

PUBLIC FACILITIES FEE CALCULATION WORK SHEET

FY 2021-22

Revised 02/17/2022

Fee Name	Residential (Rate per Net Parcel Area)			Non-residential (Rate per Net Parcel Area)			Note
	SF	MF	Guest	Office/HD	Retail/MD	Warehouse/LD	
Agriculture Land Mitigation	14,352.00	12,841.00	12,841.00	11,902.00	11,758.00	10,494.00	See Attachment A for additional information.
Fee Name	Residential			Non-residential (Rate per 1000 square feet)			Note
	SF (Per Unit)	MF (Per Unit)	Guest (Per Room)	Office/HD	Retail/MD	Warehouse/LD	
Air Quality	187.00	127.00	120.00	329.00	689.00	405.00	
City Office Space	467.00	391.00	49.00	43.75	22.50	25.50	
Community Recreation Center	481.00	405.00	Exempt	39.50	20.25	23.25	
Fire Station	781.00	658.00	89.00	118.50	61.00	54.00	
Libraries	902.00	761.00	171.00	94.50	48.50	56.00	
Parkland	2,798.00	1,712.00	Exempt	Exempt	Exempt	Exempt	
Police	591.00	497.00	199.00	105.50	54.00	62.00	

Street Improvement (see below for DUE)	13,226.00	9,656.00	10,315.00	2,412.00	3,177.00	931.50	
Street Trees	Tree without root barrier, per tree		140.00	Tree wells with root barrier, per tree		195.00	Same rates for residential or non-residential.
Fee Name	Residential			Non-residential			Note
	SF Per structure	MF Per structure	Guest Per guest room	Office/HD Per square foot floor area divided by 0.50	Retail/MD Per square foot floor area divided by 0.30	Warehouse/LD Per square foot floor area divided by 0.60	
Surface Water	4,587.00	4,587.00, plus \$1,378.00 per each additional unit	1,076.00, plus \$.0283. per sq. ft. floor area divided by 0.30	0.471	0.283	0.228	
Traffic Signal	See Traffic Signal Attachment B						

Street Improvement – Dwelling Unit Equivalent

<u>Dwelling Unit Equivalent</u>	<u>Factor</u>	
Church & Acc Uses ¹	0.396	DUE per 1,000 sq. ft.
High Cube ²	0.059	DUE per 1,000 sq. ft.
Elementary School ¹	0.154	DUE per 1,000 sq. ft.
Elementary School ¹	0.010	DUE per student
High School ¹	0.462	DUE per 1,000 sq. ft.
High School ¹	0.040	DUE per student.

¹ Churches, Elementary and High School – These categories do not fit into any of the existing land uses utilized to assess the fee.

² High Cube – Warehousing/distribution projects with a building area over 500,000 square feet and interior ceiling height greater than 27 feet.

ADDITIONAL FEE INFORMATION

The following is a partial list of other City of Stockton fees that may also be applicable to a Building Permit:

1. **Sewer and Water Connection/User Fee** - Contact the Municipal Utilities Department at (209) 937-8436. (NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection/User fee amount.)
2. **Traffic Signal Fee** - Included on the attached schedule under Traffic Signal Fee or contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8366.
3. **Area of Benefit Fee/Community Facilities District No. 90-1 Assessment** - Contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8546.
4. **Street Light "In-Lieu of" Fee** - Contact the Development Services Section of the Engineering & Transportation Department at (209) 937-8366.
5. **Habitat Impact Fee/Acreage** – Contact San Joaquin Council of Government at (209) 235-0600. 555 E. Weber Ave. or visit website at www.SJCOG.ORG
6. In addition, the appropriate school district should be contacted for applicable **School Fees**.
 - Stockton Unified – (209) 933-7045
 - Lincoln Unified – (209) 953-8719
 - Lodi Unified – (209) 331-7225
 - Manteca Unified – (209) 858-0858
7. **Administrative Fee:** (All "Fee Areas") 3.5% of the sum of all PFF paid.

PASS THROUGH FEES

Fee Name	Residential (Per Unit)			Non-residential (Per 1,000 square feet)			Note
	SF	MF	Guest	Office/HD	Retail/MD	Warehouse / Industrial / LD	
County Facility	2,911.00	2,158.00	n/a	720.00	480.00	130.00	Fees determined by the County
Habitat Impact Fee	n/a						Fee determined by SJCOG. Developer contacts them to determine and pay fee.
Mossdale Tract Regional Flood Protection (Per gross developable acre)	19,428.00	17,691.00	18,399.00	18,399.00	18,399.00	15,309.00	3% Administrative Fee applied to the fee. Calculation incorporated into the rate listed. Fees determined by SJAFCA.
Regional Transportation Impact	3,696.21	2,217.72	1,850.00	1,850.00	1,470.00	1,120.00*	Warehouse – 460.00 Fees determined by SJCOG

*Regional Transportation Impact Fee rate distinguishes between Industrial (\$1,120) and warehouse (\$460)

ATTACHMENT A

AGRICULTURE LAND MITIGATION PROGRAM

The purpose of the Agricultural Land Mitigation Program is to mitigate for the loss of agricultural land in the City of Stockton through conversion to private urban uses, including residential, commercial and industrial development.

The Agricultural Land Mitigation fee is collected by the City prior to the recordation of a final subdivision map. For projects where a subdivision map is not required, the fee shall be collected before the issuance of building permits. The fee shall be calculated based on the acres within the subdivision classified as agricultural land. Where a subdivision map is not required, the fee shall be calculated based on the acres classified as agricultural land within the parcel for which the building permit is issued. The fee shall be determined by the fee schedule in effect on the date the final subdivision map is filed, the vesting tentative map application is deemed complete, or the date a building permit is issued, as applicable.

ELIGIBLE PROJECTS: Require the direct purchase/acquisition of an agricultural mitigation easement at a one to one ratio for projects forty (40) acres or larger. Projects less than forty (40) acres have the option to pay the fee or acquire the agricultural easement.

The Agricultural Land Mitigation Program shall not apply to projects located in the “No Pay Zone” as established in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

EXEMPTIONS: An exemption for residential projects of five or more units that provide at least 20 percent of the total number of proposed dwelling units for lower-income households and/or 10 percent of the total number of proposed dwelling units for very low-income households.

An exemption for final maps that create parcels that are forty (40) acres or more in size for purposes of resale and not intended for development.

Allows stacking of habitat easement on top of existing agricultural easement with concurrence from San Joaquin Council of Governments and the qualifying entity administering the agricultural easement.

VERIFY ELIGIBILITY: To confirm eligibility of project, look up project address in LandMaster with the “Agricultural Mitigation” Theme highlighted.

**ATTACHMENT B
TRAFFIC SIGNAL FEES**

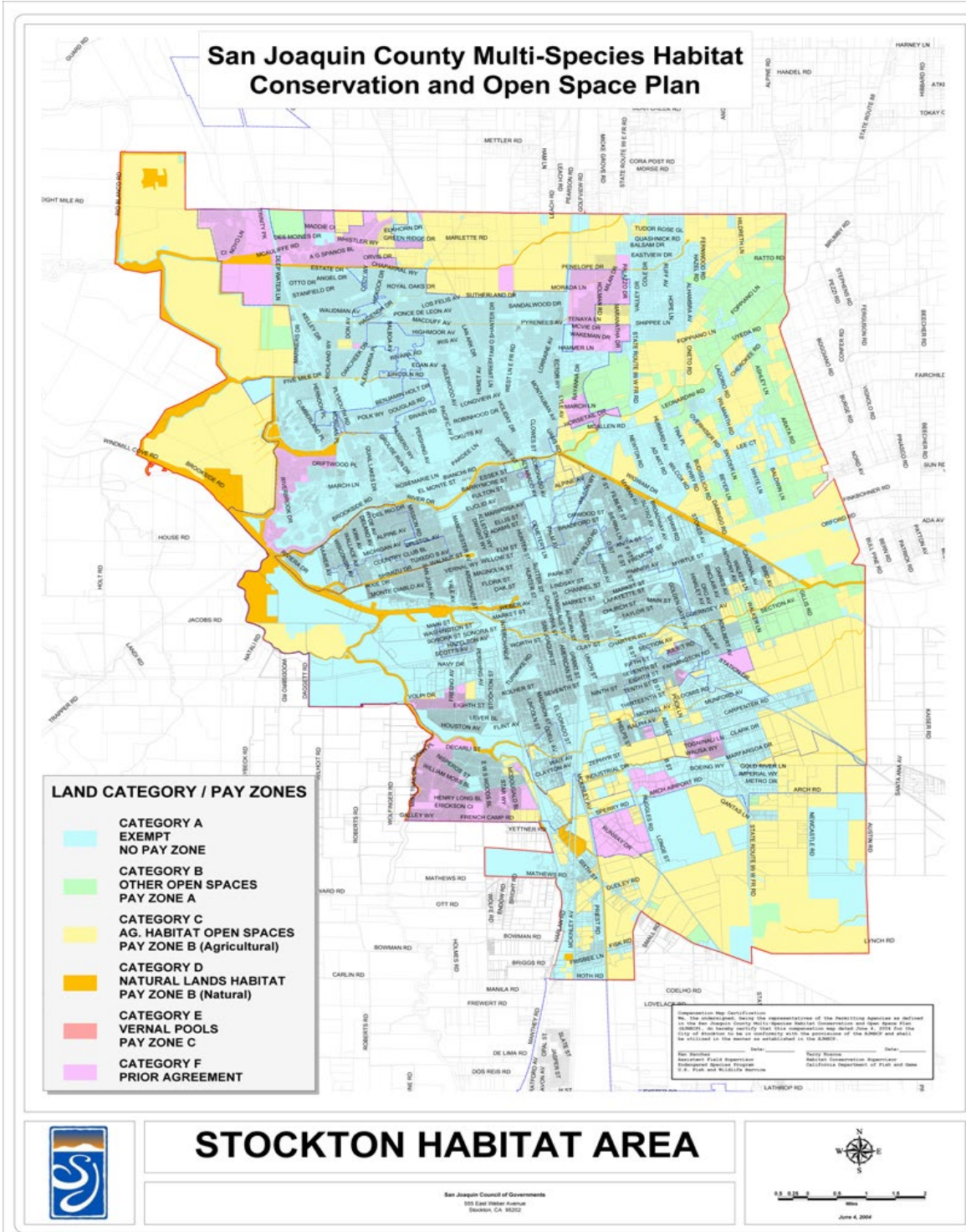
BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
Single Family (Detached PURD, SFD)	D.U	10.00	\$110.00	Single Family
Condominium (PURD, SFA)	D.U.	8.60	\$94.00	Multi-family
Mobile Home	D.U.	5.40	\$59.00	Multi-family
Apartment	D.U.	6.10	\$66.50	Multi-family
Retirement Village	D.U.	3.30	\$36.00	Guestroom
Hotel	Room	11.00	\$122.00	Guestroom
Motel	Room	9.60	\$106.00	Guestroom
Daycare/Preschool	1,000 SF	79.00	\$866.00	Retail
Daycare/Preschool	Student	5.00	\$55.00	Retail
Elementary/Intermediate School	Student	0.50	\$5.50	*
High School	Student	1.20	\$13.25	*
Junior College/Community College	Student	1.60	\$17.75	*
University	Student	2.40	\$26.50	*
Church and Accessory Uses	1,000 SF	7.70	\$84.50	*
Industrial-Warehouse Manufacturer	1,000 SF	7.60	\$83.25	Warehouse
Industrial-Warehouse Manufacturer	Acre	80.80	\$885.00	Warehouse
Industrial Service	1,000 SF	20.26	\$223.00	Retail
Truck Terminal/Distribution Center	1,000 SF	9.86	\$108.00	Warehouse
Mini/Self Storage	1,000 SF	2.80	\$30.75	Warehouse
Shopping Centers (in square feet)				
less than 50,000	1,000 SF	116.00	\$1,271.00	Retail
50,000 to 99,999	1,000 SF	79.10	\$866.00	Retail
100,000 to 199,999	1,000 SF	60.40	\$662.00	Retail
200,000 to 299,999	1,000 SF	49.90	\$547.00	Retail
300,000 to 399,999	1,000 SF	44.40	\$486.00	Retail
400,000 to 499,999	1,000 SF	41.60	\$456.00	Retail
500,000 to 999,999	1,000 SF	35.50	\$389.00	Retail
1,000,000 to 1,250,000	1,000 SF	31.50	\$345.00	Retail
Lumber Yard	1,000 SF	34.50	\$379.00	Retail
Lumber Yard w/open storage and sales	Acre	148.00	\$1,622.00	Retail
Home Improvement Center	1,000 SF	64.60	\$709.00	Retail
Boat Launching Ramp	Space	3.00	\$33.50	Retail
Free-Standing Retail/Neighborhood Market	1,000 SF	73.70	\$808.00	Retail
Ambulance Dispatch	1,000 SF	73.70	\$808.00	Retail
Service Station (> 2 pumps or 4 nozzles)	Site	748.00	\$8,193.00	Retail
Truck Stop	Site	825.00	\$9,036.00	Retail
Used Car Lot (no service)	Acre	55.00	\$603.00	Retail

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
New Car Dealer/New Boat Dealer/Car Rental	1,000 SF	44.30	\$485.00	Retail
Auto center Dealership	1,000 SF	31.25	\$342.00	Retail
General Auto Repair/Body Shop	1000 SF	27.20	\$298.00	Retail
Self Service Car Wash	Stall	52.00	\$571.00	Retail
Automatic Car Wash	Site	900.00	\$9,859.00	Retail
Auto Supply	1,000 SF	89.00	\$976.00	Retail
Drug Store/Pharmacy	1,000 SF	43.90	\$482.00	Retail
Discount Store	1,000 SF	71.16	\$780.00	Retail
Supermarket	1,000 SF	125.50	\$1,373.00	Retail
Convenience Market	1,000 SF	574.48	\$6,293.00	Retail
Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles)	1,000 SF	887.06	\$9,718.00	Retail
Clothing Store	1,000 SF	31.30	\$343.00	Retail
Paint/Hardware Store	1,000 SF	51.30	\$562.00	Retail
Variety Store	1,000 SF	14.40	\$157.00	Retail
Video Rental Store	1,000 SF	57.30	\$628.00	Retail
Furniture Store/Appliance Store	1,000 SF	4.35	\$47.50	Retail
Department Store	1,000 SF	35.80	\$391.00	Retail
Hair Salon/Dog Grooming	1,000 SF	25.50	\$279.00	Retail
Bar/Tavern	1,000 SF	40.00	\$438.00	Retail
Laundromat/Dry Cleaners	1,000 SF	50.00	\$548.00	Retail
Bakery/Craft Store/Yogurt Shop	1,000 SF	43.90	\$482.00	Retail
Carpet-Floor/Interior Decorator	1,000 SF	5.60	\$61.00	Retail
Financial Institution	1,000 SF	189.95	\$2,081.00	Office
Financial Institution w/drive-up	1,000 SF	290.00	\$3,178.00	Office
Free Standing Automatic Teller	Unit	160.00	\$1,753.00	Office
Mortgage Company	1,000 SF	60.40	\$662.00	Office
Quality Restaurant (Breakfast not served)	1,000 SF	95.62	\$1,046.00	Retail
Dinner House Restaurant/Dinner Only	1,000 SF	56.30	\$617.00	Retail
High Turnover/Sit Down Restaurant/Pizza	1,000 SF	164.40	\$1,801.00	Retail
Fast Food Restaurant	1,000 SF	777.29	\$8,514.00	Retail
Fast Food Restaurant w/drive-thru	1,000 SF	680.00	\$7,450.00	Retail
Library	1,000 SF	45.50	\$497.00	Office
Hospital	Bed	12.20	\$135.00	Office
Hospital	1,000 SF	16.90	\$186.00	Office
Nursing Home/Convalescent Center	Bed	2.70	\$30.00	Guestroom
Clinic/Weight Loss/Aerobics/Karate/Dance	1,000 SF	23.80	\$262.00	Office
Medical Office	1,000 SF	54.60	\$597.00	Office
General Office to Medical Office	1,000 SF	36.90	\$405.00	Office

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
General Office (in square feet)	1,000 SF			
less than 100,000	1,000 SF	17.70	\$195.00	Office
Over 100,000	1,000 SF	14.30	\$156.00	Office
Office Park	1,000 SF	11.40	\$125.00	Office
Government Offices	1,000 SF	68.90	\$755.00	Office
Public Clubhouse/Meeting Rooms, Halls	1,000 SF	19.00	\$208.00	Office
Recreation Center (private development)	1,000 SF	30.00	\$328.00	Office
Family Recreation Center-Billiards, etc.	1,000 SF	60.40	\$662.00	Retail
Batting Cages	Cage	6.00	\$65.50	Retail
Tennis/Racquetball Club	Court	30.00	\$328.00	Retail

ATTACHMENT C

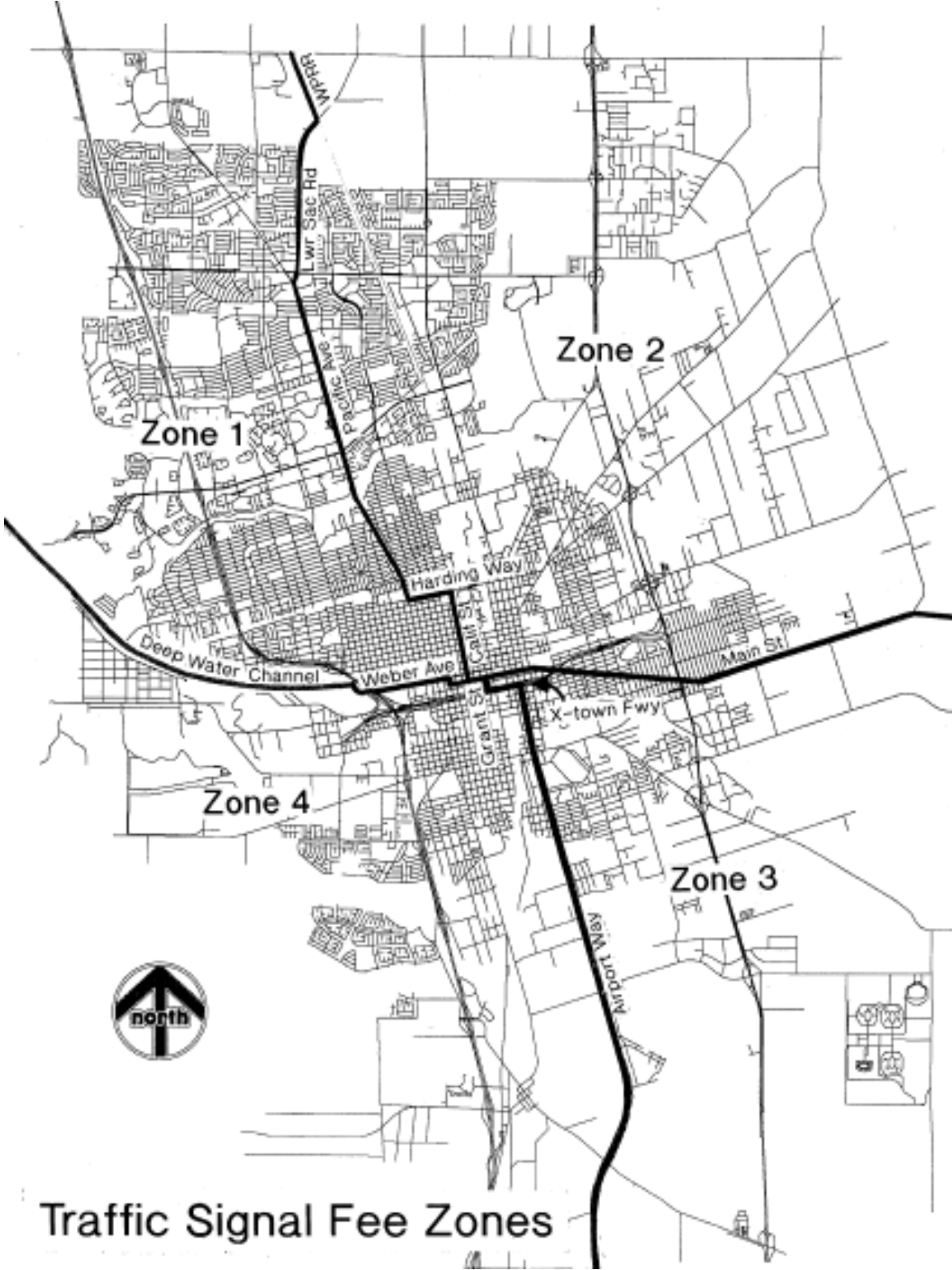
SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN



Note: Per SJCOC, Category F "Prior Agreement" no longer applies. Contact SJCOC for more info at (209) 235-0600.

ATTACHMENT D
TRAFFIC SIGNAL FEE ZONES

Doc. # 87358.1 REV. 6/7/2011



ATTACHMENT E INCENTIVE PROGRAMS

Stockton Economic Stimulus Plan (SESP)

Stockton Economic Stimulus Plan (SESP) initiated by resolution 2015-11-17-1602 and extended by resolution 2018-07-17-1302. For more details, please visit:

www.stocktonca.gov/sesp

The SESP provides a fee reduction for some of the Public Facility Fees (PFF) for both single family and multi-family residential projects in Stockton.

A reduction of PFF for these fee categories:

- City Office Space
- Community Recreation Centers
- Fire Stations
- Libraries
- Parks
- Police Stations
- Street Improvements

The SESP Program was extended to December 30, 2020.

Reduction applies to:

1. First 1,000 single family residential permits issued citywide for those builders who comply with terms of the program.
2. First 500 units of multi-family residential permits issued citywide for those builders who comply with terms of the program.
3. Only units within the existing [City Limits](#) as described in the [2008 General Plan Settlement Agreement](#) eligible for the program.

To participate in the residential component of SESP program, a developer must comply with the local hire and disadvantaged individual requirement and additional criteria as stated in the [Stockton Economic Stimulus Plan Brochure](#).

Non-residential projects: The same public facilities fees listed above will be reduced by 50% for non-residential projects citywide until General Plan and Nexus Study are completed.

Non-Residential Fee Deferral Program

Rather than paying “development fees” at the time a building permit is issued, the developer of a qualified non-residential project may elect to defer a portion of those fees.

“Development Fees” (Public Facilities Fees) that may qualify for deferral under this payment option include:

- City Office Space
- Fire Stations
- Libraries
- Police Station Expansion
- Street Improvements
- Traffic Signal
- Sewer Connection
- Water Connection (City of Stockton service area)

Short-Term Non-Residential Fee Deferral Program

Rather than paying “Development Impact Fees” at the time a building permit is issued, projects may defer eligible fees, excluding “pass-through” fees, until construction has been completed and the building is ready to occupy.

Eligible fees can be deferred until a certificate of occupancy is issued, whether temporary or final, or for two years from the first building permit issuance, whichever is shorter. In order to qualify, the project must have eligible impact fees exceeding \$20,000.

Eligible Fees “Development Impact Fees” that may qualify for deferral under the program guidelines include the following Public Facility Fees:

- City Office Space
- Delta Water Supply System
- Fire Station
- Library
- Police
- Street Improvements
- Water Utility Connection
- Wastewater Connection Mitigation Fees
- Agricultural Mitigation Fee
- Air Quality Mitigation Fee

Developers apply for this program through the Economic Development Department, 209-937-8539.

Greater Downtown Public Facilities Fee Residential Program

Rather than paying Public Facility Fees at the time a building permit is issued, eligible developers who meet the eligibility criteria are exempt from paying the following fees:

- City Office Space
- Community Recreation Centers
- Fire Stations
- Libraries
- Parkland

- Police Stations
- Street Improvements

Eligible Developers: Residential project must be located within the Greater Downtown District area (see map below) and/or be an affordable housing project city-wide.

Affordable housing projects shall be defined as housing developments that include any residential project with a regulatory agreement recorded against the subject property which requires units be rented or sold to low-income persons. This definition also includes residential projects undertaken by the San Joaquin Housing Authority that create housing for low-income persons. Low-income households are defined as those with incomes at or below 80% of the area median income. "Area median income" means median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for minimum of 20 years.

