

# COMMERCIAL, OFFICE/GENERAL & INDUSTRIAL WORKSHEET

## City of Yreka Municipal Utility Services, Impact, & Connection Fees

NOTICE: Enacted by Ordinance #792 on November 16, 2006, amended by Ordinance #795 on February 1, 2007, and amended by Ordinance #799 on December 6, 2007, and amended by Ordinance #830 on October 4, 2012, pursuant to California Government Code Section 66000.

	<u>BASE FEE</u>
<b>A. Public Facilities Impact Fee</b>	<b>\$ 1,927.73</b>
1. Commercial - base fee is per 1,000 sq. ft.	
2. Office/general-base fee is per 1,000 sq. ft.	
3. Industrial-base fee is per 1,000 sq. ft.	

<b>B. Citywide Streets Impact Fee</b>	<b>\$688.11</b>
1. Commercial - base fee is per 2,500 sq. ft.	
2. Office/general-base fee is per 2,500 sq. ft.	
3. Industrial-base fee is per 5,000 sq. ft.	

<b>C. Storm Drainage Impact Fee</b>	<b>\$126.39</b>
1. Commercial - base fee is per unit.	
2. Office/general - base fee is per unit.	
3. Industrial I- base fee is per unit.	

<b>D. Water System Impact Fee *</b>	<b>\$6,551.73</b>
Base fee multiplied by household equivalent ratio from chart.	

<b>E. Wastewater Collection System Impact Fee *</b>	<b>\$1,897.09</b>
Base fee multiplied by household equivalent ratio from chart.	

\*Water and Wastewater Fees- Multiply the base fee for each premises times the Household Equivalent ratio (from chart below) based on the meter size, or if no meter is installed the water service pipe size.

Household Equivalent Ratio	Water Meter size or if no meter, water service pipe size
1	5/8 inch
1.5	3/4 inch
2.5	1 inch
5	1.5 inch
8	2 inch
16	3 inch
25	4 inch
50	6 inch
80	8 inch

Impact fees are payable prior to issuance of building permit, encroachment permit, mobile home permit, & installation of water meter. Customer is subject to water meter device cost if device is provided by city.

Name of Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

**Phased Implementation Effective Dates:**  
 as of July 16, 2007                      50% of BASE FEES

- Exemptions (See attached YMC 11.23.130)**
- a. Alteration/renovation/expansion of residential building where no additional dwelling units are created.
  - b. Expansion of commercial/industrial structure which is less than 50% of the square footage of the existing structures.
  - c. Accessory building with no extra vehicle trips.
  - d. Replacement structure, same size & use, within 3 years.
  - e. Replacement mobile home.
  - f. Fees pursuant to an Encroachment Permit will be charged for applicable connections only.

### Fee Calculation Worksheet

Property Address: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

**1. List the building size (sq. ft.) or # of units next to the type of proposed structure:**

commercial, retail	_____ sf
office, general	_____ sf
industrial	_____ sf

**2. Water Meter Size or if no meter, water service pipe size**  
 \_\_\_\_\_

- 3. Fees Due**
- A. Public Facilities \_\_\_\_\_
  - B. Streets \_\_\_\_\_
  - C. Storm Drainage \_\_\_\_\_
  - D. Water \* \_\_\_\_\_
  - E. Wastewater \* \_\_\_\_\_

G. TOTAL PERMIT FEE \_\_\_\_\_  
 Divided by 50% = Amount Due

**4. Implementation Phase Percentage**

Permit Application Date: \_\_\_\_\_

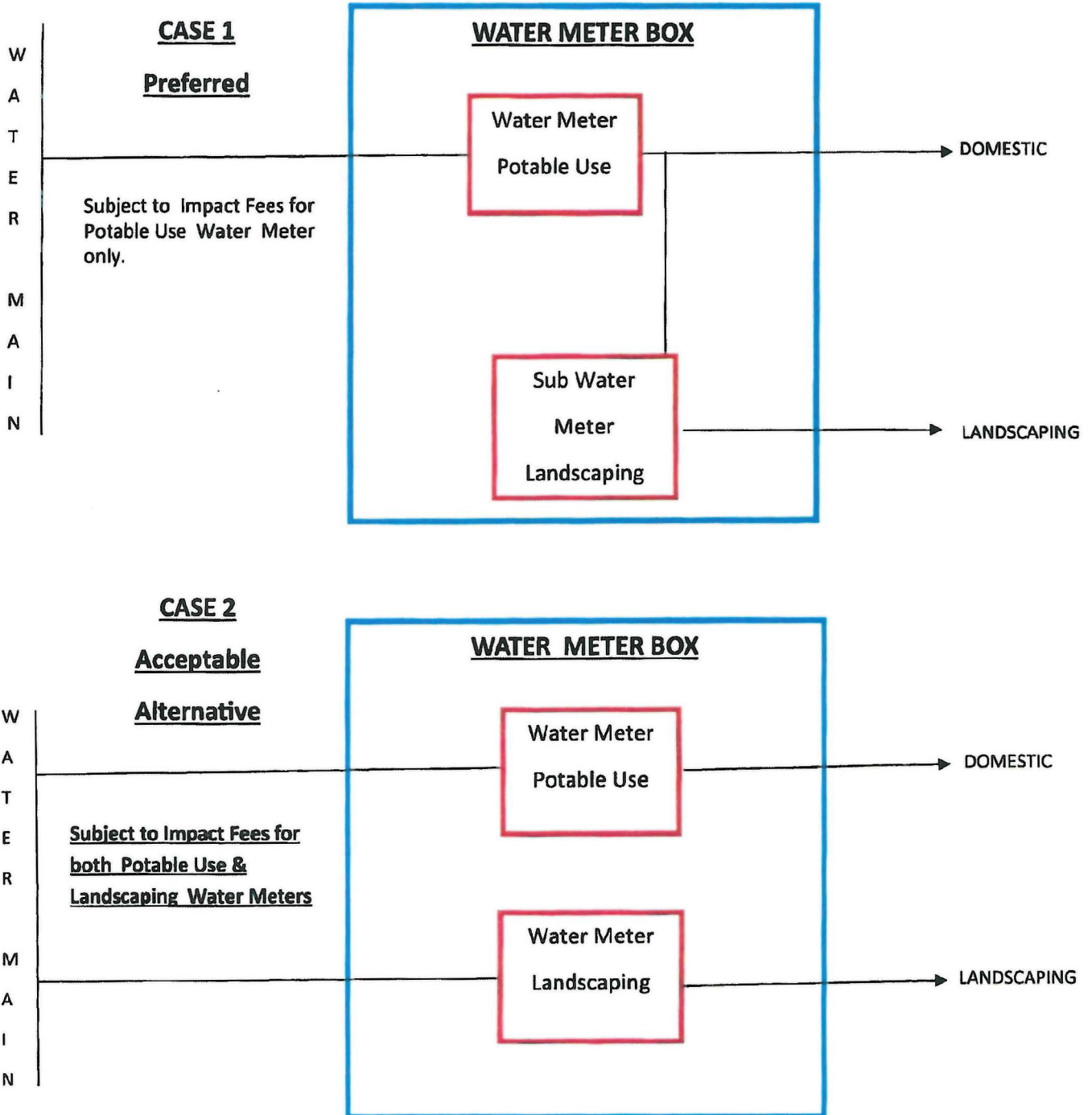
Percentage: 50% OF (G) Total Permit Fee

Amount Due: \_\_\_\_\_

**Energy Efficiency and Conservation**

**Per 2010 California Green Building Standards Code—Section 5.712.4.2**

For building addition or alteration requiring upgraded water service for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet (the level at which Water Code Section 535 applies), separate sub meters or metering devices shall be installed for outdoor potable water use.



## Yreka Municipal Code Section - 11.23.130

### Exemptions, refunds, credits, deferrals, reimbursement agreements and appeals.

This section shall apply to any fee assessed pursuant to this chapter. Any claim of exemption, credit, waiver or deferral must be made no later than the time of application for a building permit, encroachment permit or permit for mobilehome installation. Any claim not so made shall be deemed waived.

- (a) Exemptions. The following shall be exempted from payment of the fees established by this chapter:
  - (1) Alterations, renovation or expansion of an existing residential building where no additional dwelling units are created;
  - (2) Expansion of existing commercial or industrial structures which are less than fifty percent of the square footage of the existing structure;
  - (3) The construction of accessory buildings or structures which will not produce additional vehicular trips over and above those produced by the principal building or use of the land;
  - (4) The replacement within three years of a demolished, destroyed or partially destroyed building or structure with a new building or structure of the same size and use; provided, that no additional trips will be produced over and above those produced by the original use of the land, and, if it was required, the planning commission had already approved the original use;
  - (5) The installation of a replacement mobilehome.
- (b) Refunds.
  - (1) Expired Permits. If a building permit, permit for mobilehome installation or encroachment permit expires without commencement of construction, then the feepayer shall be entitled to a refund, without interest, of the impact fee paid as a condition for its issuance, except that the city shall retain a reasonable amount as set by resolution, but not more than five percent of the fee and not less than thirty dollars, to offset a portion of the costs of collection and refund. The feepayer must submit an application for such a refund to the director of finance within thirty calendar days of the expiration of the permit.
  - (2) Capital Improvements Not Installed. Any funds not expended, encumbered or scheduled pursuant to Government Code Section 66001 by the end of the fiscal year immediately following five years from the date the impact fee was paid, and for which the findings required by Government Code Section 66001(d) are not made pursuant to Government Code Section 66006, shall, upon application of the then-current landowner, be returned to such landowner with interest earned during the five-year period; provided, that the landowner submits an application for refund to the director of finance within one hundred eighty calendar days of the expiration of the five-year period. Such application for refund may be subject to the approval of the director of public works and/or building official.
  - (3) Refunds Paid to Owner of Record. Except as provided in this section, the city shall refund to the current record owner on a prorated basis the unexpended or uncommitted portion of the fee, and any interest accrued thereon, for which need cannot be established.
  - (4) Any other claims for refund must be made within ten days of the time of application for a building permit, encroachment permit or permit for mobilehome installation. Any claim not so made shall be deemed waived.
- (c) Deferrals. The owner of the property may request in writing a deferral of fees assessed and levied pursuant to the provisions of this chapter. Fees may be deferred for such construction work to a date one year after the issuance of a building or encroachment permit or to the date of the issuance of a certificate of occupancy for the building on which the construction work is being performed, whichever first occurs; provided, that the owner of the property, at the time of issuance of the building permit, has:
  - (1) Entered into an agreement with the city undertaking to pay such deferred fee at the time and in the manner provided for, which agreement shall be in a form approved by the city attorney and recorded against the property, or provided a letter of credit from a lending institution, in a form approved by

the city attorney, which guarantees payment of such deferred fees at the time and in the manner provided for by this subsection;

- (2) Executed a deed of trust securing performance of the property owner's duties and obligations under such agreement, which deed of trust shall also be in a form approved by the city attorney and shall be recorded against the property as a first deed of trust; and
  - (3) Paid to the city an additional fee in the amount equal to two percent of the deferred fees as and for the administrative costs to be incurred by the city by reason of such fee deferral.
- (d) Credit for Cost of Improvements. Except as is otherwise provided, the owner is entitled to a credit if the owner:
- (1) Constructs the improvements;
  - (2) Oversizes improvements necessary to serve private development and future growth;
  - (3) Finances an improvement by cash or other means approved by the city council;
  - (4) Any combination of the above.

The construction of a facility authorized by this section must consist of a usable facility or segment and be approved by the city and must be constructed in accordance with the city's public improvement design standards.

The credit to be provided to the property owner shall be determined based on the actual costs of improvements, plus actual costs for engineering and city administration. The data in support of the claim for credit must be submitted prior to issuance of the applicable permit, or the claim shall be deemed invalid.

The property owner must post a bond or other security in a form reviewed and approved by the city attorney prior to acceptance by the director of public works for the complete performance of the construction in order to receive credit prior to completion of construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the city attorney in an amount determined by the director of public works. If the project will not be constructed within one year of the date of the improvement agreement, the amount of the security shall be increased by ten percent compounded for each year of the life of the security. If the project is not to be completed within two years of the date of the improvement agreement, the city council must approve the construction project and its scheduled completion date.

Credits shall not be transferable from one project or development to another without the approval of the city council.

- (e) Credit Not More Than Fee. If the amount of fee credit is less than the amount of the otherwise applicable fee, the property owner shall thereafter pay an amount which, when added to the credit received for the construction of facilities, equals the fee obligation. If the fee credit is more than the otherwise applicable fee, the property owner shall be entitled to a corresponding reduction in the amount of fees to be paid or a reimbursement for the excess credit as provided for hereinafter.
- (f) Reimbursement for Oversized Facility Improvements. Any developer of property located within the city who constructs and installs oversized facility improvements incident to the approval of a tentative map, tentative parcel map or certificate of compliance authorizing the subdivision of property, or incident to the issuance of a building permit authorizing construction of a building or structure, may be entitled to a reimbursement. Such reimbursement shall be paid by the city, when such funds are available, out of the improvement fees levied pursuant to the provisions of this chapter, for the cost of any portion of such facility improvements which were in excess of that reasonably required to serve the property improved with the building or structure authorized by such building permit, all as determined by the director of public works, using information provided by developer's consultants.
  - (1) Reimbursement Agreements. Any reimbursement for the oversizing costs of facility improvements required by the provisions of this section shall be made in accordance with the terms and conditions of a written reimbursement agreement between the city and the developer.
    - (A) The reimbursement agreement shall provide for the payment to the developer of a portion of the revenues received by the city from the impact fees levied pursuant to the provisions of this chapter in incremental amounts reasonably calculated to reimburse the developer for such

oversizing costs over a stipulated period between fifteen and thirty years in duration, beginning the date the facility improvements are completed and accepted by the city, all as determined by the director of public works. The reimbursement to be provided to the property owner shall be determined based on the actual costs of improvements, plus actual costs for engineering and city administration. The data in support of the claim for reimbursement must be submitted prior to issuance of the applicable permit.

- (B) Such agreement shall be in a form approved by the city attorney, and shall be executed on behalf of the city by the city manager at the time of approval of a final subdivision map, final parcel map or a certificate of compliance in the case of subdivisions approved by a tentative map, tentative parcel map or certificate of compliance, or at the time of the issuance of a certificate of occupancy in the case of a building or structure authorized by a building permit.
  - (C) Reimbursement is available only to the degree funds are available in any given year. If reimbursement cannot be made during one year, the unreimbursed portion will continue in following years until repaid. The reimbursable amount shall be the difference between the cost of the facility necessitated by development and the oversized facility as determined in this section or as otherwise agreed between the city and the owner, less a sum equal to the city's reasonable cost to administer the reimbursement agreement.
- (2) Improvement Delay. Reimbursement may occur after the year in which the project is planned and accepted by the city if, in the opinion of the city manager, the delay is necessary to assure the orderly implementation of the city capital improvement plan. Interest equivalent to the rate earned during the period of delayed reimbursement by the trust account shall be applied to a credit following acceptance of the improvements, or as otherwise agreed between the city and the developer.
- (g) Additional Conditions Allowed. The director of public works may authorize, or a condition to the approval for a land use entitlement may require, an owner of property to construct certain facilities or portions thereof specified in the City of Yreka Impact Fee Report (October 2006), the capital improvement program as updated from time to time, or such other capital facilities lists which have been approved by the city council. Such direction or authorization shall result in a credit in lieu of all, or a portion of, a particular fee required by this chapter to be paid by such owner that relates to the improvement constructed.

(Ord. 799 § 2(part), 2007).