

**RESOLUTION NO. 22-006**

**RESOLUTION OF THE COUNCIL OF THE CITY OF DIXON ACKNOWLEDGING THE COMPREHENSIVE SUMMARY OF THE LATEST CAPITAL FACILITIES FEES (ALSO KNOWN AS DEVELOPMENT IMPACT FEES OR AB 1600 FEES)**

**WHEREAS**, new development within the City of Dixon places additional burdens on various public facilities, infrastructure, and services; and

**WHEREAS**, new development within the City of Dixon requires expansion of existing public facilities, infrastructure, and services to accommodate and mitigate the additional burdens; and

**WHEREAS**, the expansion of existing public facilities, infrastructure, and services is necessary to promote and protect the public health, safety, and welfare to provide adequate public facilities, infrastructure, and services to accommodate new development; and

**WHEREAS**, the expansion of existing public facilities, infrastructure, and services are consistent with and needed to implement the General Plan; and

**WHEREAS**, Sections 4.07.030 through 4.07.090 of Chapter 4.07 of Title 4 of the Dixon Municipal Code levies certain Capital Facilities Impact fees in accordance with the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

**WHEREAS**, Section 14.01.200 of Chapter 14.01 of Title 14 of the Dixon Municipal Code establishes sewer connection fees in accordance with the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

**WHEREAS**, Section 14.02.620 of Chapter 14.02 of Title 14 of the Dixon Municipal Code establishes water connection fees in accordance with the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

**WHEREAS**, updates to the Transportation Impact Fees were most recently completed 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; and

**WHEREAS**, updates to the Capital Facilities Fees for Accessory Dwelling Units and Junior Accessory Dwelling Units were most recently completed on July 6, 2021 (Resolution 21-134); and

**WHEREAS**, updates to all other Capital Facilities Fees were most recently completed on December 7, 2021 (Resolution 21-215); and

**WHEREAS**, this resolution provides a comprehensive summary of all the latest Capital Facilities Fees.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF DIXON ACKNOWLEDGE THE SUMMARY OF THE CAPITAL FACILITIES FEES AS FOLLOWS:**

**1. Fire Facilities Impact Fee:** 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
MFD:	\$1,421.59
2nd Units/Res (ADU or JADU):	See Note (1) Below
Highway Commercial:	\$1.115
Commercial:	\$1.115
Office:	\$1.673
Industrial:	\$1.394

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).

**2. Police Facilities Impact Fee:** 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:

**Development Type: Police**

SFD:	\$710.80
MFD:	\$565.78
2nd Units/Res (ADU or JADU):	See Note (1) Below
Highway Commercial:	\$0.444
Commercial:	\$0.444
Office:	\$0.666
Industrial:	\$0.555

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).

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

**Development Type: Administrative**

SFD:	\$1,396.33
MFD:	\$1,111.79
2nd Units/Res (ADU or JADU):	See Note (1) Below
Highway Commercial:	\$0.872
Commercial:	\$0.872
Office:	\$1.308
Industrial:	\$1.091

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).

**4. 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
MFD:	\$6,262.00
Highway Commercial:	\$20,025.00
Office:	\$9,902.00
Industrial:	\$5,566.00

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

**5. Drainage Improvement Impact Fee:** 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:

Development Type:	Fee Area A1	Fee Area A2	Fee Area A3	Fee Area B/C	Fee Area D/G
<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).

**6. Park and Recreation Facilities Impact Fee:** 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):	See Note (1) Below
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:
    - 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).

**7. Wastewater Facilities Impact Fee:** 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.

	Low Strength	Medium Strength	High Strength
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

**8. Water Connection Fee:** 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.
  - i. 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).

**9. Agricultural Mitigation In-Lieu Fee:** 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:

Per Acre:

\$6,907.03
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**BE IT FURTHER RESOLVED** that in the event any section or portion of this Resolution shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DIXON ON THE 4TH DAY OF JANUARY 2022, BY THE FOLLOWING VOTE:

AYES: Ernest, Hendershot, Johnson, Pederson, Bird  
NOES: None  
ABSTAIN: None  
ABSENT: None

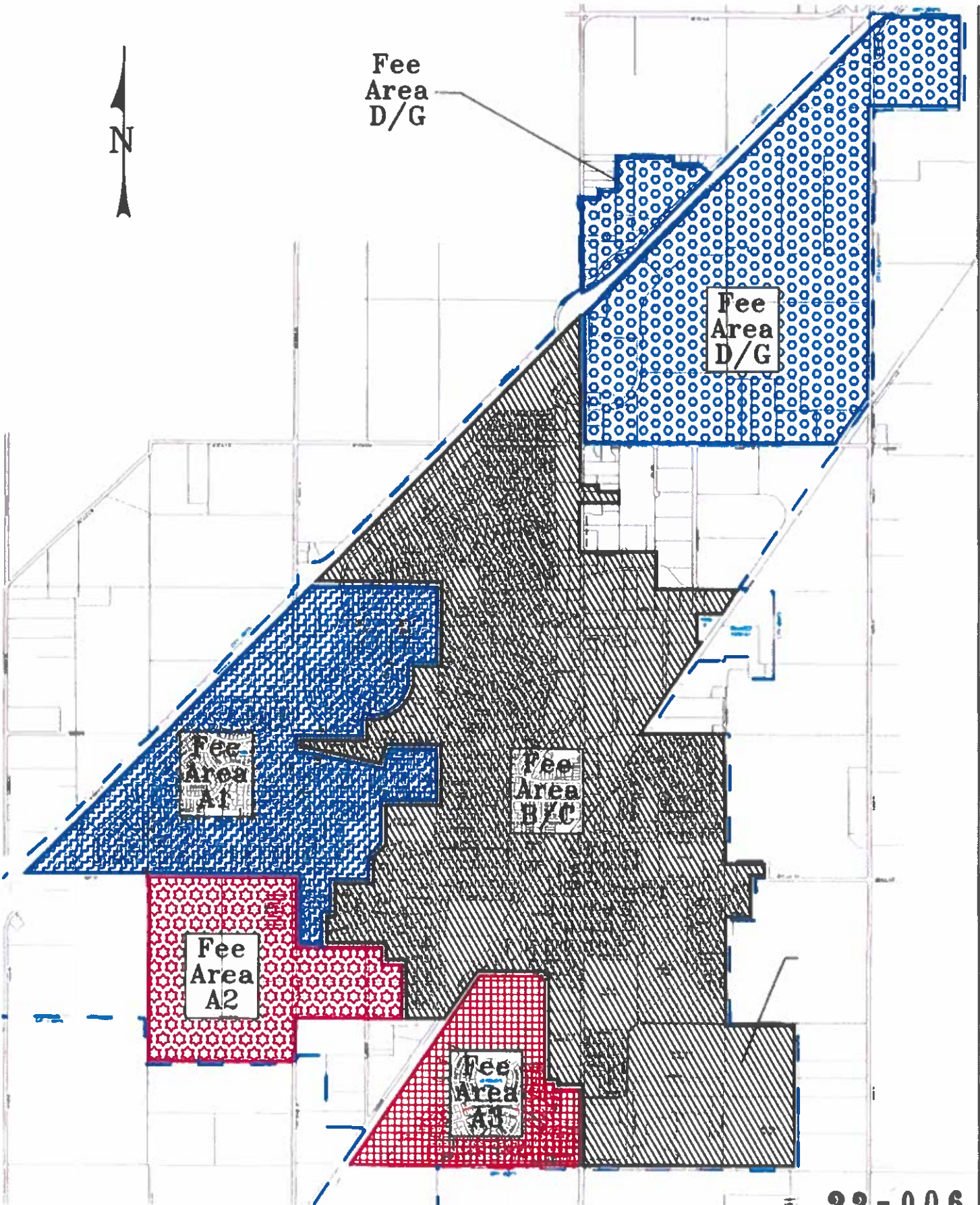
ATTEST:

  
\_\_\_\_\_  
Kristin M. Janisch  
Elected City Clerk

  
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Steven C. Bird  
Mayor



Fee Area D/G



Fee Area A1

Fee Area B/C

Fee Area A2

Fee Area A3

Fee Area D/G

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DATE: JAN 04 2022