

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

The following are the City of Dixon’s current development impact fees. These were updated (City Council Resolution No. 22-151) on June 21, 2022 and effective August 20, 2022

**Fire Facilities Impact Fee:**

Updates to the fire Facilities Impact Fees were most recently adopted on December 7, 2021 (Resolution No 21-215). The Fire Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. The Fire Facilities Impact Fees established by Section 4.07.070 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are as follows:

**Development Type: Fire**

SFD:	\$1,784.13/unit
MFD:	\$1,421.59/unit
2 <sup>nd</sup> Units/Res.:	(1)
Highway Commercial:	\$1.115/sq. ft.
Commercial:	\$1.115/sq. ft.
Office:	\$1.673/sq. ft.
Industrial:	\$1.394/sq. ft.

SFD and MFD fees are per unit. Highway Commercial, Commercial, Office and Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
  - a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
    - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
  - b. If the ADU is seven hundred fifty (750) square feet or more:
    - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
    - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

**Police Facilities Impact Fee:**

Updates to the Police Facilities Impact Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Police Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. Police Facilities Impact Fees established by Section 4.07.060 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated “Police” by this Resolution and are as follows:

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

**Development Type: Police**

SFD:	\$701.80/unit
MFD:	\$565.78/unit
2 <sup>nd</sup> Units/Res.:	(1)
Highway Commercial:	\$0.444/sq. ft.
Commercial:	\$0.444/sq. ft.
Office:	\$0.666/sq. ft.
Industrial:	\$0.555sq. ft.

SFD and MFD fees are per unit. Highway Commercial, Commercial, Office and Industrial fees are per square foot.

(1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
  - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
  - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
  - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

**Administrative and Public Works Administrative Facilities Impact Fee:**

Updates to the Administrative and Public Works Facilities Impact Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Administrative and Public Works Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. Administrative Facilities Impact Fees established by Section 4.07.080 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Admin." by this Resolution and are as follows:

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

**Development Type: Administrative**

SFD:	\$1,396.33/unit
MFD:	\$1,11179/unit
2nd Units/Res (ADU or JADU):.	(1)
Highway Commercial:	\$0.872/sq. ft.
Commercial:	\$0.872/sq. ft.
Office:	\$1.308/sq. ft.
Industrial:	\$1.091/sq. ft.

SFD and MFD fees are per unit. Highway Commercial, Commercial, Office and Industrial fees are per square foot.

(1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:
  - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
  - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
  - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

**Transportation System Impact Fee:**

Updates to the Transportation Impact Fees were most recently adopted on November 16, 2021 (Resolution 21-200). The Transportation Impact fees will again be updated next fiscal year and will not be adjusted as part of this update. The recently adopted Transportation Impact Fees are as follows:

**Development Type: Transportation System**

SFD:	\$11,071.00/unit
MFD:	\$6,62.00/unit
2 <sup>nd</sup> Units/Res.:	N/A
Commercial:	\$12.02/sq. ft.
Office:	\$9.90/sq. ft.
Industrial:	\$5.57/sq. ft.

SFD, MFD Res. fees are per unit. Commercial, Office, and Industrial fees are per square foot.

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

**Drainage Improvement Impact Fee:**

Updates to the Drainage Improvement Impact Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Drainage Improvement Impact Fees will again be updated next fiscal year and will not be adjusted as part of this update. Drainage Improvement Impact Fees established by Section 4.07.030 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are segregated according to fee areas in the City of Dixon as shown in **Exhibit A** of this Resolution and are designated “Fee Area A1,” “Fee Area A2”, “Fee Area A3”, “Fee Area B/C”, and “Fee Area D/G”. The Drainage Improvement Impact Fees are as follows:

<b>Development Type:</b>	<b>Fee Area A1</b>	<b>Fee Area A2</b>	<b>Fee Area A3</b>	<b>Fee Area B/C</b>	<b>Fee Area D/G</b>
<b>Drainage</b>					
SFD	\$294.47	\$6,723.21	\$6,952.24	\$1,924.24	N/A
MFD	\$1,548.75	\$41,743.12	\$40,462.33	\$10,191.55	N/A
Highway Comm.:	\$1,992.815	\$53,670.353	\$52,021.874	\$13,103.623	\$24,440.371
Commercial – Office:	\$1,992.815	\$53,670.353	\$52,021.874	\$13,103.623	\$24,440.371
Commercial – Service:	\$1,992.815	\$53,670.353	\$52,021.874	\$13,103.623	\$24,440.371
Industrial:	\$1,992.815	\$53,670.353	\$52,021.874	\$13,103.623	\$24,440.371

The Fee for each SFD (regardless of lot size) is calculated per unit.

The Fee for all other property classifications is calculated per net acre, which is 85% of gross acreage (or actual parcel acreage after right-of-way dedication).

**Park and Recreation Facilities Impact Fee:**

Updates to the Park and Recreation Facilities Impact Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Park and Recreation Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. Park and Recreation Facilities Impact Fees established by Section 4.07.040 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are as follows:

**Development Type: Park and Recreation**

SFD:	\$13,850.11
MFD:	\$11,036.59
2nd Units/Res (ADU or JADU).:	(1)
Highway Commercial:	N/A
Commercial:	N/A
Office	N/A
Industrial:	N/A

SFD and MFD fees are per unit.

(1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU that is seven hundred forty-nine (749) square feet or less, or JADU:

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

- i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
- b. If the ADU is seven hundred fifty (750) square feet or more:
  - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
  - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

**Wastewater Facilities Impact Fee:**

Updates to the Wastewater Facilities Impact Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Wastewater Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. Wastewater Facilities Impact Fees established by Section 4.07.100 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are as follows:

SFD: \$15,367.72

Multi-family Residential, Commercial, Office, and Industrial are based upon meter size.

	<b>Low Strength</b>	<b>Medium Strength</b>	<b>High Strength</b>
¾" meter	\$23,646.93	\$25,703.20	\$31,561.11
1" meter	\$39,411.55	\$42,838.63	\$52,601.85
1 ½" meter	\$78,823.08	\$85,677.26	\$105,203.71
2" meter	\$126,116.93	\$137,083.61	\$168,325.93
3" meter	\$236,469.24	\$257,031.78	\$315,611.12
4" meter	\$394,115.40	\$428,386.32	\$526,018.54

**CITY OF DIXON  
DEVELOPMENT IMPACT FEES (AB 1600)**

**Water Connection Fee:**

Updates to the Water Connection Fees were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Water Connection Fees will again be updated next fiscal year and will not be adjusted as part of this update. Water Connection Fees established by Section 14.02.640 of Chapter 14.02 of Title 14 of the Dixon Municipal Code are as follows:

	<b>DOMESTIC</b>	<b>IRRIGATION (2)</b>
¾" meter	\$6,505.48	\$2,900.38
1" meter – residential (1) (3)	\$6,505.48	\$4,834.64
1" meter	\$10,864.14	\$4,628.67
1 ½" meter	\$21,663.23	\$9,667.30
2" meter	\$34,674.17	\$15,468.07
3" meter	\$69,413.41	\$29,003.88
4" meter	\$108,446.25	\$48,340.46
6" meter	\$216,827.46	\$96,678.93
8" meter	\$346,936.94	\$154,686.71

(1) Per City of Dixon Reso. 02-126 for single family homes with fire sprinkler systems.

(2) Excludes costs associated with fire flow capacity.

(3) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):

- a. If ADU is within the space of an existing single family residence or accessory structure with independent exterior access, or JADU:
  - i. No connection fees should be charged. The ADU or JADU is exempt from connection fees.
- b. If the ADU one other than described in (a.):
  - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
  - ii. Multiply the proportionate percentage from step (i) by the applicable connection fee (either SFD or MFD).

**Agricultural Mitigation In-Lieu Fee:**

Updates to the Agricultural Mitigation In-Lieu Fee were most recently adopted on December 7, 2021 (Resolution no. 21-215). The Fire Facilities Fees will again be updated next fiscal year and will not be adjusted as part of this update. The Agricultural Mitigation In-Lieu Fee established by Section 4.09.030 of Chapter 4.09 of Title 4 of the Dixon Municipal Code is as follows:

**Development Type: Agricultural Mitigation**

Per Acre:	\$6,907.03
-----------	------------

Exhibit A

