

CITY OF JACKSON

Schedule of Charges

<u>SERVICE</u>	<u>COST</u>	<u>DUE & PAYABLE</u>
ENCROACHMENT PERMIT	\$40.00 plus 4% of estimated cost of work	W/ application
DEMOLITION PERMIT	\$310 Flat Rate (Up to \$10,000 Value)	W/ application
TENTATIVE MAP (4 LOTS OR LESS)	\$500 plus 10.00/lot deposit + direct costs	W/ application
PARCEL MAP	\$500 plus 20.00/lot deposit + direct costs + county fees	W/ application
FINAL MAP	\$500 plus 10.00/lot deposit + direct costs	W/ application
MAP MODIFICATION	\$500 deposit + direct costs	W/ application
BOUNDARY LINE ADJUSTMENT SITE DEVELOPMENT PLAN	\$500 deposit + direct costs	W/ application
NON-RES. & MULTI-LOT RESIDENTIAL	\$75.00 + 2% of construction cost (estimated)	W/ application
INDIVIDUAL HOUSE SITE/PLOT PLAN	\$50.00 + \$25.00 each time after 2d submittal	W/ application
FIELD INSPECTION	\$95.00 each "final"	W/ request
IMPROVEMENT PLAN (Public Improvements)	2% of estimated construction costs w/ \$100 min.	Upon filing, w/ engineer's estimate
INSPECTION OF IMPROVEMENTS	4% of 1 st \$50,000 of estimated construction costs (approved "Bond Estimate") +3% of next \$200,000 +2% of next \$750,000 +1% of over \$1,000,000	Prior to recordation of map or issuance of any site constr. permit
CEQA / ENVIRONMENT / MITIGATED NEGATIVE DECLARATION	\$300.00 deposit + direct costs + county/state fees	W/ application
Amador County Administrative Filing Fee	\$50.00 (payable to AmaCnty)	W/ application
CATEGORICAL EXEMPTIONS (County Fee)	\$300.00 (payable to AmaCnty)	W/ application
ENVIRONMENTAL IMPACT REPORT	\$500 deposit + direct costs	Prior to contract NTP
REZONING & PRE-ZONING	\$250 deposit + direct costs	W/ application
DEVELOPMENT AMENDMENT	\$250 deposit + direct costs	W/ application
USE PERMIT	\$250 deposit + direct costs	W/ application
MINING USE PERMIT	\$1,500 deposit + direct costs	W/ application,
VARIANCE	\$250 deposit + direct costs	W/ application
GENERAL PLAN AMENDMENT	\$500 deposit + direct costs	W/ application
APPEAL	\$500	W/ letter
DESIGN REVIEW DEPOSIT	\$250 deposit + direct costs	

Note: Reimbursements for direct costs and 15% overhead will be billed monthly. The deposit collected with the application will be applied to the final invoice. If the final invoice is less than the deposit, applicant will be reimbursed.

CITY OF JACKSON

Schedule of Charges

The following are the current fees for professional services:

City Planner: Farhad Mortazavi

Principal Planner	\$180.00/hour
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City Engineer: Weber, Ghio & Associates, Inc.

Principal Engineer	\$185.00/hour
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Senior Civil Engineer	\$163.00/hour
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Senior Planner	\$139.00/hour
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Associate Engineer	\$143.00/hour
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Project Manager	\$130.00/hour
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Engineering Technician	\$114.00/hour
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Project Administrator/Assistant	\$114.00/hour
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Senior Draftsperson	\$95.00/hour
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Junior Draftsperson	\$75.00/hour
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Construction Inspector II	\$111.00/hour
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Construction Inspector I	\$95.00/hour
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Resident Engineer	\$138.00/hour/min*
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*Rate dependent upon project complexity and client requirements

Computer Operator	\$101.00/hour
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General Office Personnel	\$94.00/hour
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CADD System	\$19.50/hour
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Court Appearances – Expert Witness	\$200.00/hour, \$500.00
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City Attorney: Best Best & Krieger LLP

Attorneys	\$366.00/hour
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CITY OF JACKSON

Schedule of Local Development Impact Fees* (in city)

Facility Category	Single-Family (R-1)	Multi-Family (R-2)	Mobile Home (R-3/MHP)	Lodging	Office	Retail	Industrial (General Light Industrial)	Public/ Institutional
	-----Fee per Dwelling Unit-----			Per room	-----Fee per 1,000 Square Feet-----			
Essential Services	\$2,890	\$2,705	\$1,721	\$443	\$983	\$655	\$295	\$1,180
Wastewater ¹	\$7,262	\$6,826	\$4,357	\$3,340	\$2,905	\$2,905	\$2,905	\$2,693
Water ¹	\$2,101	\$1,975	\$1,261	\$525	\$840	\$840	\$840	\$840
Parks in-lieu	\$1,641	\$1,634	N/A	N/A	N/A	N/A	N/A	N/A
Local Traffic ²	\$3,465	\$2,495	\$1,831	Appendix 2	Appendix 2		\$2,009	Appendix 2

*Essential Services fees, Wastewater and Water charges include a 2% administrative surcharge. Complete fee schedules including categories for lodging and institutional are shown in Resolution 2019-05.

¹Current nonresidential water and wastewater charges are based on plumbing fixture units (PFU). The table indicates fees for 10 PFU at the current fee rate of \$131.32 per fixture unit for water and \$453.86 for wastewater. Shown here are the nonresidential fees assuming 6.4 PFU corresponding to a 5/8-inch water meter. Complete water/ wastewater categories, including out of city developments, are shown in Appendix 1.

²Local Traffic Impact Fees schedule was adopted in Sept. 2013. The fees vary by category. Complete charges are shown in Appendix 2.

CITY OF JACKSON

Appendix 1

Wastewater Facilities Fee Schedule for Nonresidential Uses

Size of Meter	Factor	Adjusted Equivalency Factor ¹	PFU	Fee per Meter Size
5/8 inch ²	1	0.4	6.4	\$2,847.74
1 inch	2.5	1	16	\$7,119.36
1-1/2"	5	2	32	\$14,238.71
2"	8	3.2	51.2	\$22,781.94
3"	16	6.4	102.4	\$45,563.87
4"	25	10	160	\$71,193.55
6"	50	20	320	\$142,387.10
8"	80	32	512	\$227,819.37
10"	115	46	736	\$327,490.34
12"	215	86	1376	\$612,264.55

¹ Based on meter capacity, the equivalency factor is adjusted for a 1-inch meter which is standard for a single-family home with 16 PFUs (for a 1-1/2" meter the equivalency factor is 5/2.5).

² 5/8" meters installed for high-density residential and small nonresidential uses

Source: American Water Works Association; Tables 12.5a and 12.5b

Water Facilities Fee Schedule for Nonresidential Uses

Size of Meter (inches)	Factor	Adjusted Equivalency Factor ¹	PFU	Proposed Fee per Meter Size
5/8 ²	1	0.4	6.4	\$823.95
1	2.5	1	16	\$2,059.88
1½	5	2	32	\$4,119.76
2	8	3.2	51.2	\$6,591.62
3	16	6.4	102.4	\$13,183.23
4	25	10	160	\$20,598.80
6	50	20	320	\$41,197.60
8	80	32	512	\$65,916.16
10	115	46	736	\$94,754.47
12	215	86	1,376	\$177,149.67

¹ Based on meter capacity, the equivalency factor is adjusted for a 1-inch meter which is standard for a single-family home with 16 PFUs (for a 1-1/2" meter the equivalency factor is 5/2.5).

² 5/8" meters installed for high-density residential and small nonresidential uses

Source: American Water Works Association; Tables 12.5a and 12.5b

OUT OF CITY: 1.5 x in-city charges and/or per terms of service agreement. Sewer and water service extended only with annexation and/or service agreement. Facilities Participation Charges due prior to main extension or connection of service, whichever first occurs, and shall be computed on the Schedule of Fees and Charges in effect on the date any such extension, connection, service, or encroachment is licensed by the City.

CITY OF JACKSON

Appendix 2

CITY TCIP FEE PROGRAM

Land Use Category ^{1,2}	Unit	Daily Trip Ends ³	Average Distance	Trip-end to Trip	Additional Trip-Miles	Cost per Trip Mile	Impact Fee per Unit or KSF
RESIDENTIAL LAND USES							
Single-Family Dwelling Unit	per Unit	9.52	7.9	0.5	37.60	\$92.95	\$3,495
Multi-Family Dwelling Unit	per Unit	6.65	7.9	0.5	26.30	\$92.95	\$2,445
Assisted Living	per Bed	2.66	7.9	0.5	10.50	\$92.95	\$976
Congregate Care Facility	per Unit	2.02	7.9	0.5	8.00	\$92.95	\$744
Mobile Home Dwelling	per Unit	4.99	7.9	0.5	19.70	\$92.95	\$1,831
Senior Adult House Attached	per Unit	3.44	7.9	0.5	13.60	\$92.95	\$1,264
RESORT/TOURIST							
Hotel	per Room	8.17	7.6	0.5	31.00	\$92.95	\$2,881
Motel	per Room	5.63	7.6	0.5	21.40	\$92.95	\$1,989
INDUSTRIAL							
General Light Industrial	per KSF	6.97	9.0	0.5	31.40	\$92.95	\$2,919
General Heavy Industrial	per KSF	1.50	9.0	0.5	6.80	\$92.95	\$632
Industrial Park	per KSF	6.83	9.0	0.5	30.70	\$92.95	\$2,854
Manufacturing	per KSF	3.82	9.0	0.5	17.20	\$92.95	\$1,599
Mini warehouse	per KSF	2.50	9.0	0.5	11.30	\$92.95	\$1,050
Warehouse	per KSF	3.56	9.0	0.5	16.00	\$92.95	\$1,487
INSTITUTIONAL							
Cemetery	per Acre	4.73	4.3	0.5	10.20	\$92.95	\$948
Church	per KSF	9.11	4.3	0.5	19.60	\$92.95	\$1,822
Daycare Center	per KSF	74.06	4.3	0.5	159.20	\$92.95	\$14,798
Elementary School	per Student	1.29	4.3	0.5	2.80	\$92.95	\$260
High School	per KSF	1.71	4.3	0.5	3.70	\$92.95	\$344
Hospital	per KSF	13.22	4.3	0.5	28.40	\$92.95	\$2,640
OFFICE							
Business Park	per KSF	12.44	8.8	0.5	54.70	\$92.95	\$5,084
General Office	per KSF	11.03	8.8	0.5	48.50	\$92.95	\$4,508
Government Office Complex	per KSF	27.92	8.8	0.5	122.80	\$92.95	\$11,414
Medical/Dental Office	per KSF	36.13	8.8	0.5	159.00	\$92.95	\$14,779
Office Park	per KSF	11.42	8.8	0.5	50.20	\$92.95	\$4,666
R&D Center	per KSF	8.11	8.8	0.5	35.70	\$92.95	\$3,318
COMMERCIAL							
Automobile Sales	per KSF	32.30	4.3	0.5	69.40	\$92.95	\$6,451
Building Materials/Lumber	per KSF	45.16	4.3	0.5	97.10	\$92.95	\$9,025
Convenience Market	per KSF	737.99	4.3	0.5	1586.70	\$92.95	\$147,484
Department Store	per KSF	22.88	4.3	0.5	49.20	\$92.95	\$4,573
Drive-In Bank	per KSF	148.15	4.3	0.5	318.50	\$92.95	\$29,605
Drugstore	per KSF	90.06	4.3	0.5	193.60	\$92.95	\$17,995
Fast Food w/ Drive-Thru	per KSF	496.12	4.3	0.5	1066.70	\$92.95	\$99,150
Fast Food w/o Drive-Thru	per KSF	716.00	4.3	0.5	1539.40	\$92.95	\$143,088
Free Standing Discount Store	per KSF	57.24	4.3	0.5	123.10	\$92.95	\$11,442
Furniture Store	per KSF	5.06	4.3	0.5	10.90	\$92.95	\$1,013
Gasoline/Service Station	per VFP	168.56	4.3	0.5	362.40	\$92.95	\$33,685
Health Club	per KSF	32.93	4.3	0.5	70.80	\$92.95	\$6,581
High Turnover/Sit Down Restaurant	per KSF	127.15	4.3	0.5	273.40	\$92.95	\$25,413
Movie Theater	per Screen	292.50	4.3	0.5	628.90	\$92.95	\$58,456
Nursery/Garden Center	per KSF	68.10	4.3	0.5	146.40	\$92.95	\$13,608
Quality Restaurant	per KSF	89.95	4.3	0.5	193.40	\$92.95	\$17,977
Shopping Center	per KSF	42.70	4.3	0.5	91.80	\$92.95	\$8,533
Specialty Retail Center	per KSF	44.32	4.3	0.5	95.30	\$92.95	\$8,858
Supermarket	per KSF	102.24	4.3	0.5	219.80	\$92.95	\$20,430

Notes:

- 1) Newly proposed land uses that do not conform to the land uses listed in Table will be evaluated independently to establish an appropriate impact fee for the proposed land use
- 2) The City's Traffic Engineer will rely on data from the ITE Trip Generation Manual, or other valid traffic engineering data as may be available
- 3) Trip generation rates based on ITE Trip Generation Manual, 9th Edition

CITY OF JACKSON

Regional Pass-through Development Impact Fees

In addition to the local DIFs, the City collects Regional Traffic Impact and Regional Park fees that are passed-through to the regional agencies, which conduct the nexus studies and reporting.

Amador County Recreation Agency (ARCA) Development Impact Fees (adopted in 2019)

<i>LAND USE</i>	<i>IMPACT FEE PER UNIT</i>
Single Family Residential	\$3293/unit
Multi-Family Residential	\$3085/unit

Amador County Transportation Commission (ACTC) Regional Transportation Fees (adopted in 2012) is shown below.

CITY OF JACKSON

Land Use Category	Project Development Type	Unit	Trip Rate ¹	Cost per Trip	Impact Fee per Unit or KSF
Residential	Single-Family Dwelling Unit	DU ²	10.00	\$388	\$3,880
	Multi-Family Dwelling Unit <i>Apartments, Duplexes or condominiums are charged per dwelling unit without regard to square footage or number of bedrooms</i>	DU	7.10	\$388	\$2,755
	Mobile Home Park or Subdivision <i>An area or tract of land where more than two spaces are rented or individually owned to accommodate mobile homes.</i>	DU	4.22	\$388	\$1,637
	Retirement Community <i>Five or more residential units, enforceably restricted to those 55 or over designed for the elderly.</i>	DU	2.15	\$388	\$834
	Congregate Care Facility <i>Congregate Care Facilities typically consist of one or more multi-unit buildings designed for elderly living; they may also contain common dining rooms, medical facilities and recreation facilities.</i>	DU	2.15	\$388	\$834
Retail Commercial	High Volume Retail: <i>Drug Store Department Store Grocery Store Discount Store Mini Mart Automobile Sales Liquor Store Supermarket Laundromat Auto Parts Clothing/Apparel Store Delicatessen Bank Health Fitness Center Pharmacy Hardware Store Record/Video Rental & Sales</i>	KSF ³	20.00	\$167	\$3,340
	Specialty Retail Center <i>Small shopping centers that contain a variety of retail shops including apparel, hard goods, and services such as real estate offices, dance studios, florists, and small restaurants</i>	KSF	20.00	\$167	\$3,340
	Shopping Center <i>May contain Supermarkets, Drug Stores, Banks, Movie Theaters and miscellaneous small retail shops</i>	KSF	20.00	\$167	\$3,340
	Medium Volume Retail: <i>Baker Automobile Repair Child Care Club Store Dry Cleaner Shoe Store Gift Shop Lumber/Building Supplies Sporting Goods Store Nursery Jewelry Store Stationary Store Photo Store Print Shop (retail) Toy Store Electronics Store Book Store Factory Outlet Center Tire Store Health Food Store</i>	KSF	13.00	\$167	\$2,171
	Low Volume Retail: <i>Antique Store Boat/Equipment Repair Shop Appliance Store Furniture Store Gallery Museum Kennel Boat/RV/Mobile Home Sales Clock Store Shop (TV, Radio, Vacuum, etc.)</i>	KSF	1.50	\$167	\$251
	Wine or beer tasting rooms or product retail sales in conjunction with a winery or brewery	KSF	1.50	\$167	\$251
Food Services	Fast food standalone restaurant on a State highway	KSF	161.00	\$167	\$26,887
	Fast food drive-through restaurant within a shopping center or community (wherein fast food restaurant is not immediately adjacent to a State highway)	KSF	60.00	\$167	\$10,020
	Quality Sit-down Restaurant Drinking Establishment (Bar)	KSF	23.00	\$167	\$3,841
Specialty Commercial	Gas Station with or without convenience store	Fueling Space ⁴	32.00	\$167	\$5,344
	Car Wash Quick Lube	Stall	21.00	\$167	\$3,507
	Hotel/Motel/Resort/Bed and Breakfast	Unit ⁵	5.20	\$167	\$868
Medical	Hospital	Bed	11.80	\$167	\$1,971
	Nursing Home/Convalescent Home	Bed	2.90	\$167	\$434
	Medical Office or Medical or Health Clinic providing diagnostic or treatment services	KSF	30.00	\$167	\$5,010
Office	General Office	KSF	11.00	\$304	\$3,344
Industrial	Light, Including: <i>Airport/Airstrip Meet Packing Facility Livestock Feedlot/Auction Yard Printing Plant Material Testing Laboratory Electronics Plant</i>	KSF	6.00	\$304	\$1,824
	Heavy, Including <i>Auto Wrecking and Junk Yard Mining Operation Foundry and Smelter Refining Plant Lumber Mill</i>	KSF	1.50	\$304	\$456
	Manufacturing/Assembly/Agricultural Processing <i>Manufacturing or assembly facilities where the primary activity is the conversion of raw materials, products or parts into finished commodities for sale or distribution, including winery or brewery.</i>	KSF	3.00	\$304	\$912

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Land Use Category	Project Development Type	Unit	Trip Rate ¹	Cost per Trip	Impact Fee per Unit or KSF
Institutional	Elementary School Middle School	KSF	10.00	\$304	\$3,040
	Church or other place of worship				
Public Utilities	High School	KSF	13.00	\$304	\$3,952
	Utilities (Publicly or privately owned) <i>Production, generation, storage, transmission and treatment facilities, mechanical or industrial space, parts and equipment storage, repair areas, and office space in the same project and related to or used for these utility uses.</i>	KSF	6.00	\$304	\$1,824
Warehousing/ Storage	Warehouse <i>Facilities primarily devoted to the storage of materials, including wholesale distribution</i>	KSF	5.00	\$304	\$1,520
	Mini-Storage Facilities <i>Buildings housing separate storage units or vaults used for storage</i>	KSF	2.00	\$304	\$608
Other	Golf Course	Hole	21.00	\$304	\$6,384
	Theater (Movie)	KSF	6.40	\$304	\$1,946
	Theater (Live)	KSF	1.50	\$304	\$456
	Recreational Visitor Center	Parking Space	3.10	\$304	\$942

Notes:

- 1) The vehicle trip rates are for calculation fees only. The non-residential trip rates have been adjusted to consider pass-by trips, diverted trips, and on-site capture trips.
- 2) Dwelling Unit
- 3) 1,000 Square Feet of gross floor area, measured to the nearest square foot; applicable to structures only.
- 4) The number of fueling spaces is determined by the maximum number of vehicles capable of being fueled simultaneously.
- 5) Sleeping units, dwelling unit, rental unit, or other component by which the development is marketed.