

RESOLUTION NO. 2361

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOWLER APPROVING DEVELOPMENT AND PLANNING FEES FOR 2017

WHEREAS, pursuant to Government Code Sections 66000 and 66014 et seq. the City is authorized to impose development impact and planning fees on new development projects; and

WHEREAS, pursuant to Ordinance No. 2000-06 and Resolution No. 1805 (adopted by the City Council on July 18, 2000), Ordinance No. 2002-09 and Resolution No. 1895 (adopted by the City Council on December 2, 2002), and Ordinance No. 2206 (adopted by the City Council on October 19, 2010), and the City adopted development impact after finding a reasonable relationship between each fees use and the type of development project on which the fee is imposed and as to how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and

WHEREAS, the development impact fee ordinances, as reflected in Section 3-8.06 of the Fowler Municipal Code, allow for an annual inflationary adjustment in the development impact fees to reflect increases in construction costs. The measure used is the National Average Construction Cost Index according to the Engineer News Record; and

WHEREAS, Resolution No. 2206 allows for the Planning Fees to be increased at the same rate as the Development Impact Fees annually; and

WHEREAS, such inflationary adjustments do not increase the basis of the development impact or planning fees and are therefore not considered increases in development impact or planning fees pursuant to Government Code section 66001; and

WHEREAS, the inflationary index for 2017 is 3.9%; and

WHEREAS, the rates set forth in **Exhibit A** and **Exhibit B** reflect a 3.9% inflationary adjustment.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Fowler as follows:

1. Approve the rates, fees and charges set forth in **Exhibit A** as the development impact fees and in **Exhibit B** for the planning fees for the City of Fowler effective January 1, 2017.

PASSED AND ADOPTED by the City Council of the City of Fowler at a special meeting held on the 24th day of January 2017 by the following vote:

AYES:Cardenas, Parra, Hammer, Kazarian, Rodriquez

NOES:None

ABSTAIN:None

ABSENT: None

ATTEST



Mayor David Cardenas
City of Fowler



City Clerk, Jeannie Davis

**Exhibit A
City of Fowler
Development Fees**

2017

Fee Category	2016 Fees Dollars	2017 Fee Increase Percent	2017 New Fees Dollars	Units
City Management and General Services				
Low Density	\$239.10	3.9%	\$248.42	Dollars Per Equivalent Unit
Medium Density	\$183.42	3.9%	\$190.57	Dollars Per Equivalent Unit
High Density	\$183.42	3.9%	\$190.57	Dollars Per Equivalent Unit
Commercial	\$239.10	3.9%	\$248.42	Dollars Per Equivalent Unit
Industrial	\$239.10	3.9%	\$248.42	Dollars Per Equivalent Unit
Institution & Parks	\$239.10	3.9%	\$248.42	Dollars Per Equivalent Unit
Law Enforcement				
Low Density	\$768.11	3.9%	\$798.07	Dollars Per Equivalent Unit
Medium Density	\$591.24	3.9%	\$614.30	Dollars Per Equivalent Unit
High Density	\$591.24	3.9%	\$614.30	Dollars Per Equivalent Unit
Commercial	\$768.11	3.9%	\$798.07	Dollars Per Equivalent Unit
Industrial	\$768.11	3.9%	\$798.07	Dollars Per Equivalent Unit
Institution & Parks	\$768.11	3.9%	\$798.07	Dollars Per Equivalent Unit
Fire Protection				
Low Density	\$989.34	3.9%	\$1,027.92	Dollars Per Equivalent Unit
Medium Density	\$761.54	3.9%	\$791.24	Dollars Per Equivalent Unit
High Density	\$761.54	3.9%	\$791.24	Dollars Per Equivalent Unit
Commercial	\$989.34	3.9%	\$1,027.92	Dollars Per Equivalent Unit
Industrial	\$989.34	3.9%	\$1,027.92	Dollars Per Equivalent Unit
Institution & Parks	\$989.34	3.9%	\$1,027.92	Dollars Per Equivalent Unit
Storm Drainage				
Low Density	\$4,421.95	3.9%	\$4,594.41	Dollars Per Acre
Medium Density	\$4,585.72	3.9%	\$4,764.56	Dollars Per Acre
High Density	\$5,895.93	3.9%	\$6,125.87	Dollars Per Acre
Commercial	\$7,042.34	3.9%	\$7,316.99	Dollars Per Acre
Industrial	\$7,697.45	3.9%	\$7,997.65	Dollars Per Acre
Institution & Parks	\$3,603.06	3.9%	\$3,743.58	Dollars Per Acre
Golf Course	\$2,620.41	3.9%	\$2,722.61	Dollars Per Acre
Water Supply				
Low Density	\$2,374.75	3.9%	\$2,467.37	Dollars Per Equivalent Unit
Medium Density	\$2,368.40	3.9%	\$2,460.77	Dollars Per Equivalent Unit
High Density	\$2,374.75	3.9%	\$2,467.37	Dollars Per Equivalent Unit
Commercial	\$2,374.75	3.9%	\$2,467.37	Dollars Per Equivalent Unit
Industrial	\$2,374.75	3.9%	\$2,467.37	Dollars Per Equivalent Unit
Institution & Parks	\$2,374.75	3.9%	\$2,467.37	Dollars Per Equivalent Unit
Recreational Facilities				
Low Density	\$2,728.51	3.9%	\$2,834.92	Dollars Per Equivalent Unit
Medium Density	\$2,109.43	3.9%	\$2,191.70	Dollars Per Equivalent Unit
High Density	\$2,109.43	3.9%	\$2,191.70	Dollars Per Equivalent Unit
Water Connection Charges				
Residential	\$655.11	3.9%	\$680.66	Dollars Per Equivalent Unit
Multi-Family	\$173.59	3.9%	\$180.36	Dollars Per Equivalent Unit
Commercial / Industrial	\$0.77	3.9%	\$0.80	Dollars Per Square Foot
Miscellaneous Charges				
Residential Water Meter	\$462.09	3.9%	\$480.11	Dollars Per Equivalent Unit* (as of 8/29/02)
Construction Water	\$49.14	3.9%	\$51.06	Dollars Per Equivalent Unit
Wastewater Interceptor Sewer and Pump Stations				
Low Density	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit
Medium Density	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit
High Density	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit
Commercial	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit
Industrial	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit
Public Facilities / Institutions	\$2,639.39	3.9%	\$2,742.33	Dollars Per Equivalent Unit

Exhibit B
Planning Fee Schedule 2017

Type of Application	2016 Fee	2017 Increase %	2017 Fee	Notes
Abandoned Residential Property Registration	\$255.00	3.9%	\$264.95	
Abandonment of Right-of-Way	\$2,040.00	3.9%	\$2,119.56	
Administrative Review	\$752.76	3.9%	\$782.12	See Notes 1, 2
Administrative Review - Sidewalk Displays	\$127.50	3.9%	\$132.47	
Annexation / Pre-zone (0-6 acres)	\$5,329.50	3.9%	\$5,537.35	See Notes 1, 2
Annexation / Pre-zone (6 plus acres)	\$7,810.14	3.9%	\$8,114.74	See Notes 1, 2
Annexation Extension	\$510.00	3.9%	\$529.89	
Appeal to the City Council	\$26.52	3.9%	\$27.55	
Appeal to the Planning Commission	\$129.54	3.9%	\$134.59	
Building Demolition Permit	\$414.12	3.9%	\$430.27	
Building Moving Permit	\$484.50	3.9%	\$503.40	
Deferral Agreement	-----	-----	\$700.00	
Density Bonus Request	-----	-----	\$500.00	See Notes 1, 2
Finding of EIR Conformity	-----	-----	\$1,500.00	See Note 3
Health and Safety Inspection	-----	-----	\$90.00	
In Lieu Parking Fee (at least 75% of parking requirement must be met, per space)	-----	-----	\$4,500.00	
Out of Area Service Agreement	-----	-----	\$1,000.00	See Notes 1, 2
Temporary Sign/Banner	-----	-----	\$30.00	
Water Well Demolition	-----	-----	\$415.00	
Conditional Use Permit				
Conditional Use Permit	\$1,817.64	3.9%	\$1,888.53	See Notes 1, 2
Conditional Use Permit - Amendment	\$1,882.92	3.9%	\$1,956.35	See Notes 1, 2
Conditional Use Permit - Extension	\$898.62	3.9%	\$933.67	
Conditional Use Permit - Major (greater than 1 acre site)	-----	-----	\$1,855.00	See Notes 1, 2
Conditional Use Permit - Minor (less than 1 acre site/or use within structure)	-----	-----	\$930.00	See Notes 1, 2
Temporary Use Permit	\$137.70	3.9%	\$143.07	
Development Agreement	\$4,080.00	3.9%	\$4,239.12	See Notes 1, 2
Development Agreement - Amendment	\$1,275.00	3.9%	\$1,324.73	
Environmental Review				
Categorical Exemption	\$376.38	3.9%	\$391.06	
Environmental Review - Negative Declaration	\$4,690.98	3.9%	\$4,873.93	See Notes 1, 2, 3
Environmental Review - Mitigated Negative Declaration	\$5,862.96	3.9%	\$6,091.62	See Notes 1, 2, 3
Environmental Review - EIR	\$10,629.42	3.9%	\$11,043.97	See Notes 1, 2, 3
Environmental Notice of Determination - Negative Declaration	-----	-----	-----	See Note 4
Environmental Notice of Determination - EIR	-----	-----	-----	See Note 4
General Plan Amendment				
Major (greater than 5 acre sites)	-----	-----	\$4,050.00	See Notes 1, 2
Minor (5 acre or less sites)	-----	-----	\$2,025.00	See Notes 1, 2
General Plan Amendment with Concurrent Rezoning				
Major (greater than 5 acre sites)	-----	-----	\$6,000.00	See Notes 1, 2
Minor (5 acre or less sites)	-----	-----	\$3,000.00	See Notes 1, 2
Garage Sale Permit (after 2 sales)	\$26.52	3.9%	\$27.55	
Home Occupation Permit	\$322.32	-----	\$40.00	

Land Division Applications				
Lot Line Adjustment	\$1,500.42	3.9%	\$1,558.94	See Notes 1, 2
Tentative Parcel Map	\$3,943.32	3.9%	\$4,097.11	See Notes 1, 2
Final Parcel Map	\$3,672.00	3.9%	\$3,815.21	See Notes 1, 2
Revised Parcel Map	\$1,485.12	3.9%	\$1,543.04	See Notes 1, 2
Tentative Subdivision Map - Small (5-10 lots)	\$7,890.72	3.9%	\$8,198.46	See Notes 1, 2
Tentative Subdivision Map - Greater than 10 lots	\$9,387.06	3.9%	\$9,753.16	See Notes 1, 2
Final Subdivision Map - Small (5-10 lots)	\$2,620.38	3.9%	\$2,722.57	
Final Subdivision Map - Greater than 10 lots	\$4,040.22	3.9%	\$4,197.79	
Revised Tentative Subdivision Map	\$5,373.36	3.9%	\$5,582.92	See Notes 1, 2
Tentative Tract Map Extension	\$898.62	3.9%	\$933.67	
Landscaping / Conservation Review - Residential	\$537.54	3.9%	\$558.50	
Landscaping / Conservation Review - Commercial	\$1,102.62	3.9%	\$1,145.62	
Manufactured Housing Permit	\$366.18	3.9%	\$380.46	
Sign Review	\$108.12	3.9%	\$112.34	
Site Plan Review				
Major (greater than 1 acre sites)	-----	-----	\$2,220.00	See Notes 1, 2
Minor (1 acre or less sites)	-----	-----	\$1,110.00	See Notes 1, 2
Preliminary Map/Site Plan Review (after 1 review)			\$750.00	
Variance				
Major (commercial, industrial, multifamily)	-----	-----	\$1,540.00	See Notes 1, 2
Minor (single family residential)	-----	-----	\$770.00	See Notes 1, 2
Minor Deviation	\$107.10	3.9%	\$111.28	
Zoning				
Classification of Zoning Use	\$510.00	3.9%	\$529.89	
Rezoning				
Major Change (map change greater than 5 acres)	-----	-----	\$3,995.00	See Notes 1, 2
Minor Change (map change 5 acres or less/or text amendment)	-----	-----	\$2,000.00	See Notes 1, 2
Zone Map Amendment	\$3,915.78	3.9%	\$4,068.50	See Notes 1, 2
Zone Text Amendment	\$3,792.36	3.9%	\$3,940.26	See Notes 1, 2

Notes:

1. More Complex projects require a consultant proposal for estimated cost.
2. Should a project require additional study, staff time, public hearings, or notification, then additional funds shall be
3. For Negative Declarations and EIRs prepared by qualified consultants under contract to the City, the fee shall be cost + 15% for the Fresno County Clerk. Checks in the required amount shall be deposited with the City prior to the final public hearing adopting the environmental document and shall be returned if the project is denied.

Refunds:

1. If an application is withdrawn or returned before it is deemed complete or within two weeks of submittal, whichever
2. If an application is withdrawn or returned after the initial period described above, but no later than six months after
3. After six months from application submittal, or once an application has been scheduled for a public hearing or