

CITY OF CLOVIS
MASTER DEVELOPMENT FEE SCHEDULE 2018-2019
EFFECTIVE SEPTEMBER 10, 2018

Current Rate	
Water Major Facilities	
Residential	(Units per Acre)
Residential	2.0 or less
Residential	2.1 to 2.5
Residential	2.6 to 3.0
Residential	3.1 to 3.5
Residential	3.6 to 4.0
Residential	4.1 to 4.5
Residential	4.6 to 5.0
Residential	5.1 to 5.5
Residential	5.6 to 6.0
Residential	6.1 to 6.5
Residential	6.6 to 7.0
Residential	7.1 to 7.5
Residential	7.6 to 8.0
Residential	8.1 to 8.5
Residential	8.6 to 9.0
Residential	9.1 to 9.5
Residential	9.6 to 10.0
Residential	10.1 to 10.5
Residential	10.6 to 11.0
Residential	11.1 to 11.5
Residential	11.6 to 12.0
Residential	12.1 to 12.5
Residential	12.6 to 13.0
Residential	13.1 to 13.5
Residential	13.6 to 14.0
Residential	14.1 to 14.5
Residential	14.6 to 15.0
Residential	15.1 to 15.5
Residential	15.6 to 16.0
Residential	16.1 to 16.5
Residential	16.6 to 17.0
Residential	17.1 to 17.5
Residential	17.6 to 18.0
Residential	18.1 to 18.5
Residential	18.6 to 19.0
Residential	19.1 to 19.5
Residential	19.6 to 20.0
Commercial Retail	
Professional Office	
Industrial	
Schools	
Public Facilities	
Parks	
Assisted Living	

Current Rate	
Water	
Water oversize	
All Areas except RT Ph 1,2	
RT Park Phase 1, 2	
Water front footage	
All Areas except RT Ph 1,2	
RT Park Phase 1, 2	
Non-Potable Water System	

Water Service	
Water meter:	
3/4"	
1"	
1 1/2"	
2"	
3" turbo (landscape)	
4" turbo (landscape)	
6" turbo (landscape)	
3" compound (domestic)	
4" compound (domestic)	
6" compound (domestic)	
Transceiver Fee	
Water service w/meter:	
3/4"	
1"	
1 1/2"	
2"	

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Current Rate

Sewer	
Sewer Major Facilities	
Single Family Residential	\$7,500 per unit
Multi-Family Residential	\$6,075 per unit
Commercial Retail	\$4.50 per bldg sf
Professional Office	\$3.83 per bldg sf
Industrial	\$2.10 per bldg sf
Assisted Living	\$7,500 per EDU
*Other	\$7,500 per EDU
Sewer oversize	
All Areas except RT Ph 1,2	\$949 per gross acre
RT Park Phase 1, 2	\$0
Sewer front footage	
All Areas except RT Ph 1,2	\$18.05 per linear foot
RT Park Phase 1, 2	\$0
Sewer house branch connection	
4" lateral	\$136.00 per linear foot
6" lateral	\$138.00 per linear foot

*Other includes hospitals, churches, hotels, motels, schools

Parks	
Park Acquisition and Development:	
All Residential	\$3,431 per unit
Retail	\$0.42 per bldg. sf.
Office	\$0.89 per bldg. sf.
Industrial	\$0.32 per bldg. sf.

Refuse	
Community sanitation fee	
Single family lot	\$393 per unit
Multi-family, non-residential	\$223 per unit

Neighborhood Park Deposit	
Neighborhood Park Deposit	
Street Area 4 (Loma Vista Specific Plan)	\$4,603 per unit

Current Rate

Admin., Public Facilities, Misc.	
Undergrounding administration fee	0.00% of UG fees
Street administration fee	0.00% of street fees
Administration fee	1.00% of fees
Fire Department Fee	
Growth Areas	\$1,014 per unit
Police Department Fee	
Growth Areas	\$100 per unit
Special Area Annexation Fee	\$0 per gross acre
Locan Nees Annexation Fee	\$755 per gross acre
Loma Vista Community Centers	
Master Plan Zone District Program Fee	\$1,591 per net acre
Library Facilities Impact Fee***	
Single family lot	\$604 per unit
Multi-family, assisted living/group homes	\$494 per unit

Utility Undergrounding (See Area Map on Page 6)	
Utility Undergrounding fee	
Underground Area 1	\$6,710 per gross acre
RT Park Phase 1, 2	\$2,512 per gross acre
Underground Area 2	\$0 per gross acre
Underground Area 3	\$7,361 per gross acre
Underground Area 4	\$7,035 per gross acre

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Street Fees (See Area Map on Page 6)

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
Area 1							
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$5,018	\$1,736	\$696	\$46	\$62	\$7,558
SFR - Very Low Density (0.6 - 2)	per unit	\$5,019	\$1,737	\$695	\$47	\$61	\$7,559
SFR - Low Density (2.1 - 4)	per unit	\$5,019	\$1,737	\$695	\$47	\$56	\$7,554
SFR - Medium Density (4.1 - 7)	per unit	\$5,019	\$1,737	\$695	\$47	\$56	\$7,554
MFR - Medium High Density (7.1 - 15)	per unit	\$3,011	\$1,042	\$417	\$28	\$34	\$4,532
MFR - High (15.1 - 25)	per unit	\$3,011	\$1,042	\$417	\$28	\$34	\$4,532
MFR - Very High (25.1 - 43)	per unit	\$3,011	\$1,042	\$417	\$28	\$34	\$4,532
Retail	per 1000 bldg sf	\$7,921	\$2,741	\$1,097	\$74	\$88	\$11,921
Office, Public Facilities	per 1000 bldg sf	\$3,612	\$1,250	\$500	\$34	\$40	\$5,436
Industrial, Assisted Living	per 1000 bldg sf	\$972	\$336	\$135	\$9	\$11	\$1,463
Schools	per 1000 bldg sf	\$6,337	\$2,193	\$878	\$59	\$70	\$9,537
Churches	per 1000 bldg sf	\$3,612	\$1,250	\$500	\$34	\$40	\$5,436
Mini Storage	per gross acre	\$12,702	\$4,391	\$1,764	\$118	\$144	\$19,119

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
RT Park Phase 1, 2							
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
Industrial	per 1000 bldg sf	\$791	\$196	\$127	\$0	\$11	\$1,125
Office	per 1000 bldg sf	\$2,940	\$727	\$473	\$0	\$40	\$4,180

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
Area 2							
	Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total
SFR - Rural (0 - 0.5)	per unit	\$378	\$0	\$96	\$0	\$62	\$536
SFR - Very Low Density (0.6 - 2)	per unit	\$378	\$0	\$97	\$0	\$61	\$536
SFR - Low Density (2.1 - 4)	per unit	\$378	\$0	\$97	\$0	\$56	\$531
SFR - Medium Density (4.1 - 7)	per unit	\$378	\$0	\$97	\$0	\$56	\$531
MFR - Medium High Density (7.1 - 15)	per unit	\$227	\$0	\$58	\$0	\$34	\$319
MFR - High (15.1 - 25)	per unit	\$227	\$0	\$58	\$0	\$34	\$319
MFR - Very High (25.1 - 43)	per unit	\$227	\$0	\$58	\$0	\$34	\$319
Retail	per 1000 bldg sf	\$596	\$0	\$153	\$0	\$88	\$837
Office, Public Facilities	per 1000 bldg sf	\$272	\$0	\$70	\$0	\$40	\$382
Industrial, Assisted Living	per 1000 bldg sf	\$73	\$0	\$19	\$0	\$11	\$103
Schools	per 1000 bldg sf	\$477	\$0	\$122	\$0	\$70	\$669
Churches	per 1000 bldg sf	\$272	\$0	\$70	\$0	\$40	\$382
Mini Storage	per gross acre	\$954	\$0	\$248	\$0	\$144	\$1,346

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Street Fees (See Area Map on Page 6)

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
Area 3							
Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total	
SFR - Rural (0 - 0.5)	per unit	\$70	\$0	\$34	\$0	\$62	\$166
SFR - Very Low Density (0.6 - 2)	per unit	\$71	\$0	\$35	\$0	\$61	\$167
SFR - Low Density (2.1 - 4)	per unit	\$71	\$0	\$35	\$0	\$56	\$162
SFR - Medium Density (4.1 - 7)	per unit	\$71	\$0	\$35	\$0	\$56	\$162
MFR - Medium High Density (7.1 - 15)	per unit	\$43	\$0	\$21	\$0	\$34	\$98
MFR - High (15.1 - 25)	per unit	\$43	\$0	\$21	\$0	\$34	\$98
MFR - Very High (25.1 - 43)	per unit	\$43	\$0	\$21	\$0	\$34	\$98
Retail	per 1000 bldg sf	\$112	\$0	\$55	\$0	\$88	\$255
Office, Public Facilities	per 1000 bldg sf	\$51	\$0	\$25	\$0	\$40	\$116
Industrial, Assisted Living	per 1000 bldg sf	\$14	\$0	\$7	\$0	\$11	\$32
Schools	per 1000 bldg sf	\$90	\$0	\$44	\$0	\$70	\$204
Churches	per 1000 bldg sf	\$51	\$0	\$25	\$0	\$40	\$116
Mini Storage	per gross acre	\$183	\$0	\$91	\$0	\$144	\$418

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
Area 4							
Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total	
SFR - Rural (0 - 0.5)	per unit	\$4,606	\$2,156	\$442	\$316	\$62	\$7,582
SFR - Very Low Density (0.6 - 2)	per unit	\$4,606	\$2,155	\$441	\$317	\$61	\$7,580
SFR - Low Density (2.1 - 4)	per unit	\$4,606	\$2,155	\$441	\$317	\$56	\$7,575
SFR - Medium Density (4.1 - 7)	per unit	\$4,606	\$2,155	\$441	\$317	\$56	\$7,575
MFR - Medium High Density (7.1 - 15)	per unit	\$2,764	\$1,293	\$265	\$190	\$34	\$4,546
MFR - High (15.1 - 25)	per unit	\$2,764	\$1,293	\$265	\$190	\$34	\$4,546
MFR - Very High (25.1 - 43)	per unit	\$2,764	\$1,293	\$265	\$190	\$34	\$4,546
Retail	per 1000 bldg sf	\$7,269	\$3,402	\$696	\$500	\$88	\$11,955
Office, Public Facilities	per 1000 bldg sf	\$3,315	\$1,551	\$317	\$228	\$40	\$5,451
Industrial, Assisted Living	per 1000 bldg sf	\$892	\$417	\$85	\$61	\$11	\$1,466
Schools	per 1000 bldg sf	\$5,815	\$2,721	\$557	\$400	\$70	\$9,563
Churches	per 1000 bldg sf	\$3,315	\$1,551	\$317	\$228	\$40	\$5,451
Mini Storage	per gross acre	\$11,657	\$5,449	\$1,111	\$797	\$144	\$19,158

		Current Rate	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
Area 5							
Basis of Charge	Outside Travel Lane	Center Travel Lane	Traffic Signals	Bridges	Quadrant Intersections	Total	
SFR - Rural (0 - 0.5)	per unit	\$2,096	\$1,300	\$143	\$112	\$62	\$3,713
SFR - Very Low Density (0.6 - 2)	per unit	\$2,097	\$1,299	\$285	\$111	\$61	\$3,853
SFR - Low Density (2.1 - 4)	per unit	\$2,097	\$1,299	\$285	\$111	\$56	\$3,848
SFR - Medium Density (4.1 - 7)	per unit	\$2,097	\$1,299	\$285	\$111	\$56	\$3,848
MFR - Medium High Density (7.1 - 15)	per unit	\$1,258	\$779	\$171	\$67	\$34	\$2,309
MFR - High (15.1 - 25)	per unit	\$1,258	\$779	\$171	\$67	\$34	\$2,309
MFR - Very High (25.1 - 43)	per unit	\$1,258	\$779	\$171	\$67	\$34	\$2,309
Retail	per 1000 bldg sf	\$3,309	\$2,050	\$450	\$176	\$88	\$6,073
Office, Public Facilities	per 1000 bldg sf	\$1,509	\$935	\$205	\$80	\$40	\$2,769
Industrial	per 1000 bldg sf	\$406	\$252	\$55	\$22	\$11	\$746
Schools	per 1000 bldg sf	\$2,648	\$1,640	\$360	\$140	\$70	\$4,858
Churches	per 1000 bldg sf	\$1,509	\$935	\$205	\$80	\$40	\$2,769
Mini Storage	per gross acre	\$5,306	\$3,293	\$719	\$287	\$144	\$9,749

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Current Rate

Sewer Oversize/Overdepth Reimbursement Rates	
<i>Sewer oversize mains</i>	
10"	\$3.10 per linear foot
12"	\$8.70 per linear foot
15"	\$20.10 per linear foot
18"	\$35.65 per linear foot
21"	\$48.60 per linear foot
<i>Sewer overdepth mains:</i>	
<u>8' to 12' in depth</u>	
8" main	\$7.90 per linear foot
10" main	\$10.00 per linear foot
12" main	\$9.85 per linear foot
15" main	\$13.45 per linear foot
18" main	\$15.35 per linear foot
21" main	\$18.35 per linear foot
<u>12' to 16' in depth</u>	
8" main	\$15.35 per linear foot
10" main	\$17.15 per linear foot
12" main	\$17.05 per linear foot
15" main	\$22.20 per linear foot
18" main	\$32.60 per linear foot
21" main	\$34.15 per linear foot
<u>Greater than 16' in depth</u>	
8" main	\$20.40 per linear foot
10" main	\$22.55 per linear foot
12" main	\$22.60 per linear foot
15" main	\$33.35 per linear foot
18" main	\$40.85 per linear foot
21" main	\$45.45 per linear foot

Current Rate

Water Oversize Reimbursement Rates	
<i>Water oversize mains:</i>	
12" main	\$14.40 per linear foot
14" main	\$26.00 per linear foot
16" main	\$43.70 per linear foot
18" main	\$56.95 per linear foot
20" main	\$71.15 per linear foot
24" main	\$103.35 per linear foot
<i>Water oversize valves:</i>	
12" valve	\$873 each
14" valve	\$1,142 each
16" valve	\$1,540 each
18" valve	\$1,846 each
20" valve	\$2,813 each
24" valve	\$4,274 each