

DEVELOPMENT IMPACT FEE SUMMARY

Effective Feb. 18, 2007

Development Impact Fee Summary - Base Fees Payable Outside of City Wide Mello-Roos Districts

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals (3)
Single Family Detached	dwelling	\$6,961	\$2,740	\$289	\$1,391	\$3,765	\$726	\$882	\$2,255	\$19,009
Single Family Attached	dwelling	\$5,181	\$2,740	\$289	\$1,391	\$3,113	\$600	\$730	\$1,865	\$15,907
Studio/One Bedroom	dwelling	\$2,632	\$1,472	\$81	\$961	\$2,461	\$475	\$623	\$1,179	\$9,884
Multi-family	dwelling	\$4,270	\$1,472	\$81	\$961	\$2,874	\$554	\$673	\$1,721	\$12,607
Core/AC Retail	1,000 sf	\$7,266	Note (1)	\$111	Note (2)	\$548	\$106	\$959	\$876	\$9,866
Auto Sales (AC)	1,000 sf	\$3,613	Note (1)	\$111	Note (2)	\$548	\$106	\$959	\$876	\$6,213
Other Retail ⁽⁴⁾	1,000 sf	\$17,298	Note (1)	\$111	Note (2)	\$548	\$106	\$959	\$876	\$19,899
Office/Business Park	1,000 sf	\$4,472	Note (1)	\$111	Note (2)	\$548	\$106	\$959	\$876	\$7,072
Institutional	1,000 sf	\$3,479	Note (1)	\$111	Note (2)	\$548	\$106	\$959	\$876	\$6,078
Industrial	1,000 sf	\$413	Note (1)	\$111	Note (2)	\$143	\$27	\$249	\$228	\$1,172

(1) Water connection fees for non-residential uses are flat rate based upon meter size.

(2) Sewer connection fees for non-residential development depend on flow and strength of effluent

(3) Non-residential fees do not include sewer or water connection fees.

(4) Development that is outside the scope anticipated in the General Plan may trigger a site specific review of impact fee levels.

East Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-1)

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals
Single Family Detached	dwelling	6,181	2,740	289	1,391	3,765	726	400	1,978	17,470
Single Family Attached	dwelling	4,600	2,740	289	1,391	3,113	600	400	1,675	14,808
Studio/One Bedroom	dwelling	2,337	1,472	81	961	2,461	475	319	1,018	9,124
Multi-family	dwelling	3,791	1,472	81	961	2,874	554	393	1,560	11,686
Core/AC Retail	1,000 sf	6,452	Note (1)	111	Note (2)	548	106	390	759	8,366
Auto Sales (AC)	1,000 sf	3,204	Note (1)	111	Note (2)	548	106	390	759	5,118
Other Retail	1,000 sf	15,348	Note (1)	111	Note (2)	548	106	390	759	17,261
Office/Business Park	1,000 sf	3,972	Note (1)	111	Note (2)	548	106	390	759	5,885
Institutional	1,000 sf	3,088	Note (1)	111	Note (2)	548	106	390	759	5,002
Industrial	1,000 sf	367	Note (1)	111	Note (2)	143	27	211	220	1,079

East Davis/Mace Development Impact Fees After Mello-Roos Credits (CFD 1990-2)

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals
Single Family Detached	dwelling	5,678	2,740	289	1,391	3,765	726	658	2,009	17,255
Single Family Attached	dwelling	4,226	2,740	289	1,391	3,113	600	576	1,697	14,631
Studio/One Bedroom	dwelling	2,146	1,472	81	961	2,461	475	482	1,036	9,114
Multi-family	dwelling	3,483	1,472	81	961	2,874	554	543	1,578	11,545
Core/AC Retail	1,000 sf	5,927	Note (1)	111	Note (2)	548	106	695	772	8,158
Auto Sales (AC)	1,000 sf	2,941	Note (1)	111	Note (2)	548	106	695	772	5,173
Other Retail	1,000 sf	14,089	Note (1)	111	Note (2)	548	106	695	772	16,321
Office/Business Park	1,000 sf	3,649	Note (1)	111	Note (2)	548	106	695	772	5,880
Institutional	1,000 sf	2,837	Note (1)	111	Note (2)	548	106	695	772	5,068
Industrial	1,000 sf	337	Note (1)	111	Note (2)	143	27	232	221	1,071

North Central Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-3)

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals
Single Family Detached	dwelling	5,266	2,740	289	1,391	3,765	726	66	1,988	16,230
Single Family Attached	dwelling	3,919	2,740	289	1,391	3,113	600	172	1,682	13,905
Studio/One Bedroom	dwelling	1,990	1,472	81	961	2,461	475	108	1,024	8,572
Multi-family	dwelling	3,230	1,472	81	961	2,874	554	198	1,566	10,935
Core/AC Retail	1,000 sf	5,497	Note (1)	111	Note (2)	548	106	-	763	7,025
Auto Sales (AC)	1,000 sf	2,725	Note (1)	111	Note (2)	548	106	-	763	4,254
Other Retail	1,000 sf	13,059	Note (1)	111	Note (2)	548	106	-	763	14,587
Office/Business Park	1,000 sf	3,384	Note (1)	111	Note (2)	548	106	-	763	4,913
Institutional	1,000 sf	2,631	Note (1)	111	Note (2)	548	106	-	763	4,158
Industrial	1,000 sf	313	Note (1)	111	Note (2)	143	27	184	220	998

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South Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-4)

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals
Single Family Detached	dwelling	5,844	2,740	289	1,391	3,765	726	757	2,095	17,605
Single Family Attached	dwelling	4,349	2,740	289	1,391	3,113	600	644	1,755	14,880
Studio/One Bedroom	dwelling	2,209	1,472	81	961	2,461	475	544	1,086	9,289
Multi-family	dwelling	3,584	1,472	81	961	2,874	554	601	1,628	11,754
Core/AC Retail	1,000 sf	6,099	Note (1)	111	Note (2)	548	106	812	808	8,484
Auto Sales (AC)	1,000 sf	3,028	Note (1)	111	Note (2)	548	106	812	808	5,412
Other Retail	1,000 sf	14,503	Note (1)	111	Note (2)	548	106	812	808	16,888
Office/Business Park	1,000 sf	3,755	Note (1)	111	Note (2)	548	106	812	808	6,140
Institutional	1,000 sf	2,920	Note (1)	111	Note (2)	548	106	812	808	5,304
Industrial	1,000 sf	347	Note (1)	111	Note (2)	143	27	239	223	1,091

West Davis Development Impact Fees After Mello-Roos Credits (CFD 1990-5)

Land Use	Units	Roadways	Water	Storm Sewer	Sewer	Parks	Open Space	Public Safety	General Facilities	Totals
Single Family Detached	dwelling	6,961	2,740	289	1,391	3,765	726	646	2,122	18,638
Single Family Attached	dwelling	5,181	2,740	289	1,391	3,113	600	568	1,773	15,654
Studio/One Bedroom	dwelling	2,632	1,472	81	961	2,461	475	474	1,102	9,657
Multi-family	dwelling	4,270	1,472	81	961	2,874	554	536	1,643	12,391
Core/AC Retail	1,000 sf	7,266	Note (1)	111	Note (2)	548	106	680	819	9,530
Auto Sales (AC)	1,000 sf	3,613	Note (1)	111	Note (2)	548	106	680	819	5,877
Other Retail	1,000 sf	17,298	Note (1)	111	Note (2)	548	106	680	819	19,563
Office/Business Park	1,000 sf	4,472	Note (1)	111	Note (2)	548	106	680	819	6,736
Institutional	1,000 sf	3,479	Note (1)	111	Note (2)	548	106	680	819	5,742
Industrial	1,000 sf	413	Note (1)	111	Note (2)	143	27	231	224	1,149

Non-Residential Water Connection Fees

Type of Non-Residential Connection	Connection Fee
Small Comm/Industrial ⁽¹⁾	\$6,697
Medium Comm/Industrial ⁽²⁾	\$25,868
Large Comm/Industrial ⁽³⁾	\$64,741

(1) "Small" C/I is defined as any non-residential connection with up to a one-inch meter.

(2) "Medium" C/I is defined as any non-residential connection with a meter greater than one inch, but less than or equal to two inches.

(3) "Large" C/I is defined as any non-residential connection with greater than a two-inch meter.