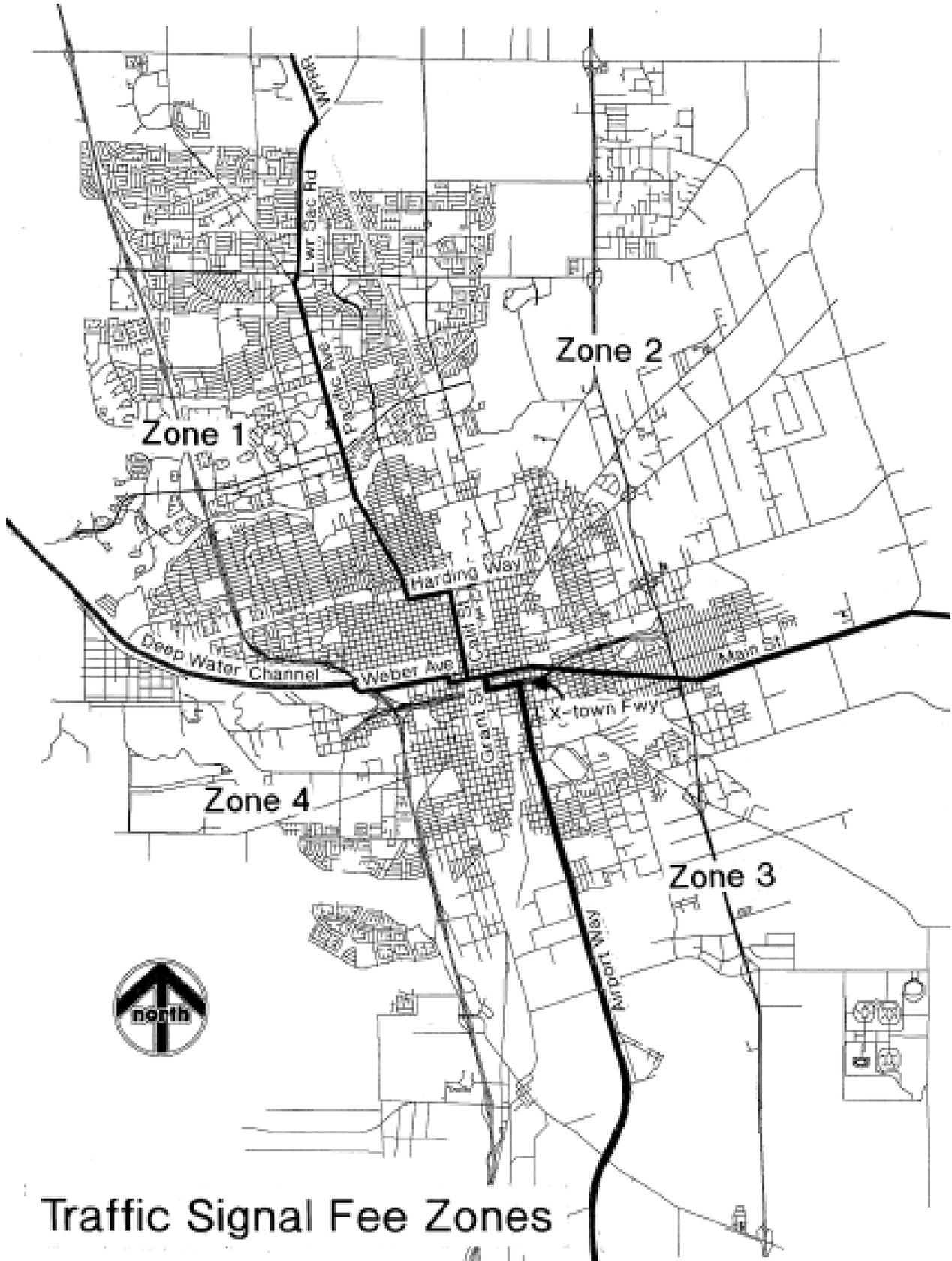


Note: Per SJCOG, Category F "Prior Agreement" no longer applies. Contact SJCOG for more info at (209) 235-0600.

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Traffic Signal Fee Zones

Doc. # 87358.1 REV. 6/7/2011