

STORM DRAINAGE FACILITY FEES

AUTHORITY: Chapter 3.85, Article IV Chico Municipal Code; Resolution No. 10 93-94

AMENDMENTS: 07/01/94; 07/01/97; 07/01/98; 07/01/99; 07/01/00; 07/01/01 pursuant to Section VII. below; Resolution 52 01-02 adopted 10/16/01; Ordinance 2235 adopted 11/06/01; 07/01/02; 07/01/04; 07/01/05 pursuant to Section VII. below; Resolution 42 05-06 adopted 10/18/05; 07/01/07 pursuant to Section VII. below; Resolution 28-08 adopted 04/15/08; 07/01/08; 07/01/09 pursuant Section VII. below; Resolution 35-12 adopted 06/19/12.

NOTE: The procedural requirements as set forth in Government Code Sections 66016-66018, including notice and public hearing, data availability, and effective date, must be followed when amending certain fees contained herein.

I. STORM DRAINAGE FACILITY FEES (CMC 3.85.415, CMC 18R.08.050)

All owners or developers of property located within the City limits shall pay storm drainage facility fees prior to issuance of a building permit, certificate of occupancy or upon change in use of the property. Such fees shall be based on the location of development within a drainage basin and shall be calculated by applying the acreage, or portion thereof, and the runoff coefficient for each particular development or change in use to the per acre fees set forth below. A map of the drainage basins is available in the office of the City's Building Division.

Drainage Area Number	Watercourse (Drainage Basin)	Total Cost Per Acre	Single Family Residential Per Acre Cost (0.5 runoff coefficient)	Multiple Family Residential Per Acre Cost (0.75 runoff coefficient)	Commercial and Industrial Per Acre Cost (0.8 runoff coefficient)
770	Butte Creek	\$18,959	\$9,479	\$14,219	\$15,167
771	Comanche Creek	\$19,776	\$9,888	\$14,832	\$15,821
772	Little Chico Creek	\$21,547	\$10,774	\$16,160	\$17,238
773	Big Chico Creek	\$16,065	\$8,032	\$12,048	\$12,852
774	Lindo Channel	\$19,602	\$9,801	\$14,701	\$15,681
775	S.U.D.A.D. Ditch	\$17,097	\$8,548	\$12,822	\$13,677
776	Mud-Sycamore Creek	\$14,878	\$7,439	\$11,159	\$11,903
777	P. V. Ditch	\$21,084	\$10,542	\$15,813	\$16,868

II. FEE COMPUTATION (Without Building Plans) \$32.00

III. CREDITS TO FEES

Pursuant to Section 3.85.425 of the Chico Municipal Code, credits against the storm drainage facility fees shall be provided as follows:

- A. Where an owner or developer constructs off-site drainage facilities which meet the requirements of the Chico Municipal Code, a credit shall be provided in an amount equal to the actual costs of such storm drainage facilities.
- B. Where an owner or developer is changing the use of property and the new use will result in less storm drainage requirements than the previous use, a credit shall be provided in an amount equal to the storm drainage fee for the previous use.
- C. Where the property is or was located within an assessment district which purpose included construction of storm drainage facilities, and the owner commences use of the property, a credit shall be provided in an amount equal to that assessment levied for the property's fair share of the cost of storm drainage facilities constructed as part of the assessment district proceedings.
- D. Where the property is located within an assessment district which purpose included construction of storm drainage facilities, and the owner is commencing use of the property or is changing use of the property which would result in less storm drainage requirements, a credit shall be provided in an amount equal to that assessment levied for the property's fair share of the cost of storm drainage facilities constructed as part of the assessment district proceedings, or the amount of storm drainage fees required by this fee schedule, whichever is less.

IV. DEFERRAL OF FEES

Pursuant to Section 3.85.445 of the Chico Municipal Code, where the storm drainage facility fees are being financed by a loan or grant from the City for construction or alteration of low or moderate income residential buildings, payment of such fees may be deferred by the owner to the date of issuance of a certificate of occupancy for such building.

V. REIMBURSEMENT FOR OVERSIZED STORM DRAINAGE FACILITIES

Pursuant to Section 3.85.455 of the Chico Municipal Code, an owner who is required to construct and install storm drainage facility improvements which are in excess of that reasonably necessary to serve the subdivision or structure shall be entitled to reimbursement over a fifteen to thirty (15 to 30) year period for that portion of the storm drainage facility fees which is reasonably calculated to reimburse the owner for the oversizing, less a sum equal to the City's cost to administer the reimbursement agreement. Such reimbursement shall be made pursuant to a reimbursement agreement executed by the City Manager at the time of approval of a final subdivision map, final parcel map, certificate of compliance or issuance of a building permit.

VI. PUBLIC AGENCY AGREEMENTS

Pursuant to Section 3.85.435 of the Chico Municipal Code, payment of storm drainage facility fees shall be established by mutual agreement between the City and the Trustees of California State University, the Butte County Superintendent of Schools, any school district, and/or any state agency.

VII. AUTHORIZATION TO INCORPORATE CHANGES IN FEES

The City Manager is directed to amend this fee schedule annually on July 1 without further Council action to incorporate changes in fees based on the net percentage increase or decrease in the Engineering News Record Construction Cost Index for San Francisco.