DEVELOPMENT FEE SUMMARY 2021-2022
CITY OF WATSONVILLE – Community Development Department
250 Main Street, Watsonville CA 95076
(831) 768-3050

This reference is a summary of common development and impact fees. Actual project fees are calculated from submittal plans. Additional fees may include permits, plan review, and inspections.

A. CITY-WIDE TRAFFIC IMPACT FEE
   - Single Family detached 14 trips per unit $209.00 per trip
   - Multi-Family (apartments, townhouses) 10 trips per unit $209.00 per trip
   - Non-Residential (remodel/addition) trips based on use $107.00 per trip
   - Non-Residential (other) trips based on use $158.00 per trip

B. SANITARY SEWER CONNECTION FEE
   - Residential and all others $2,105.15 per unit
   - Commercial & Industrial: Sum of following, but not less than $2,105.15 minimum
     - Based on peak month discharge of flow $5.86 per gpd
     - BOD (Biochemical oxygen demand) $372.26 lb/day BOD
     - SS (suspended solids) $470.14 lb/day SS

C. WATER SERVICE
   - Connection Fee (residential) $2,720.35 per connection

D. GROUNDWATER IMPACT FEE
   - Residential $484.10 per bedroom
   - Commercial & Industrial $0.00 no fees

E. STORM DRAINAGE FEE
   - Additions to Existing (per acre of new impermeable area) $14,039.53 per acre
   - New Development Projects:
     - Low residential (4.5 units/acre) $5,651.30 per acre
     - Med. Residential (4.5-7.5 units/acre) $7,025.01 per acre
     - High residential (7.5 units/acre) $8,421.46 per acre
     - Commercial & Industrial $11,236.15 per acre
     - Area "C" (NE of City, S of Corralitos & Salsipuedes Creeks) $29,479.04 per acre

F. IMPERVIOUS AREA IMPACT FEE
   - per square foot of new impervious area $0.45 per sq. ft.

G. RECREATION & PARKS FACILITIES FEE
   - (New construction, bedroom additions)

P:\ENGINEER\Fees\2021-2022\Impact Fees 2021-22
1-2 bedroom dwelling unit $1,500.00 per bedroom
3 bedroom dwelling unit $1,667.00 per bedroom
4+ bedroom dwelling unit $1,875.00 per bedroom
Commercial & Industrial $0.50 per sq. ft.

H. PUBLIC FACILITIES IMPACT FEE
New detached structures or additions over 1,000 sq. ft. $0.40 per sq. ft.
Calculated on total square footage.

I. FIRE IMPACT FEE
Residential new construction $1,038.00 per unit
Residential addition $0.45 per sq. ft.
Commercial & Industrial $0.45 per sq. ft.

J. AFFORDABLE HOUSING ORDINANCE - IN LIEU FEES
Residential
Single-Family detached $14,259.00 per unit
Accessory dwelling unit (14-46.050 exceptions) $0.00
Multi-Family (townhouses, co-op, condos all for sale) $7,131.00 per unit
Commercial
0-1,000 sq. ft. $0.00 per sq. ft.
1,001 sq. ft. or more $3.55 per sq. ft.

K. STREET IMPROVEMENT IN-LIEU FEES
Industrially Zoned Parcels $117.00 per lineal ft.
fee per lineal foot of street frontage or 5% of actual on-site project improvements whichever is less
Other Parcels $195.00 per lineal ft.
fee per lineal foot of street frontage or 10% of actual on-site project improvements whichever is less

L. CARBON FUND IMPACT FEE
Carbon fund fee is based on a percentage of the total building permit fees paid including
engineering plan check and review fees. Building permit fees do not include planning
permit fees, inspection fees, utility fees or impact fees.
New residential and nonresidential construction 50% of total building permit fee
Multi family residential & nonresidential additions and alterations 30% of total building permit fee
Single family residential additions of 500 SF or greater 30% of total building permit fee

M. UNDERGROUND UTILITY IN-LIEU FEE
$76.00 per lineal ft.
fee per lineal foot of frontage or 1.25% of actual project improvement whichever is less

N. SCHOOL FEE
Collected by Pajaro Valley Unified School District 831-786-2380
Residential $5.02 per sq. ft.
Commercial & Industrial $0.56 per sq. ft.
<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Parking lots/structures</td>
<td>$0.07 per sq. ft.</td>
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<tr>
<td>Self Storage</td>
<td>$0.20 per sq. ft.</td>
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