

**MEMORANDUM**

DATE: July 1, 2021

TO: DEVELOPMENT SERVICES DIRECTOR

FROM: ENGINEERING DIVISION 

SUBJECT: **ADJUSTED FEES AND CHARGES AS ADOPTED AND ESTABLISHED BY RESOLUTIONS 2019-113, 2011-82, 2017-234, 2017-296, 89-134, 88-80, 94-70, 95-59, 89-46, 89-47, 2011-71**

This memo supersedes our memo dated July 2, 2020 on the same subject. The following fees and charges shall be in effect starting July 1, 2021 and ending June 30, 2022:

**TABLE 1 - RESIDENTIAL IMPACT FEES AND WATER METER FEE**

Public Facility Impact Fees	Single Family	Multifamily 2+ bedrooms	Multifamily 1 ≥ bedroom	Studio
Water Meter (1" meter) <sup>(1)</sup>	\$443.00	\$443.00	\$443.00	\$443.00
Water <sup>(2)</sup>	\$5,020.00	\$4,470.00	\$2,160.00	\$2,160.00
Traffic <sup>(3)</sup>	\$21,150.91	\$12,942.91	\$12,628.31	\$8,366.44
Sewer - Treatment <sup>(4)</sup>	\$4,705.04	\$4,101.37	\$4,101.37	\$4,101.37
Sewer - Collection <sup>(5)</sup>	\$3,320.00	\$3,320.00	\$3,320.00	\$3,320.00
Storm Drainage <sup>(6)</sup>	\$2,000.00	\$1,860.00	\$640.00	\$640.00
Park <sup>(8)</sup>	\$14,257.50	\$12,641.79	\$6,098.75	\$6,098.75
Library Facilities <sup>(9)</sup>	\$1,361.37	\$1,247.40	\$1,247.40	\$1,247.40
Police <sup>(10)</sup>	\$490.00	\$490.00	\$490.00	\$490.00
Fire <sup>(11)</sup>	\$660.00	\$660.00	\$660.00	\$660.00
Detention (Jail/Juvenile Hall) <sup>(12)</sup>	\$2,758.63	\$2,527.51	\$2,527.51	\$2,527.51
City Hall/City Yard <sup>(13)</sup>	\$554.05	\$491.78	\$236.39	\$236.39
<b>Total July 2020 Fees</b>	<b>\$56,720.50</b>	<b>\$45,195.77</b>	<b>\$34,552.73</b>	<b>\$30,290.86</b>

**ADDITIONAL RESIDENTIAL IMPACT FEES:**

Sewer - Treatment <sup>(4)</sup>

Mobile Home: \$2,877.40 per dwelling unit

East Area Storm <sup>(7)</sup>

Single Family: \$2,020.00 per dwelling unit  
 Multifamily: \$0.37 per square foot of net lot area

Fiscal Neutrality /Annexation Fees <sup>(14)</sup>

Fiscal Neutrality fees apply pursuant to Tax Sharing Agreements approved between the City of Hollister and San Benito County on lots that were annexed to the City of Hollister starting 1999.

Fiscal Neutrality fee = \$12,909.61 Per dwelling unit

School Impact Fee

The Hollister Elementary School District and the San Benito High School District both collect school impact fees.

Water Impact Fee <sup>(2)</sup>

The fees listed in TABLE 2 can be applied to any land use that is not captured in the City's existing fee schedule, such as landscaping. This alternative fee schedule is based on the same water facilities cost per equivalent dwelling unit as the City's water impact fee program, and scales based on the flow accommodated by each water meter size.

**TABLE 2 - LANDSCAPE WATER IMPACT FEE** <sup>(2)</sup>  
**Alternative Fee Schedule per Meter Size**

Meter Size	AWWA Capacity	Factor based on 1" Meter	Impact Fee per EDU * (includes multiplier)	Impact Fee (includes multiplier)
1"	50	1.0	5,020	\$5,297.75
1-1/2"	100	2.0	5,020	\$10,595.51
2"	160	3.2	5,020	\$16,952.81
3"	300	6.0	5,020	\$31,786.52
4"	500	10.0	5,020	\$52,977.53
6"	1,000	20.0	5,020	\$105,955.05
8"	1,600	32.0	5,020	\$169,528.08
10"	2,300	46.0	5,020	\$243,696.62

\* Includes administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Table 6.6, City Of Hollister Development Impact Fee Update Study Final May 1, 2019; AWWA; Willdan Financial Services.

Water Meter Fee <sup>(1)</sup>

The water meter fees <sup>(1)</sup> listed in TABLE 3 are applicable for all water meter connections (residential, commercial, industrial, etc.) and are based on meter size. These fees are in addition to the water impact fees <sup>(2)</sup> listed in TABLE 1, per residential dwelling unit using a 1" meter, or in addition to the water impact fees <sup>(2)</sup> as listed in TABLE 2.

**TABLE 3 - WATER METER FEE** <sup>(1)</sup>

Meter Size	Min-Max GPM Flow	Meter Fee
1"	1 - 50	\$443.00
2"	2.5 - 160	\$848.00
2" Compound	0.5 - 200	\$1,948.00
4"	10 - 1200	\$2,630.00
4" Compound	1 - 1000	\$4,433.00
6"	20 - 2500	\$4,781.00
6" Compound	1.5 - 2000	\$7,462.00
8"	35 - 4000	\$7,590.00
8" Compound	n/a	\$13,362.00
10"	50 - 6500	\$11,351.00
10" Compound	n/a	\$18,987.00

**TABLE 4 - COMMERCIAL/INDUSTRIAL IMPACT FEES**

<b>Public Facility Impact Fees</b>	<b>Local Commercial</b>	<b>Commercial</b>	<b>Commercial Office</b>	<b>Local Industrial</b>	<b>Industrial</b>
Water Meter <sup>(1)</sup>	* See TABLE 3				
Water <sup>(2)</sup>	\$300.00	\$300.00	\$300.00	\$150.00	\$150.00
Traffic <sup>(3)</sup>	\$1,833.31	\$2,331.24	\$4,798.28	\$543.20	\$634.87
Sewer - Treatment <sup>(4)</sup>	* See Sewer Treatment Impact fee below				
Sewer - Collection <sup>(5)</sup>	\$705.20	\$705.20	\$705.20	\$0.00	\$0.00
Storm Drainage <sup>(6)</sup>	\$300.00	\$300.00	\$300.00	\$620.00	\$620.00
Police <sup>(10)</sup>	\$296.50	\$296.50	\$296.50	\$296.50	\$296.50
Fire <sup>(11)</sup>	\$395.40	\$395.40	\$395.40	\$395.40	\$395.40
Detention (Jail/Juvenile Hall) <sup>(12)</sup>	\$0.53	\$0.53	\$0.40	\$0.24	\$0.24
City Hall/City Yard <sup>(13)</sup>	\$375.70	\$375.70	\$490.73	\$181.52	\$181.52
<b>Total July 2020 Fees</b>	<b>\$4,206.63</b>	<b>\$4,704.57</b>	<b>\$7,286.51</b>	<b>\$2,186.86</b>	<b>\$2,278.53</b>

\* Fees and charges shown in the table above shall be in effect based on 1,000 square feet of building

*Definition: Local Serving (Local Commercial and Local Industrial) applies ONLY to the traffic impact fee. It is defined as a business which primarily serves local residents and local retail through vehicle trips considered to be generated from Zone 2 of the Traffic Impact Fees approval in Resolution 2016-46 and not considered to be peak traffic flows contributors on State Route 25 and State Route 156 as determined by the City Manager.*

**ADDITIONAL IMPACT FEES**

Sewer Treatment Impact Fee <sup>(4)</sup>

School : \$143.15 per student  
 Non-Residential : \$28.96 per gallons per day

*Calculation (Non-Residential): Applicant shall be required to provide a calculation of estimated sewer contribution for review and approval prior to calculation of sewer impact fees.*

\* See samples of Sewer Treatment Impact Fees listed in TABLE 5 on the following page for a rough estimate.

Sewer - Collection <sup>(5)</sup>

Schools: \$130.00 per student

East Area Storm <sup>(7)</sup>

Schools: \$0.21 per square foot of net lot area  
 Non-Residential: \$0.51 per square foot of net lot area  
 Light Industrial: \$0.00 none for parcels zoned for light industrial

**TABLE 5 - Sewer Treatment Impact Fee (SAMPLE)**

<b>Business Type</b>	<b>Unit</b>	<b>Flow GPD</b>	<b>Fee</b>
Auto Repair	1000 sq. ft.	100	\$2,896.26
Bar	1000 sq. ft.	350	\$10,136.91
Barber/Beauty Shop	1000 sq. ft.	40	\$1,158.50
Car Wash no recycling	1000 sq. ft.	3700	\$107,161.62
Church	1000 sq. ft.	60	\$1,737.76
Commercial Office	1000 sq. ft.	60	\$1,737.76
Hospitals	Bed	200	\$5,792.52
Laundromat	Machine	500	\$14,481.30
Mortuaries	1000 sq. ft.	100	\$2,896.26
Market	1000 sq. ft.	60	\$1,737.76
Motel	Sleeping Room	125	\$3,620.33
Pharmacy	1000 sq. ft.	100	\$2,896.26
Restaurants	1000 sq. ft.	150	\$4,344.39
Restaurants - Fast Food	1000 sq. ft.	570	\$16,508.68
Retail Store	1000 sq. ft.	100	\$2,896.26
Schools	Student	4.94	\$143.15
Service Stations	1000 sq. ft.	100	\$2,896.26
Theaters	1000 sq. ft.	90	\$2,606.63
Light Industrial	1000 sq. ft.	25	\$724.07
Warehouse	1000 sq. ft.	25	\$724.07

## Notes

(1) Resolution No. 2011-82, (Water Meter Fee)

Resolution No. 2011-82 amends Table 7 of Resolution No. 2004-125.

*Reference Resolutions:* 2011-82, 2004-125, 87-90, 85-95

(2) Resolution No. 2019-113, (Water Impact Fee)

Resolution No. 2019-113 approved May 20, 2019 supersedes Resolution No. 85-95.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

\* Adjustments per "Employee Cost Index for State and Local Government Employees, Total compensation" published by Bureau of Labor statistics. Council may, by resolution, apply changes to Master Fee Schedule.

*Reference Resolutions:* 2013-113, 87-90, 85-95

(3) Resolution No. 2017-234, (Traffic Impact Fee)

Resolution No. 2017-234 amends Resolution No. 2016-46

ENR Construction Cost Index	<u>June 2021</u>	<u>12112.05</u>	<b>1.13167</b>
	June 2017	10702.81	

*Reference Resolutions:* 2017-234, 2016-46, 2011-142, 2008-87, 2001-170, 98-73, 95-149, 95-131, 95-59, 93-66, 92-178, 88-100, 85-123, 85-99, 85-36

(4) Resolution No. 2017-296, (Sewer Impact Fee - Treatment)

Resolution No. 2017-296 supersedes Resolution No. 2009-146.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.10968</b>
	April 2017	10678.15	

*Reference Resolutions:* 2017-296, 2009-146, 2006-151, 89-134, 85-145, 85-93

(5) Resolution No. 89-134, (Sewer Impact Fee - Collection)

Resolution No. 89-134 amends Resolution No. 85-145.

ENR Construction Cost Index	<u>June 2021</u>	<u>12112.05</u>	<b>2.88296</b>
	June 1985	4201.26	

*Reference Resolutions:* 89-134, 85-145, 85-93

(6) Resolution No. 2019-113: (Storm Drainage Fee)

Resolution No. 2019-113 approved on May 20, 2019 supersedes Resolution No. 89-133.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

*Reference Resolutions:* 2019-113, 89-133, 85-144, 85-96

(7) Resolution No. 88-80: (East Area Storm Drainage Fee)  
Resolution No. 88-80 amends Section 2 of Resolution No. 85-146.

ENR Construction Cost Index	<u>June 2021</u>	<u>12112.05</u>	<b>2.88296</b>
	June 1985	4201.26	

*Reference Resolutions:* 88-80, 87-92, 85-146

(8) Resolution No. 2019-113: (Park Impact Fee (all residential development projects))  
Resolution No. 2019-113 approved on May 20, 2019 supersedes Resolution No. 2009-115 (Park Land Acquisition Fee for Quimby Act development projects) and Resolution No. 2009-85 (Park Land Acquisition Fee and Park Construction Fee for non-Quimby Act projects).

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

*Reference Resolutions:* 2019-113, 2009-85

(9) Resolution 2019-113: (Library Facilities Impact Fee)  
Resolution No. 2019-113 approved on May 20, 2019 supersedes Resolution No. 2017-27.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

*Reference Resolutions:* 2019-113, 2017-27, 2016-154

(10) Resolution No. 89-46: (Police Impact Fee)

Consumer Price Index	<u>Dec. 2020</u>	<u>302.95</u>	<b>2.47103</b>
	Dec. 1988	122.60	

*Reference Resolutions:* 95-59, 89-46, 85-97

(11) Resolution No. 89-47: (Fire Impact Fee)

Consumer Price Index	<u>Dec. 2020</u>	<u>302.95</u>	<b>2.47103</b>
	Dec. 1988	122.60	

*Reference Resolutions:* 95-59, 89-47, 85-98

(12) Resolution No. 2019-113: (Jail and Juvenile Hall Facilities Impact Fee)  
Resolution No.2019-113 approved on May 20, 2019 supersedes Resolution No. 2000-64.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

*Reference Resolutions:* 2019-113, 2000-64

(13) Resolution No. 2019-113: (City Hall/City Yard Impact Fee)

Resolution 2019-113 approved on May 20, 2019 with an ENR Construction Cost Index.

ENR Construction Cost Index	<u>April 2021</u>	<u>11849.31</u>	<b>1.05533</b>
	April 2019	11228.07	

*Reference Resolutions:* 2019-113

(14) Fiscal Neutrality /Annexation Fees:

Consumer Price Index

$$\frac{\text{April 2021} - \text{April 2010}}{\text{April 2010}} = \frac{309.419 - 227.697}{227.697} = \frac{81.722}{227.697} \quad \mathbf{0.35891}$$

*Reference Resolutions:* 2011-71