

TRANSPORTATION FACILITY FEES

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

AMENDMENTS: 07/01/94 per Section VI. below; Resolution Nos. 45 94-95 adopted 09/06/94; 108 95-96 adopted 04/23/96; 42 97-98 adopted 11/4/97; 98 98-99 adopted 01/26/99; 79 99-00 adopted 01/18/00; 45 00-01 adopted 10/03/00; 11/01/00; 12/04/00 per Section VI. below; Resolution Nos. 85 00-01 adopted 01/23/01; 52 01-02 adopted 10/16/01; 103 01-02 adopted 03/19/02; 155 01-02 adopted 06/24/02; 63 04-05 adopted 11/16/04; 42 05-06 adopted 10/18/05; 94-06 adopted 10/17/06.; 07/01/07 per Section VI. below; Resolution 28-08 adopted 04/15/08; 07/01/08 per Section VI. below; Resolution 58-08 adopted 08/08/08; 07/01/09 per Section VI. below; 09/09/11 for an administrative correction to Section IV. 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. TRANSPORTATION FACILITY FEES

All owners or developers of property located within the City limits shall pay transportation facility fees prior to issuance of a building permit, certificate of occupancy, or upon change in use of the property. Such fees shall consist of the following components and shall be calculated by adding the fee for each of the three components listed below for the type of use to arrive at the total amount due. For uses other than residential, commercial or industrial, including uses where the square footage of construction is not an accurate predictor of traffic generated, such as gas stations, drive-through kiosks, and other similar construction, the fee shall be determined by using the most appropriate category(ies) from the Transportation Engineers Trip Generation Manual, latest edition, as determined by the Building and Development Services Director.

A. Street Facility Improvement Fee

1. Residential	
Single Family	\$3973.05/dwelling unit
Multiple Family	\$2747.72/dwelling unit
2. Commercial	
Retail	\$17.30/square foot
Office	\$4.46/square foot
3. Industrial	\$2.04/square foot
4. Other	Average Daily Vehicle Trips x \$182.07/trip

PLUS

B. Street Maintenance Equipment Fee

1. Residential
 - Single Family \$108.70/dwelling unit
 - Multiple Family \$75.18/dwelling unit
2. Commercial
 - Retail \$.56/square foot
 - Office \$0.12/square foot
3. Industrial \$0.06/square foot
4. Other Average Daily Vehicle Trips x \$7.24/trip

PLUS

C. Bikeway Improvement Fee

1. Residential
 - Single Family \$474.99/dwelling unit
 - Multiple Family \$410.28/dwelling unit
2. Commercial
 - Retail \$0.17/square foot
 - Office \$0.32/square foot
3. Industrial \$0.13/square foot
4. Other No Fee

II. CREDITS TO FEES

Pursuant to Section 3.85.325 of the Chico Municipal Code, credits may be established against the Transportation Facility Fees as follows:

- A. For a change in use from an existing residential use to a nonresidential use, a credit shall be provided at the amount equal to the transportation facility fee for the previous residential use.
- B. For a change in use from an existing nonresidential use to a residential use, or to another nonresidential use which requires a certificate of occupancy, a credit shall be provided at the amount equal to the transportation facility fee for the previous nonresidential use.
- C. For properties located in an assessment district which was formed prior to January 1, 1985, and for a purpose which included street facility improvements of general benefit to the entire City or any portion thereof outside of the assessment district boundaries.

Any such credits are set forth below:

- | | |
|-------------------------------------|------------|
| 1. Village Park Assessment District | 38% credit |
| 2. Eastwood Assessment District | 12% credit |

III. EXEMPTIONS TO FEES

Pursuant to Section 3.85.330 of the Chico Municipal Code, the following shall be exempt from Transportation Facility Fees:

- A. The reconstruction of a building or structure located on the property which was damaged or destroyed by fire or other casualty or which was voluntarily demolished during the prior 3-year period; provided, however, that where a residential building damaged or destroyed by fire or other casualty, or voluntarily demolished is reconstructed with one or more dwelling units in addition to the number of dwelling units in the damaged, destroyed or demolished building, a transportation facility fee shall be assessed and levied upon the owner of such building for each such additional dwelling unit; and provided further, that where a nonresidential, building or structure damaged or destroyed by fire or other casualty, or voluntarily demolished is reconstructed with a building or structural area greater than the area in the damaged, destroyed or demolished building or structure, a transportation facility fee shall be assessed and levied upon the owner of such nonresidential building or structure for all additional area within the reconstructed building or structure; or
- B. The construction of, expansion of or addition to a publicly owned building or structure, or the commencement of the use of a building or structure for public purposes; provided, however, that where the city constructs, expands or adds to a city-owned building or structure, the city council shall consider the need for any additional street facility improvements caused by such building or structure, and, where appropriate, shall construct and install or fund the construction and installation of such street facility improvements.

IV. DEFERRAL OF FEES

- A. Transportation Facility Fees may be deferred from the date of issuance of a building permit to a date one (1) year from the issuance of the building permit or issuance of a certificate of occupancy, whichever occurs first, and upon meeting the following requirements:
 - 1. Single Family Residential
 - a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit, and such agreement shall be recorded against the property.

- b. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred Transportation Facility Fees which will be used to cover City processing costs.
- c. Notwithstanding 1.a. and 1.b. above, as an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Transportation Facility Fees in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

2. Multifamily Residential or Nonresidential

- a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit.
- b. Owner shall execute a deed of trust and such deed shall be recorded against the property as a first deed of trust.
- c. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred Transportation Facility Fees which shall be used to cover City processing costs.
- d. Notwithstanding 2.a. and 2.b. above, as an alternative, owner may pay to the City an administrative fee of 1% of the deferred Transportation Facility Fees in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect until September 4, 2012. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

- B. Where the Transportation Facility Fees are being financed by a loan from the City for construction of low or moderate income residential units, payment of such fees may be deferred by the owner or developer from the date of issuance of a building permit to the date of issuance of a certificate of occupancy.

V. REIMBURSEMENT FOR OVERSIZED STREET FACILITY IMPROVEMENTS

Pursuant to Section 3.85.350 of the Chico Municipal Code, an owner who is required to construct and install street facility improvements which are in excess of that reasonably necessary to serve the subdivision or structure shall be entitled to reimbursement over a fifteen (15) year period for that portion of the street facility improvements 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. AUTHORIZATION TO INCORPORATE CHANGES IN FEES

The City Manager is directed to increase the transportation facility fees set forth in this Fee Schedule annually on July 1 to increase fees based on the net percentage increase or decrease in the Engineering News Record Construction Cost Index for San Francisco.

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.

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 or Chico Redevelopment Agency 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.

PARK FACILITY FEES

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

AMENDMENTS: 07/01/94 pursuant to Section VII. below; Resolution No. 42 97-98 adopted 11/4/97; 07/01/98 pursuant to Section VII. below; Resolution Nos. 43 99-00 adopted 10/19/99; 159 99-00 adopted 6/20/00; 49 03-04 adopted 12/02/03; 42 05-06 adopted 10/18/05; 07/01/07 pursuant to Section VII. below; Resolution No. 28-08 adopted 04/15/08; 07/01/08 per Section VII. below; Resolution No. 58-08 adopted 08/05/08; 07/01/09 per Section VII below; 09/09/11 for an administrative correction to Section VI. below;

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. **PARK FACILITY FEES**

All owners or developers of property located within the City limits shall pay park facility fees prior to issuance of a building permit, certificate of occupancy, or upon change in use of the property. Such fees shall consist of the following components and shall be calculated by adding each of the components for the type of use to arrive at the total amount due:

A. **Basic Park Facility Fee**

- | | | |
|-----------------|--|-----------------------|
| 1. Residential | | |
| Single Family | | \$2,913/dwelling unit |
| Multiple Family | | \$2,465/dwelling unit |
| 2. Commercial | | No Fee |
| 3. Industrial | | No Fee |

PLUS

B. **Bidwell Park Land Acquisition Fee**

- | | | |
|-----------------|--|---------------------|
| 1. Residential | | |
| Single Family | | \$199/dwelling unit |
| Multiple Family | | \$177/dwelling unit |
| 2. Commercial | | No Fee |
| 3. Industrial | | No Fee |

II. FACTORS USED TO ESTABLISH FEES/CREDITS

A. Factors for Usage

- | | |
|--------------------|-----------------------|
| 1. Single Family | 2.6 persons/household |
| 2. Multiple Family | 2.2 persons/household |

B. Standard for Park Facilities 5 acres/1,000 persons

C. Factors for Basic Park Facility Fee

1. Neighborhood Parks

- | | |
|---------------------------------------|----------------|
| a. Cost of acquisition (unimproved) | \$269,500/acre |
| b. Cost of right of way improvements | \$46,613/acre |
| c. Cost of park facility improvements | \$148,511/acre |

2. Community Parks

- | | |
|---------------------------------------|----------------|
| a. Cost of acquisition (unimproved) | \$71,498/acre |
| b. Cost of right of way improvements | \$46,613/acre |
| c. Cost of park facility improvements | \$388,646/acre |

3. Linear Parks/Greenways

- | | |
|--------------------------------------|---------------|
| a. Cost of acquisition (unimproved) | \$18,822/acre |
| b. Cost of right of way improvements | \$7,740/acre |

D. Cost of Acquiring Bidwell Park Acreage \$ 2,500/acre

III. CREDITS TO FEES FOR DEDICATIONS AFTER JANUARY 1, 1988

A. Credit Against Basic Park Facility Fee

Credits against the basic park facility fee for dedications and/or improvements made after January 1, 1988 shall be in accordance with Chico Municipal Code Section 3.85.525

B. Credit Against Bidwell Park Land Acquisition Fee

Credits against the Bidwell Park Land Acquisitions Fee for dedications shall be in accordance with Section 3.85.525 of the Chico Municipal Code.

IV. CREDITS TO FEES FOR DEDICATIONS PRIOR TO JANUARY 1, 1988

Credits against the basic park facility fee for dedications made prior to January 1, 1988, shall be in accordance with Chico Municipal Code Section 3.85.525.

V. EXEMPTIONS TO FEES

Pursuant to Section 3.85.530 of the Chico Municipal Code, the following shall be exempt from payment of Park Facility Fees:

- A. The reconstruction of a building located on residential property which was damaged or destroyed by fire or other casualty, or which was voluntarily demolished during the prior 3-year period; provided, however, that where a building or structure damaged or destroyed by fire or other casualty or voluntarily demolished is reconstructed with one or more dwelling units in addition to the number of dwelling units in the damaged, destroyed or demolished building, a park facility fee shall be assessed and levied upon the owner of such property for each such additional dwelling unit;
- B. The construction of, expansion of or addition to a publicly owned building, or the commencement of the use of a building for public purposes; provided, however, that where the city constructs, expands or adds to a city-owned building, the city council shall consider the need for any additional park facility improvements caused by such building and, where appropriate, shall construct and install or fund the construction and installation of such park facility improvements; or
- C. The construction of a building used primarily for congregate housing of persons who are fifty-five years of age or older.

VI. DEFERRAL OF FEES

- A. Park Facility Fees may be deferred for one year from the date of issuance of either a building permit or certificate of occupancy, whichever occurs first, and upon meeting the following requirements:
 - 1. Single Family Residential
 - a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit, and such agreement shall be recorded against the property.
 - b. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred Park Facility Fees which will be used to cover City processing costs.

- c. Notwithstanding 1.a. and 1.b. above, as an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Park Facility Fees in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

2. Multifamily Residential or Nonresidential

- a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit.
- b. Owner shall execute a deed of trust and such deed shall be recorded against the property as a first deed of trust.
- c. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred Park Facility Fees which shall be used to cover City processing costs.
- d. Notwithstanding 2.a. and 2.b. above, as an alternative, owner may pay to the City an administrative fee of 1% of the deferred Park Facility Fees in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect from September 4, 2008, through September 4, 2010. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

- B. Where the Park Facility Fees are being financed by a loan from the City or Chico Redevelopment Agency for construction of low or moderate income residential units, payment of such fees may be deferred by the owner or developer from the date of issuance of a building permit to the date of issuance of a certificate of occupancy.

VII. AUTHORIZATION TO INCORPORATE CHANGES IN FEES (CMC Section 3.85.520)

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, and on determination of whether there has been an increase in the cost of acquiring parkland based on the best available data pertaining to the increases in the price of land within the City during the previous year.

BUILDING AND EQUIPMENT FEES

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

AMENDMENTS: 07/01/94 per Section V. below; Resolution No. 42 97-98 adopted 11/4/97; 07/01/98 per Section V. below; Resolution Nos. 98 98-99 adopted 01/26/99; 119 98-99 adopted 03/16/99; 79 99-00 adopted 01/18/00; 11/01/00 per Section V. below; Resolution Nos. 85 00-01 adopted 01/23/01; 52 01-02 adopted 10/16/01; 63 04-05 adopted 11/16/04; 42 05-06 adopted 10/18/05; 94-06 adopted 10/17/06; 07/01/07 pursuant to Section V. below; Resolution No. 28-08 adopted 04/15/08; 07/01/08 per Section V. below; Resolution No. 58-08 adopted 08/05/08; 07/01/09 per Section V. below; 09/09/11 for an administrative correction to Section IV. below;

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

I. BUILDING AND EQUIPMENT FEES

All owners or developers of property located within the City limits shall pay building and equipment fees prior to issuance of a building permit, certificate of occupancy, or upon change in use of the property. Such fees shall consist of the following components and shall be calculated by adding each of the components for the type of use to arrive at the total amount due:

A. Administrative Building Fee

1. Residential	
Single Family	\$190/dwelling unit
Multiple Family	\$164/dwelling unit
2. Commercial	
Retail	\$0.07/square foot
Office	\$0.13/square foot
3. Industrial	\$0.05/square foot

PLUS

B. Fire Protection Building and Equipment Fee

1. Residential	
Single Family	\$732/dwelling unit
Multiple Family	\$581/dwelling unit
2. Commercial	
Retail	\$0.35/square foot
Office	\$0.21/square foot
3. Industrial	\$0.05/square foot

PLUS

C. Police Protection Building and Equipment Fee

1. Residential

Single Family	\$834/dwelling unit
Multiple Family	\$940/dwelling unit

2. Commercial

Retail	\$1.27/square foot
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Office	\$1.58/square foot
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3. Industrial

\$0.13/square foot

II. CREDITS TO FEES

Pursuant to Section 3.85.625 of the Chico Municipal Code, credits may be provided against the building and equipment fees as follows:

- A. The reconstruction of a building or structure located on the property which was damaged or destroyed by fire or other casualty or which was voluntarily demolished during the prior 3-year period; provided, however, that where a residential building damaged or destroyed by fire or other casualty, or voluntarily demolished is reconstructed with 1 or more dwelling units in addition to the number of dwelling units in the damaged, destroyed or demolished building, a building and equipment fee shall be assessed and levied upon the owner of such building or structure for each such additional dwelling unit; and provided, further, that where a nonresidential building or structure damaged or destroyed by fire or other casualty, or voluntarily demolished is reconstructed with a building or structural area greater than the area in the damaged, destroyed or demolished building or structure, a building and equipment fee shall be assessed and levied upon the owner of such nonresidential building or structure for all additional area within the reconstructed building or structure; or
- B. The construction of, expansion of or addition to a publicly owned building or structure, or the commencement of the use of a building or structure for public purposes.

III. EXEMPTIONS TO FEES

Pursuant to Section 3.85.630 of the Chico Municipal Code, the following shall be exempt from building and equipment fees:

- A. The reconstruction of a residential building or structure which was damaged or destroyed by fire or other casualty, or voluntarily demolished by the owner thereof, provided the number of dwelling units to be reconstructed is no greater than the number of dwelling units damaged, destroyed or demolished.
- B. The reconstruction of a nonresidential building or structure which was damaged or

destroyed by fire or other casualty, or voluntarily demolished by the owner thereof, provided the area of the reconstructed building or structure is no greater than the area of the damaged, destroyed, or demolished nonresidential building or structure.

- C. The construction, expansion or addition to a publicly owned building or structure, or the commencement or expansion of the use of a building or structure for public purposes.

IV. DEFERRAL OF FEES

- A. Building and equipment fees may be deferred from the date of issuance of a building permit to a date one year from the issuance of a building permit or issuance of a certificate of occupancy, whichever occurs first, and upon meeting the following requirements:

1. Single Family Residential

- a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit, and such agreement shall be recorded against the property.
- b. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred building and equipment fees which will be used to cover City processing costs.
- c. Notwithstanding 1.a. and 1.b. above, as an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Building and Equipment Fees in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

2. Multiple Family Residential

- a. Owner shall enter into an agreement for deferral of fees prior to issuance of a building permit.
- b. Owner shall execute a deed of trust and such deed shall be recorded against the property as a first deed of trust.
- c. Owner shall pay to the City an administrative fee in an amount equal to 2% of the deferred building and equipment fees which will be used to cover City processing costs.
- d. Notwithstanding 2.a. and 2.b. above, as an alternative, owner may pay to the City an administrative fee of 1% of the deferred Building and Equipment Fees in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect from September 4, 2008, through September 4, 2010. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance

of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

- B. Where the building and equipment fees are being financed by a loan from the City or Chico Redevelopment Agency for construction of low or moderate income residential units, payment of such fees may be deferred by the owner or developer from the date of issuance of a building permit to the date of issuance of a certificate of occupancy.

V. AUTHORIZATION TO INCORPORATE CHANGES IN FEES (CMC §3.85.620)

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, and on determination of whether there has been an increase or decrease in the cost of acquiring fire and police protection equipment.

SEWER FEES

AUTHORITY: Chapter 15.36 Chico Municipal Code; Chapter 15.40 Chico Municipal Code; Resolution No. 57 79-80 adopted 11/06/79

AMENDMENTS: Resolution No. 51 82-83 adopted 10/05/82; 08/01/83 pursuant to Chapter 15.36 CMC; 07/01/84 pursuant to Chapter 15.36 CMC; Resolution Nos. 87 84-85 adopted 12/18/84; 149 85-86 adopted 06/03/86; 07/01/87 pursuant to Chapter 15.36 CMC; 08/06/87 pursuant to Chapter 15.36 CMC; Resolution Nos. 80 87-88 adopted 03/01/88; 98 87-88 adopted 05/03/88; 113 88-89 adopted 03/21/89; 07/01/89 pursuant to Chapter 15.36 CMC; 07/01/90 pursuant to Chapter 15.36 CMC; Resolution No. 40 90-91 adopted 09/18/90; 07/01/91 pursuant to Chapter 15.36 CMC; Resolution No. 49 91-92 adopted 10/01/91; 07/01/92 pursuant to Chapter 15.36 CMC; Resolution No. 34 92-93 adopted 07/07/92; 05/04/93 pursuant to Chapter 15.36 CMC; 07/01/93 pursuant to Chapter 15.36 CMC; Resolution Nos. 194 92-93 adopted 06/15/93; 113 93-94 adopted 03/01/94; 07/01/94 pursuant to Chapter 15.36 CMC and Resolution No. 148 93-94 adopted 06/07/94; Resolution No. 57 94-95 adopted 10/04/94; Ordinance No. 2029 adopted 12/06/94; Resolution No. 139 94-95 adopted 04/04/95; Ordinance No. 2103 adopted 04/23/96; Note No. 2 below added 07/26/96; Ordinance No. 2122 adopted 01/07/97; 07/01/97 pursuant to Chapter 15.36 CMC; Resolution No. 13 97-98 adopted 08/05/97; Ordinance Nos. 2146 and 2147 adopted November 21, 1997; 07/01/98 pursuant to Chapter 15.36 CMC; Resolution No. 86 98-99 adopted 12/1/98; 07/01/99 pursuant to Chapter 15.36 CMC; 07/01/00 pursuant to Chapter 15.36 CMC; Resolution No. 45 00-01 adopted 10/03/00; 07/01/01 pursuant to Chapter 15.36 CMC; 07/01/02 pursuant to Chapter 15.36 CMC; Resolution Nos. 36 02-03 adopted 08/20/02; Ordinance No. 2271 adopted 8/19/03; 10/06/03 pursuant to Chapter 15.36 CMC; Resolution No. 59 03-04 adopted 12/16/03; 07/01/04 pursuant to Chapter 15.36 CMC and Section XI. below; 07/01/05 pursuant to Chapter XI; Resolution 154 04-05 adopted 06/21/05; Resolution 42 05-06 adopted 10/18/05; Resolution 55-07 adopted 04/17/07; Resolution 77-07 adopted 06/19/07; 07/01/07 pursuant to Section XI. below; 09/01/07 pursuant to Section XI; Resolution 28-08 adopted 04/15/08; 07/01/08 per Section XI. below; Resolution No. 58-08 adopted 08/05/08; 07/01/09; 07/01/10; 07/01/11 per Section XI.C. below and administrative update to Section I; 07/01/11 per public hearing 06/07/11 for Section III; 07/01/11 for Sections VIII., IX. and X. pursuant to Section XI.A; 07/01/11 for administrative correction removing III.D; 09/09/11 for an administrative correction to Section VI.C. below; 07/01/12 per public hearing 06/07/11 for Section III;

- NOTES:
1. **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 sections V-VIII of this fee schedule.**
 2. **The capacity fees for sewer lift stations are contained in City of Chico Fee Schedule No. 50.060.**

I. GENERAL PROVISIONS

- A. For the interpretation of the schedules set forth below, refer to Chapter 15.36 of the Chico Municipal Code.
- B. Credits and/or exemptions may apply toward the Water Pollution Control Plant Capacity Fee, Trunkline Capacity Fee or, Sewer Main Installation Fee. Refer to the appropriate Code sections for credits and exemptions.
- C. An owner who installs a sewer main extension may request a sewer main reimbursement agreement pursuant to the provisions of Section 15.36.220 of the Chico Municipal Code.
- D. Any fees calculated pursuant to this schedule shall be valid for a period of sixty (60) days from the date of notification by the City, or until the effective date of any amendment to the sewer rates, whichever is longer.
- E. If a property owner has made an application for sewer connection and has submitted building plans to the City for review and approval, the fees quoted shall remain valid until permit issuance or until expiration of the plan check, whichever first occurs.

II. APPLICATION FEES (Section 15.36.260 CMC) (Revenue Acct. 321-42302)

- A. All persons initiating a City of Chico Application for Sewer Connection shall pay the following fee upon submittal of an application. Application fees will not apply towards connection fees.

1. Properties located within the Chico city limits	\$100.00
2. Properties located within the unincorporated area of the County of Butte and within the Chico Sphere of Influence.	\$100.00
3. City staff analysis of alternate proposals to stated requirements on completed sewer applications pursuant to I. or II. above. The \$60.00 minimum charge is to be paid upon submittal of the request, and any costs exceeding that amount shall be paid prior to issuance of completed analysis/response.	Actual cost (\$62.00 minimum)
4. Properties located within the unincorporated area of the County of Butte and outside the Chico Sphere of Influence. City staff will conduct system capacity analysis and sewer main extension requirement analysis/cost estimate in response to specific requests to determine whether the sewer service area can be expanded. This analysis does not guarantee that city staff will recommend or that the City Council will approve modification to the sewer service area which would be required to allow connection to the system.	Actual cost (\$100.00 minimum)

B. Industrial Wastewater Permit (Section 15.40.190 CMC)

All persons applying for an Industrial Wastewater Permit shall pay the following application fee: \$64.00

The fee set forth herein shall cover the application review only. Detailed engineering for the permit shall be submitted by the applicant.

III. SEWER SERVICE RATES (Section 15.36.050 CMC) (Revenue Acct. 850-42301)

A. Monthly sewer service rates shall be charged as follows:

<u>Type of Premises</u>	<u>Monthly Flat Rate</u>		<u>Consumption Charge/Ccf¹</u>
1. Premises located WITHIN the incorporated territory of City			
a. <u>Residential</u>	\$22.08/unit		None
b. <u>Nonresidential</u>			
Breweries	\$22.08	+	\$8.47
Restaurants	\$22.08	+	\$5.70
Markets & Bakeries	\$22.08	+	\$5.70
Car Washes	\$22.08	+	\$2.85
All other	\$22.08	+	\$2.63
2. Premises located OUTSIDE the incorporated territory of City			
a. <u>Residential</u>	\$22.98/unit		None
b. <u>Nonresidential</u>			
Breweries	\$22.98	+	\$8.70
Restaurants	\$22.98	+	\$5.70
Markets & Bakeries	\$22.98	+	\$5.70
Car Washes	\$22.98	+	\$2.85
All other	\$22.98	+	\$2.63

B. Industrial Wastewater Surcharge (Section 15.36.061 CMC)

Surcharge for each categorical industrial use and significant industrial use shall be determined by the Finance Director from the strength factor equation in the current Water Pollution Control Plant Revenue Program adopted by the City Council.

C. In the event the City has erroneously collected sewer service fees from the owner or occupant of residential or non-residential premises, the Finance Director shall refund the difference between the fee paid and the fee which should have been collected. Such refund shall be made only for fees erroneously collected within the three year period immediately preceding the date the presentation of a claim for such fees is made to the

¹ Consumption charge/Ccf (100 cubic feet) of wastewater.

City in writing and shall be made only upon application by the property owner or occupant of the premises who paid the fees. Such claim must include adequate documentation of the fees collected in error.

IV. FEES FOR DISPOSAL BY TRUCK TO WATER POLLUTION CONTROL PLANT (WPCP)

All persons delivering wastewater, excluding septage, by truck for disposal at the WPCP shall pay the following fees:

1. <u>Wastewater Review/Discharge</u> : Permit Fee - to cover the costs incurred to determine whether the wastewater is acceptable at the WPCP and to process the invoicing and collection of these fees.		\$118.00
	PLUS	
2. Wastewater Disposal Fee:		Per Gallon (1,000cf)
a. Up to 7,500 gallons (1,000 cf)		\$ 0.00
b. 7,501 gallons or more		\$ 0.075

V. ANNUAL INDUSTRIAL WASTEWATER TEST FEE (Article III, Section 15.40.200 CMC)

All persons who have received an Industrial Wastewater Permit shall pay an annual sampling and testing fee. All Industrial Wastewater Permit holders shall have the following testing fee payment options:

1. One payment of the total annual fee amount \$ 800.00/year
- OR
2. Twelve monthly payments as a surcharge on the permit holder's sewer bill. \$ 68.25/month

Permit holders shall indicate the preferred payment option at the time the Industrial Wastewater Permit is issued.

VI. WATER POLLUTION CONTROL PLANT CAPACITY RATES (Section 15.36.090 CMC) (Revenue Acct. 321-42307)

(NOTE: See Section 15.36.105 for Credits to Water Pollution Control Plant Capacity Fees)

A. Residential Premises

1. Single Family Residential \$2,251/dwelling unit
2. Multiple Family Residential \$2,251/dwelling unit

B. Nonresidential Premises

- | | <u>Residential Equivalent</u> | <u>Rate</u> |
|---|-------------------------------|--------------|
| 1. Motel/hotel with restaurant facilities | 1 room = 1.00 | \$2,251/room |

2.	Motel/hotel without restaurant facilities	1 room = 0.50	\$1,125/room
3.	Convalescent Hospitals	1 bed = 0.50	\$1,125/bed
4.	Hospitals	1 bed = 0.75	\$1,688/bed
5.	Dormitory or Group Dwelling with Food Services; or Boarding House	3 occ ¹ = 1.00	\$750/occ ¹
6.	Dormitory without Food Services; or Rooming House	6 occ ¹ = 1.00	\$375/occ ¹
7.	Schools, including but not limited to elementary, secondary, colleges and universities	9.2 FTE ¹ = 1.00	\$245/FTE ²
8.	Park or Recreational Facility	20 FU ² = 1.00	\$113/FU ³
9.	All Other	-----	\$9,003/acre

C. Temporary Deferral of Fees

1. Residential Premises

As an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Water Pollution Control Plant Capacity Rates in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

2. Non-Residential Premises

As an alternative, owner may pay to the City an administrative fee of 1% of the deferred Water Pollution Control Plant Capacity Rates in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect until September 4, 2012. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

¹ Number of occupants to be determined by Building & Development Services Director at time of application.

² FTE = Full Time Equivalent Student.

³ FU = Fixture unit per Exhibit "1".

VII. TRUNKLINE CAPACITY RATES (Section 15.36.130 CMC) (Revenue Acct. 320-42304)

(NOTE: SEE SECTION 15.36.150 FOR CREDITS TO TRUNKLINE CAPACITY FEES)

A. Residential Premises

- | | |
|--------------------------------|-----------------------|
| 1. Single Family Residential | \$1,693/dwelling unit |
| 2. Multiple Family Residential | \$1,693/dwelling unit |

B. Nonresidential Premises

	<u>Residential Equivalent</u>	<u>Rate</u>
1. Motel/hotel with restaurant facilities	1 room = 1.00	\$1,693/room
2. Motel/hotel without restaurant facilities	1 room = 0.50	\$847/room
3. Convalescent Hospitals	1 bed = 0.50	\$847/bed
4. Hospitals	1 bed = 0.75	\$1,270/bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	3 occ ³ = 1.00	\$564/occ ³
6. Dormitory without Food Services; or Rooming House	6 occ ¹ = 1.00	\$282/occ ³
7. Schools, including but not limited to elementary, secondary, colleges and universities	9.2 FTE ¹ = 1.00	\$184/FTE ¹
8. Park or recreational facility	20 FU ² = 1.00	\$85/FU ²
9. All Other	-----	\$6,773/acre

C. Temporary Deferral of Fees

1. Residential Premises

As an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Trunkline Capacity Rates in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

¹ Number of occupants to be determined by Director of Engineering at time of application.

2. Non-Residential Premises

As an alternative, owner may pay to the City an administrative fee of 1% of the deferred Trunkline Capacity Rates in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect until September 4, 2012. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

VIII. SEWER MAIN INSTALLATION RATES (Revenue Acct. 322-42310) (Section 15.36.185 CMC)

In cases where a sewer main extension is not required to effect a sewer connection, the applicant for the sewer connection shall pay a sewer main installation fee based on the following rates:

<u>Types of Premises</u>	<u>Rate</u>	<u>Front Footage Included</u>	<u>Minimum Front Footage</u>
Residential	\$47.80/Front Foot	Front footage of the shortest side of the lot or parcel on which the premises are located adjoining a public street or public easement.	60 feet
Nonresidential	\$47.80/Front Foot	Front footage of the shortest side of the lot or parcel on which the premises are located adjoining a public street or public easement.	60 feet (premises <u>less</u> than one acre) 150 feet (premises <u>greater</u> than one acre)

IX. SEWER LATERAL INSTALLATION FEE (Section 15.36.196)

In cases where connection to a lateral previously installed by the City is made, the applicant for the sewer lateral connection shall pay the following sewer lateral installation fee per linear foot between the point at which their premises are connected to the sewer lateral and the point at which the sewer lateral is connected to a sewer main or trunkline.

\$29.81/linear foot

X. REIMBURSEMENT FOR SEWER MAIN EXTENSION
(See Section 15.36.220 CMC) (Abate Revenue Account No. 322-42310)

A person who has entered into a reimbursement agreement for installing a sewer main extension which will serve properties other than the person's shall be reimbursed at the sewer main installation rate set forth aside.

\$47.80/front foot

XI. AUTHORIZATION TO INCORPORATE CHANGES IN FEES

- A. The City Manager is directed to amend this fee schedule annually on July 1 without further City Council action to incorporate changes in Sections VI, and VII based on the net percentage increase or decrease in the Consumer Price Index, and to incorporate changes in Sections VIII-X based on the net percentage increase or decrease in the Engineering News Record Construction Cost Index for San Francisco.
- B. The City Manager is directed to amend Section III without further City Council action if, following a public hearing required by Article XIII D of the California Constitution, a majority of affected property owners do not protest a fee increase.
- C. If Butte County notifies the City of an increase in the tipping fees at the Neal Road Landfill for wastewater disposal, as listed above in Section IV.2., the new fees will take effect immediately on the designated effective date.

INTERNATIONAL ASSOCIATION OF
PLUMBING AND MECHANICAL OFFICIALS
UNIFORM PLUMBING CODE - 1994 EDITION

TABLE 7-3

<u>Kind of Fixture</u>	Minimum Trap & Trap Arm Size		Units
	(inches)	(mm)	
Bathtubs	1½	(38.1)	2
Bidets	1½	(38.1)	2
Clotheswashers	2	(50.8)	2
Dental units or cuspidors	1¼	(31.8)	1
Drinking fountains	1¼	(31.8)	1
Floor drains	2	(50.8)	2
Interceptors* for grease, oil, solids, etc.	2	(50.8)	3
Interceptors* for sand, auto wash, etc.	3	(76.2)	6
Laundry tubs	1½	(38.1)	2
Mobile Home park traps (one for each trailer)	3	(76.2)	12
Receptors* (floor sinks), indirect waste receptors for refrigerators, coffee urns, water stations, etc.	1½	(38.1)	1
Receptors,* indirect waste receptors for commercial sinks, dishwashers, airwashers, etc..	2	(50.8)	3
Shower, single stalls	2	(50.8)	2
Showers,* gang, (one unit per head)	2	(50.8)	2
Sinks, and/or dishwashers (residential)	1½	(38.1)	2
(2" (50.8mm) min. waste)			
Sinks, bar, commercial (2" (50.8 mm) min. waste)	1½	(38.1)	2
Sinks, bar, private (1½" (38.1 mm) min. waste)	1½	(38.1)	1
Sinks, commercial or industrial, schools, etc. including dishwashers, wash up sinks, and wash fountains (2"(50.8 mm) min. waste)	1½	(38.1)	3
Sinks, flushing rim, clinic	3	(76.2)	6
Sinks, service	2	(50.8)	3
Sinks, service (3" (76.2 mm) trap)	3	(76.2)	6
Urinals, pedestal, trap arm only	3	(76.2)	6
Urinals, stall, separate trap	2	(50.8)	2
Urinals, wall-mounted, blowout, integral trap, trap arm only	1½	(38.1)	2
Urinals, wall-mounted, blowout integral trap trap arm only	2	(50.8)	3
Urinals, wall-mounted, washdown or siphon jet, integral trap, trap arm only	3	(76.2)	6
Urinals, wall-mounted, washout, separate trap (2" (50.8 mm) min.waste)	2	(50.8)	2
Urinals, wall-mounted, washout, separate trap (2" (50.8 mm) min.waste)	1½	(38.1)	2
Wash basins, in sets	1½	(38.1)	2
Wash basins (lavatories) single	1¼	(31.8)	1
Water closet,* private installation, trap arm only	3	(76.2)	4
Water closet, public installation, trap arm only	3	(76.2)	6

***NOTE:** The number of fixture units for any fixture installed which is not listed above shall be determined by the director of Public Works based upon the best information available.

SEWER LIFT STATION CAPACITY FEES

AUTHORITY: Chapters 15.36, Articles II. and V. of the Chico Municipal Code.

AMENDMENTS: Resolution No. 124 95-96 adopted 05/21/96; 07/01/97 pursuant to Section IV. below; Resolution Nos. 17 97-98 adopted 08/05/97; 43 97-98 adopted 11/4/97; 07/01/98 pursuant to Section V. below; Resolution No. 113 98-99 adopted 2/17/99; 07/01/99 pursuant to Section VI. below; 07/01/00 pursuant to Section VI. below; Resolution Nos. 20 00-01 adopted 08/01/00; 46 00-01 adopted 10/17/00; 78 00-01 adopted 12/19/00; 131 00-01 adopted 06/19/01; 07/01/01 pursuant to Section VI. below; Resolution No. 71 01-02 adopted 12/18/01; 07/01/02 pursuant to Section VI. below; Resolution No. 38 02-03 adopted 09/17/02; 10/06/03 pursuant to Section VI. below; 07/01/04 pursuant to Section X. below; 07/01/05 pursuant to Section IX below; Resolution No. 88-07 adopted 07/03/07; Resolution No. 96-07 adopted 07/17/07; Resolution No. 133-07 adopted 12/04/07; 08/01/08 per Section XI below; Resolution No. 58-08 adopted 08/05/08; Resolution No. 72-08 adopted 10/07/08; 07/01/09; 12/01/10 administrative update; 07/01/11 per Section XI.A; 09/01/11 administrative update IX; 09/09/11 for an administrative correction to Section I.H. below;

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 sections II-X. of this fee schedule.

I. GENERAL PROVISIONS

- A. For the interpretation of the schedule set forth below, refer to Chapter 15.36, Article V, of the Chico Municipal Code.
- B. A lift station capacity fee shall be assessed and levied upon owners of premises as set forth in Chapter 15.36 of the Chico Municipal Code which are located within a "lift station service area" as designated by resolution of the City Council.
- C. The rates shall be established separately for each benefitting lift station service area designation based on the criteria set forth in Chapter 15.36 of the Chico Municipal Code.
- D. Credits and/or exemptions may apply toward the Lift Station Capacity Fee. Refer to the appropriate Code sections for credits and exemptions.
- E. An owner who constructs a lift station may request a lift station reimbursement agreement pursuant to the provisions of Chapter 15.36 of the Chico Municipal Code.
- F. Definitions. As used in this Fee Schedule, the following words and/or phrases have the application indicated:
 - 1. EDU Ratio - determined from ratios between use categories for current sewer trunk fees.

- 2. Fixture Unit - as set forth in Exhibit 1 of the adopted Sewer Fee Schedule No. 50.050.
- 3. Number of Occupants - to be determined by the Building and Development Services Director at time of application.

G. A monthly sewer lift station fee shall be charged to properties within the lift station area of benefit which are served by the sewer and will be in addition to the sewer service fee set forth in Fee Schedule 50.050.

H. Temporary Deferral of Fees

1. Residential Premises

As an alternative, owner may pay to the City an administrative fee of \$150 at issuance of permit for the temporary deferral of Sewer Lift Station Capacity Fees in effect until September 4, 2012. Payment in full is to be paid one year from the date of issuance of the building permit or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

2. Non-Residential Premises

As an alternative, owner may pay to the City an administrative fee of 1% of the deferred Sewer Lift Station Capacity Fees in an amount not to exceed \$1,000. The temporary deferral of fees will be in effect until September 4, 2012. The administrative fee is to be paid at issuance of permit, with payment in full to be paid one year from the date of issuance of the building permit, or until the date of the final inspection, or the issuance of the conditional or final certificate of occupancy, whichever occurs first.

II. SEWER LIFT STATION CAPACITY FEES - HENSHAW AVENUE LIFT STATION
(CMC 15.36.172.B.)

A. The area of benefit for the Henshaw Avenue Lift Station is located near the northwest corner of Henshaw Avenue and The Esplanade as depicted on the "Plat to Accompany Connection Fee Nexus Report, Henshaw Avenue Sanitary Sewer Lift Station," attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. <u>Residential Premises</u>		
1. Single Family Residential	1	\$464.00/Dwelling Unit
2. Multiple Family Residential	1	\$464.00/Dwelling Unit
C. <u>Nonresidential Premises</u>		
1. Motel/hotel with restaurant facilities	1	\$464.00/Room

2.	Motel/hotel without restaurant facilities	0.5	\$232.00/Room
3.	Convalescent Hospitals	0.5	\$232.00/Bed
4.	Hospitals	0.75	\$343.00/Bed
5.	Dormitory or Group Dwelling with Food Services; or Boarding House	0.333	\$155.00/Occupant
6.	Dormitory or Group Dwelling without Food Services; or Rooming House	0.167	\$77.00/Occupant
7.	Schools, including but not limited to Elementary, Secondary, Colleges, and Universities	0.1087	\$50.00/Full-Time Equivalent Student
8.	Park or Recreational facility	0.05	\$23.00/Fixture Unit
9.	All Other	4	\$1,853.00/Acre

III. SEWER LIFT STATION CAPACITY FEES - OATES BUSINESS PARK LIFT STATION

A. The area of benefit for the Oates Business Park Lift Station is located off Hegan Lane near the Midway as depicted on the "Plat to Accompany Connection Fee Nexus Report, Oates Business Park Lift Station," attached hereto and incorporated herein by this reference.

		<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B.	<u>Residential Premises</u>		
1.	Single Family Residential	1	\$170.00/Dwelling Unit
2.	Multiple Family Residential	1	\$170.00/Dwelling Unit
C.	<u>Nonresidential Premises</u>		
1.	Motel/hotel with restaurant facilities	1	\$170.00/Room
2.	Motel/hotel without restaurant facilities	0.5	\$86.00/Room
3.	Convalescent Hospitals	0.5	\$86.00/Bed

4.	Hospitals	0.75	\$127.00/Bed
5.	Dormitory or Group Dwelling with Food Services; or Boarding House	0.333	\$56.00/Occupant
6.	Dormitory or Group Dwelling without Food Services; or Rooming House	0.167	\$29.00/Occupant
7.	Schools, including but not limited to Elementary, Secondary, Colleges, and Universities	0.1087	\$19.00/Full-time Equivalent Student
8.	Park or Recreational facility	0.05	\$9.00/Fixture Unit
9.	All Other	4	\$680.00/Acre

IV. SEWER LIFT STATION CAPACITY FEES - NORTHWEST CHICO LIFT STATION

A. The area of benefit for the Northwest Chico Sewer Lift Station is generally that portion of the current Sphere of Influence easterly of Cohasset Road and the former Sacramento Northern Railroad right of way and northerly of Henshaw Avenue and its easterly projection as depicted on the "Plat to Accompany Connection Fee Nexus Report, Northwest Chico Sewer Lift Station," attached hereto and incorporated herein by this reference.

		<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. <u>Residential Premises</u>			
1.	Single Family Residential	1	\$519.00/Dwelling Unit
2.	Multiple Family Residential	1	\$519.00/Dwelling Unit
C. <u>Nonresidential Premises</u>			
1.	Motel/hotel with restaurant facilities	1	\$519.00/Dwelling Unit
2.	Motel/hotel without restaurant facilities	0.5	\$260.00/Room
3.	Convalescent Hospitals	0.5	\$260.00/Room
4.	Hospitals	0.75	\$389.00/Bed
5.	Dormitory or Group Dwelling with Food Services; or Boarding House	0.333	\$171.00/Occupant

6.	Dormitory or Group Dwelling without Food Services; or Rooming House	0.167	\$89.00/Occupant
7.	Schools, including but not limited to Elementary, Secondary, Colleges, and Universities	0.1087	\$56.00/Full-Time Equivalent Student
8.	Park or Recreational facility	0.05	\$25.00/Fixture Unit
9.	All Other	4	\$2,078.00/Acre

V. SEWER LIFT STATION CAPACITY FEES - HENSHAW/GUYNN LIFT STATION

A. The area of benefit for the Henshaw/Guynn Sewer Lift Station is generally that portion of the current Sphere of Influence adjacent to Henshaw Avenue between Guynn Avenue and Cussick Avenue as depicted on the "Plat to Accompany Connection Fee Nexus Report, Henshaw Avenue @ Guynn Avenue Sanitary Sewer Lift Station," attached hereto and incorporated herein by this reference.

		<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B.	<u>Residential Premises</u>		
1.	Single Family Residential	1	\$580.00/Dwelling Unit
2.	Multiple Family Residential	1	\$580.00/Dwelling Unit
C.	<u>Nonresidential Premises</u>		
1.	Motel/hotel with restaurant facilities	1	\$580.00/Room
2.	Motel/hotel without restaurant facilities	0.5	\$290.00/Room
3.	Convalescent Hospitals	0.5	\$290.00/Bed
4.	Hospitals	0.75	\$435.00/Bed
5.	Dormitory or Group Dwelling with Food Services; or Boarding House	0.33	\$192.00/Occupant
6.	Dormitory or Group Dwelling without Food Services; or Rooming House	0.17	\$99.00/Occupant

7. Schools, including but not limited Elementary, Equivalent Student Secondary, Colleges, and Universities	0.109	\$64.00/Full-Time
8. Park or Recreational facility	0.05	\$29.00/Fixture Unit
9. All Other	4.00	\$2,322.00/Acre

VI. SEWER LIFT STATION CAPACITY FEES - HOLLY AVENUE LIFT STATION

A. The area of benefit for the Holly Avenue Sewer Lift Station is generally that portion of the current Sphere of Influence within the Holly Gardens subdivision and six parcels north of this subdivision between West 11th Avenue and Sequoyah Avenue as depicted on the plat entitled "Holly Avenue Lift Station Service Area" attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. <u>Residential Premises</u>		
1. Single Family Residential	1	\$909.00/Dwelling Unit
2. Multiple Family Residential	1	\$909.00/Dwelling Unit
C. <u>Nonresidential Premises</u>		
1. Motel/hotel with restaurant facilities	1	\$909.00/Room
2. Motel/hotel without restaurant facilities	0.5	\$455.00/Room
3. Convalescent Hospitals	0.5	\$455.00/Bed
4. Hospitals	0.75	\$683.00/Bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	0.33	\$303.00/Occupant
6. Dormitory or Group Dwelling without Food Services; or Rooming House	0.17	\$152.00/Occupant
7. Schools, including but not limited to Elementary, Equivalent Student Secondary, Colleges, and Universities	0.109	\$99.00/Full-Time

8. Park or Recreational facility	0.05	\$46.00/Fixture Unit
9. All Other	4.00	\$3,678.00/Acre

VII. SEWER LIFT STATION CAPACITY FEES - LASSEN AVENUE LIFT STATION

A. The area of benefit for the Lassen Avenue Sewer Lift Station is generally that portion of the current Sphere of Influence roughly 1,300 feet northerly and 700 feet southerly of East Lassen Avenue between SHR 99 and the Pleasant Valley Ditch as depicted on the "Plat to Accompany Connection Fee Nexus Report, Lassen Avenue Sanitary Sewer Lift Station," attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. Residential Premises		
1. Single Family Residential	1	\$113.00/Dwelling Unit
2. Multiple Family Residential	1	\$113.00/Dwelling Unit
C. Nonresidential Premises		
1. Motel/hotel with restaurant facilities	1	\$113.00/Room
2. Motel/hotel without restaurant facilities	0.5	\$56.00/Room
3. Convalescent Hospitals	0.5	\$56.00/Bed
4. Hospitals	0.75	\$86.00/Bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	0.33	\$39.00/Occupant
6. Dormitory or Group Dwelling without Food Services; or Rooming House	0.17	\$19.00/Occupant
7. Schools, including but not limited to Elementary, Equivalent Student Secondary, Colleges, and Universities	0.109	\$14.00/Full-Time
8. Park or Recreational facility	0.05	\$5.00/Fixture Unit
9. All Other	4.00	\$455.00/Acre

VIII. SEWER LIFT STATION CAPACITY FEES - MCKINNEY RANCH LIFT STATION

A. The area of benefit for the McKinney Ranch Sewer Lift Station is generally that portion of the current Sphere of Influence roughly 800 feet easterly on Eaton Road and 1550 feet southerly on Godman Avenue of the McKinney Ranch subdivision as depicted on the "Plat to Accompany Connection Fee Nexus Report, McKinney Ranch Sewer Lift Station Capacity Fees," attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. Residential Premises		
1. Single Family Residential	1	\$1,274.00/Dwelling Unit
2. Multiple Family Residential	1	\$1,274.00/Dwelling Unit
C. Nonresidential Premises		
1. Motel/hotel with restaurant facilities	1	\$1,274.00/Room
2. Motel/hotel without restaurant facilities	0.5	\$637.00/Room
3. Convalescent Hospitals	0.5	\$637.00/Bed
4. Hospitals	0.75	\$955.00/Bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	0.33	\$424.00/Occupant
6. Dormitory or Group Dwelling without Food Services; or Rooming House	0.17	\$213.00/Occupant
7. Schools, including but not limited to Elementary, Equivalent Student Secondary, Colleges, and Universities	0.1087	\$139.00/Full-Time
8. Park or Recreational facility	0.05	\$139.00/Fixture Unit
9. All Other	4.00	\$5,093.00/Acre

IX. SEWER LIFT STATION CAPACITY FEES – CUSSICK-LASSEN LIFT STATION

A. The area of benefit for the Cussick-Lassen Sewer Lift Station generally consists of properties located along West Lassen Avenue, 2,600 feet northerly between West Lassen and Cussick Avenues and the Esplanade, and is comprised of roughly 152 acres as depicted on the “Plat to Accompany Cussick-Lassen Lift Station Nexus Report,” attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. Residential Premises		
1. Single Family Residential	1	\$505.00/Dwelling Unit
2. Multiple Family Residential	1	\$505.00/Dwelling Unit
C. Nonresidential Premises		
1. Motel/hotel with restaurant facilities	1	\$505.00/Room
2. Motel/hotel without restaurant facilities	0.5	\$253.00/Room
3. Convalescent Hospitals	0.5	\$253.00/Bed
4. Hospitals	0.75	\$379.00/Bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	0.333	\$168.00/Occupant
6. Dormitory or Group Dwelling without Food Services; or Rooming House	0.167	\$84.00/Occupant
7. Schools, including but not limited to Elementary, Equivalent Student Secondary, Colleges, and Universities	0.1087	\$55.00/Full-Time
8. Park or Recreational facility	0.05	\$25.00/Fixture Unit
9. All Other	4.00	\$2,021/Acre

X. SEWER LIFT STATION CAPACITY FEES - COHASSET ROAD LIFT STATION

A. The area of benefit for the Cohasset Road Sewer Lift Station generally consists of properties located along the east side of Cohasset Road bounded by Boeing Avenue on the north, Vispera Drive on the east, Contractors Drive on the south, and Cohasset Road on the west. The 117-acre area served by this lift station is depicted on the "Plat to Accompany Nexus Report, Cohasset Road-Plummers Drive Sewer Lift Station Capacity Fee," attached hereto and incorporated herein by this reference.

	<u>Equivalent Dwelling Unit Ratio</u>	<u>Rate</u>
B. Residential Premises		
1. Single Family Residential	1	\$333.00/Dwelling Unit
2. Multiple Family Residential	1	\$333.00/Dwelling Unit
C. Nonresidential Premises		
1. Motel/hotel with restaurant facilities	1	\$333.00/Room
2. Motel/hotel without restaurant facilities	0.5	\$166.00/Room
3. Convalescent Hospitals	0.5	\$166.00/Bed
4. Hospitals	0.75	\$250.00/Bed
5. Dormitory or Group Dwelling with Food Services; or Boarding House	0.333	\$111.00/Occupant
6. Dormitory or Group Dwelling without Food Services; or Rooming House	0.167	\$55.00/Occupant
7. Schools, including but not limited to Elementary, Equivalent Student Secondary, Colleges, and Universities	0.1087	\$37.00/Full-Time
8. Park or Recreational facility	0.05	\$17.00/Fixture Unit
9. All Other	4.00	\$1,331.00/Acre

XI. SEWER LIFT STATION SERVICE RATES - Section 15.36.062 CMC

A. Monthly sewer lift station service rates shall be charged as follows:

Lift Station Area:	Monthly Fee Per Residential Unit	Monthly Fee Per CCF* for Non-residential
Henshaw Avenue	\$10.20	\$1.02
Oates Business Park	DNA	\$0.70
Northwest Chico	\$ 2.36	\$0.24
Henshaw/Guynn	\$ 6.00	\$0.60
Holly Avenue	\$12.46	\$1.25
Lassen Avenue	\$0.97	\$0.10
Chico Municipal Airport	DNA	\$0.61
McKinney Ranch	\$10.27	\$1.03
Cussick-Lassen	\$7.04	\$0.70
Cohasset Road	DNA	\$1.28

*Ccf (100 cubic feet) of wastewater.

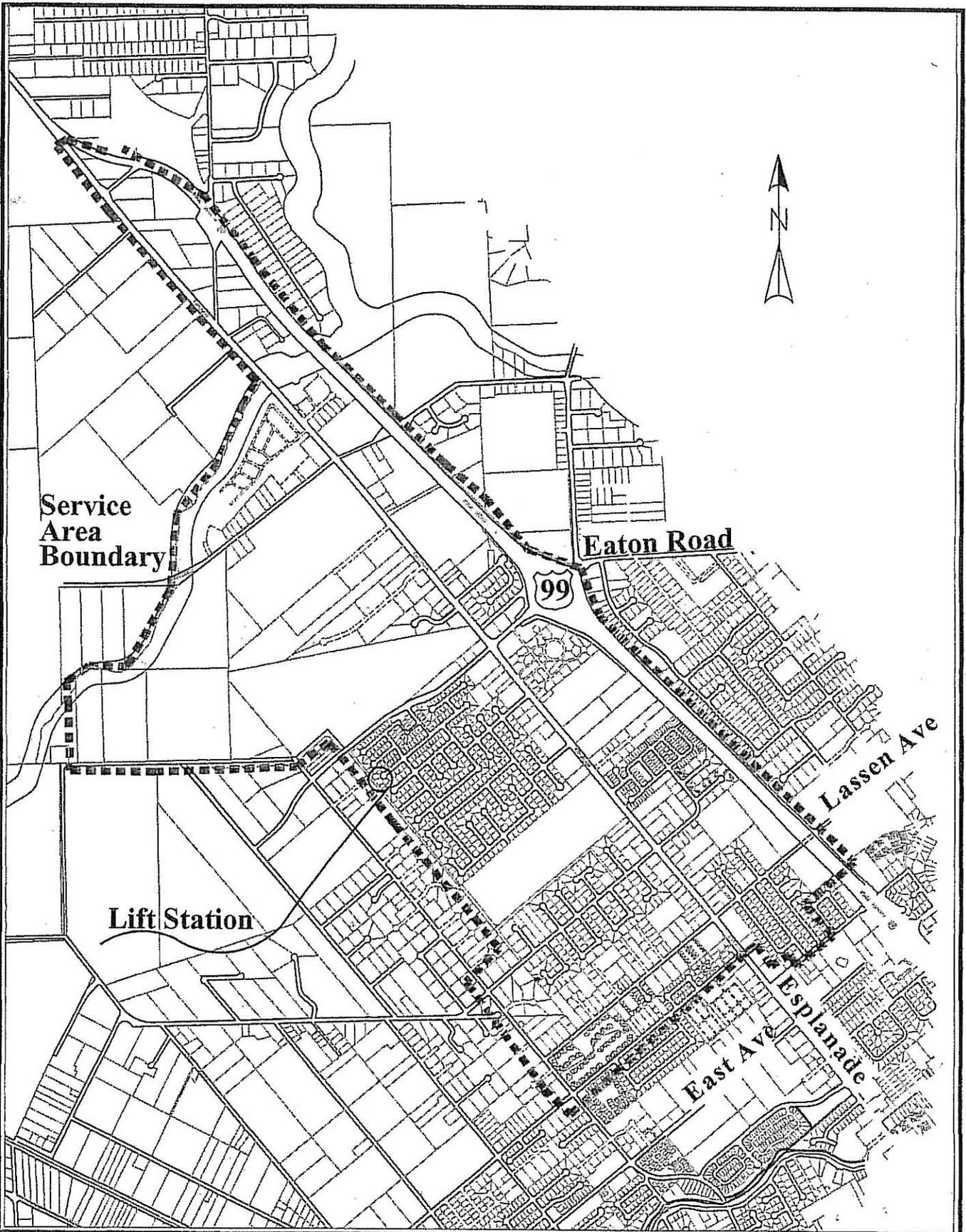
B. In the event the City has erroneously collected sewer lift station service fees from the owner or occupant of residential or non-residential premises, the Finance Director shall refund the difference between the fee paid and the fee which should have been collected. Such refund shall be made only for fees erroneously collected within the three year period immediately preceding the date the presentation of a claim for such fees is made to the City in writing and shall be made only upon application by the property owner or occupant of the premises who paid the fees. Such claim must include adequate documentation of the fees collected in error.

C. Sewer lift station service rates as set forth in Section X.A. above will be reconciled annually, and the updated fee will be increased or decreased based on estimated expenditures offset by any balance remaining in the account.

XII. AUTHORIZATION TO ANNUALLY ADJUST FEES

A. The City Manager is directed to amend Sections II through X of this fee schedule annually on July 1 without further Council action when necessary to incorporate changes in fees based on the net percentage increase or decrease in the Engineering News Record Construction Cost Index.

B. The City Manager is directed to amend Section XI.A without further City Council action if, following a public hearing required by Article XIII D of the California Constitution, a majority of affected property owners do not protest a fee increase.



REVISION	BY	DATE

CITY OF CHICO DEPARTMENT OF PUBLIC WORKS

DRAWN BY: met DATE: _____
 CHECKED BY: MT SCALE: _____
 APPROVED: *[Signature]*
 DIRECTOR OF PUBLIC WORKS

PLAT TO ACCOMPANY
 LIFT STATION NEXUS REPORT
 NORTHWEST CHICO LIFT STATION

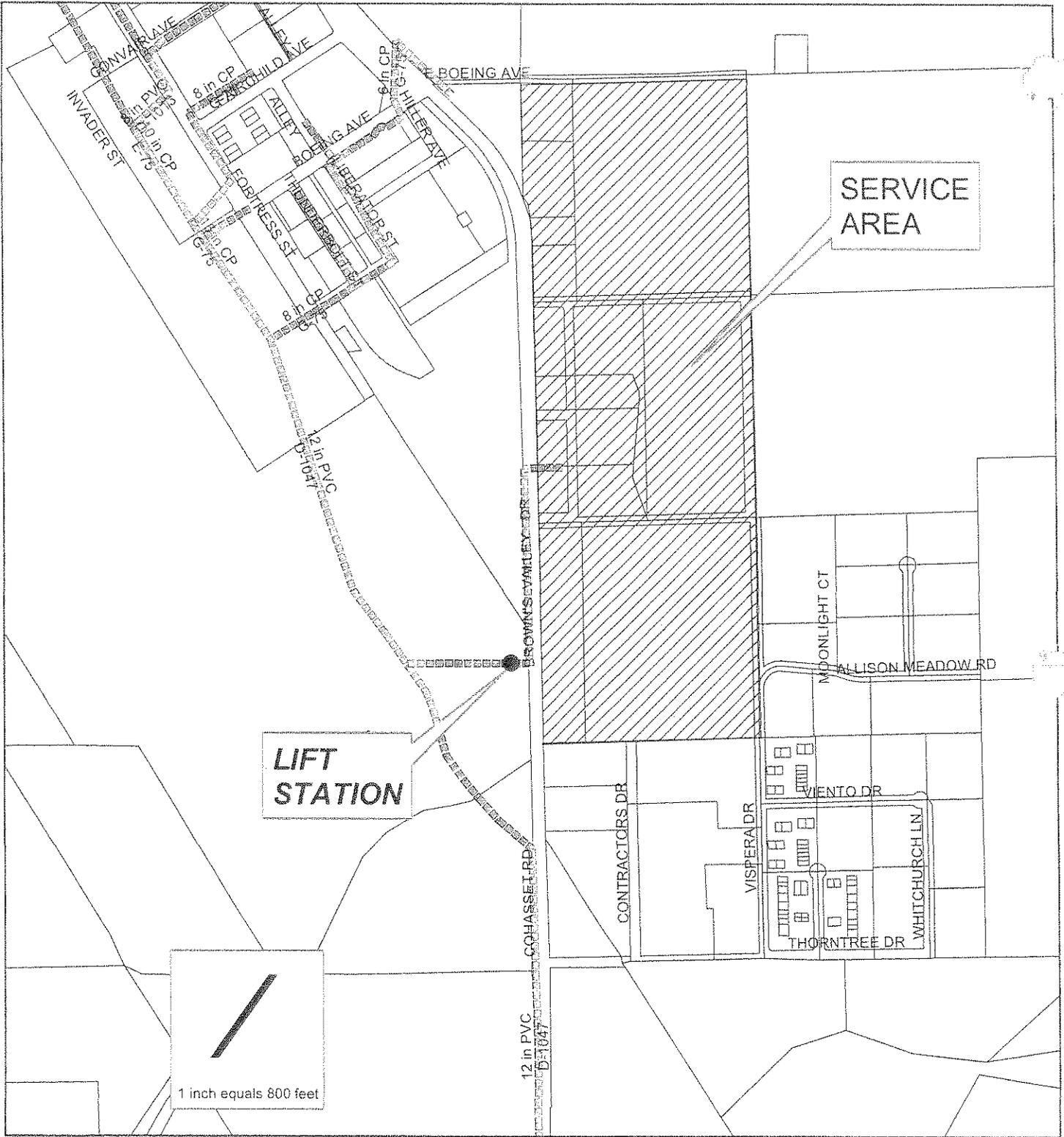
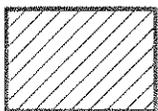
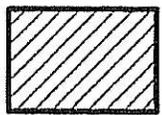
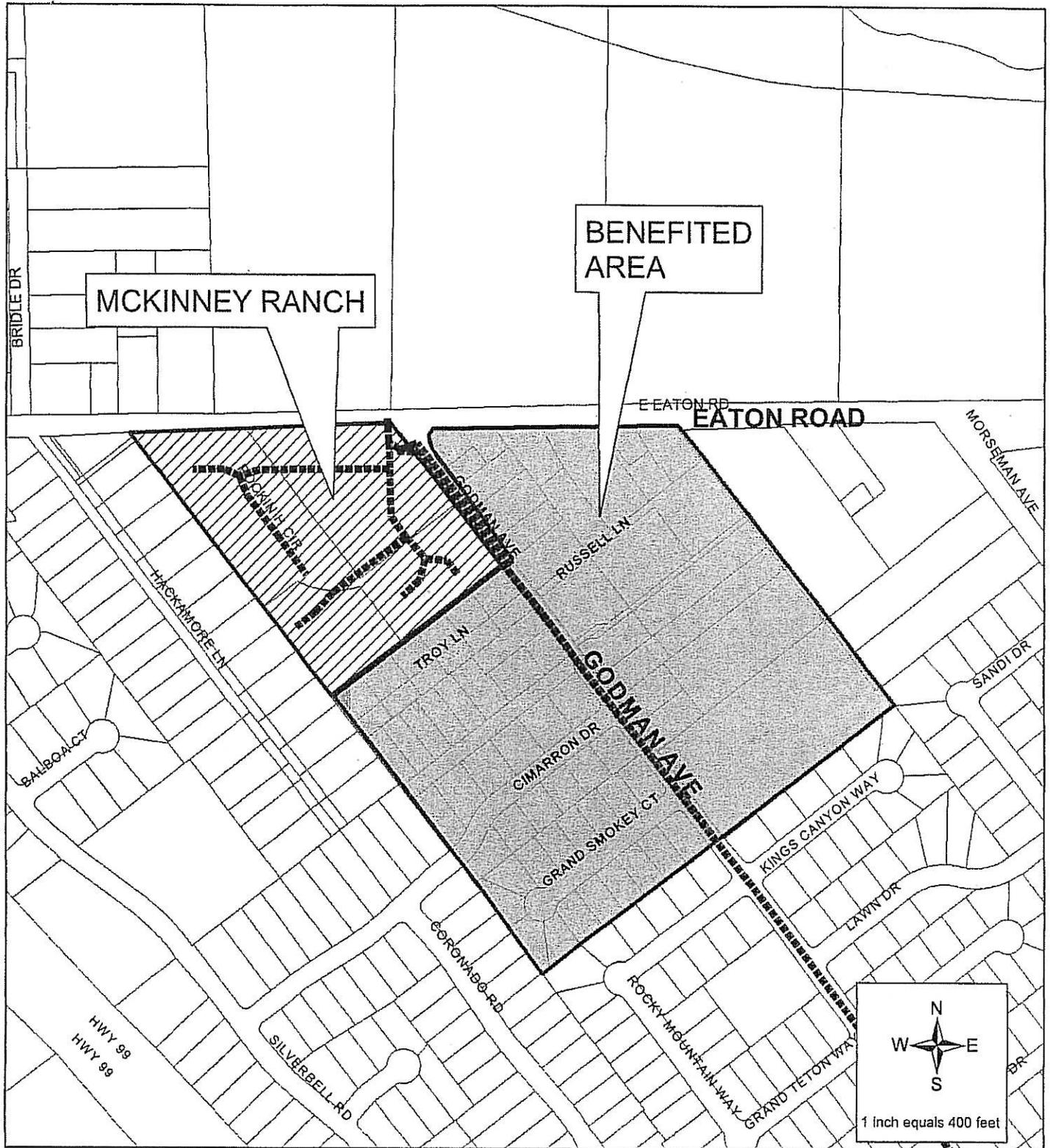


EXHIBIT "A"



SERVICE AREA

Plat to Accompany Nexus Report
 Cohasset Road-Plummers Drive
 Sewer Lift Station Capacity Fee



MCKINNEY RANCH



BENEFITED AREA

Plat to Accompany
Nexus Report

McKinney Ranch Sewer Lift Station Capacity Fees

EXHIBIT "A"