

RESOLUTION NO. 24-012

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON AMENDING
(1) CAPITAL FACILITIES FEES (ALSO KNOWN AS DEVELOPMENT IMPACT FEES
OR AB 1600 FEES) TO REFLECT THE 9.4% CONSTRUCTION COST INDEX
INCREASE; AND
(2) THE AGRICULTURAL MITIGATION IN-LIEU FEE BY THE 3.2% CONSUMER
PRICE INDEX INCREASE**

WHEREAS, new development within the City of Dixon places additional burdens on various public facilities, infrastructure, and services; and

WHEREAS, new development within the City of Dixon requires expansion of existing public facilities, infrastructure, and services to accommodate and mitigate the additional burdens; and

WHEREAS, the expansion of existing public facilities, infrastructure, and services is necessary to promote and protect public health, safety, and welfare to provide adequate public facilities, infrastructure, and services to accommodate new development; and

WHEREAS, the expansion of existing public facilities, infrastructure, and services is consistent with and needed to implement the General Plan; and

WHEREAS, Sections 4.07.030 through 4.07.090 of Chapter 4.07 of Title 4 of the Dixon Municipal Code levies certain Capital Facilities Impact fees under the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

WHEREAS, Section 14.01.200 of Chapter 14.01 of Title 14 of the Dixon Municipal Code establishes sewer connection fees under the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

WHEREAS, Sections 4.07.030 through 4.07.090 of Chapter 4.07 of Title 4 of the Dixon Municipal Code provide that the number of said fees may be amended as necessary to reflect the percentage increase or decrease in construction costs between the most recent September 1 preceding the annual review and the previous most recent September 1 preceding said review based upon the Engineering News-Record Construction Index; and

WHEREAS, Section 14.02.620 of Chapter 14.02 of Title 14 of the Dixon Municipal Code establishes water connection fees under the provisions of the Mitigation Fee Act, Government Code section 66000 *et seq.* ("the Act") to fund the necessary public facilities, infrastructure, and services to mitigate the impact of new development; and

WHEREAS, Section 14.02.640 of Chapter 14.02 of Title 14 of the Dixon Municipal Code provides that the amount of said Water Connection Fees may be amended as necessary to reflect the percentage increase or decrease in construction costs based upon the Engineering News-Record Construction Index; and

WHEREAS, the City Council desires to amend certain Capital Facilities Impact Fees to reflect the 9.4% increase in the California Construction Costs Index since said fees were last adopted; and

WHEREAS, Section 4.09.03 of Chapter 4.09 of Title 4 of the Dixon Municipal Code establishes an agricultural mitigation in-lieu fee that may be amended from time to time by City Council resolution to an amount that does not exceed the reasonable cost of obtaining the agricultural mitigation measure, including the cost of the agricultural conservation easement or farmland deed restrictions and the City's administrative costs in obtaining, monitoring, and managing any easement.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF DIXON AUTHORIZES:

1. That the City Council finds and determines that the above recitals are true and correct and that the expansion of existing and creation of new public facilities, infrastructure, and services is necessary to promote and protect public health, safety, and welfare and to implement the General Plan.

2. **Fire Facilities Impact Fee:** Fire Facilities Impact Fees established by Section 4.07.070 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Fire" by this Resolution and are hereby increased by 9.4% to the following amounts:

Development Type: Fire

SFD:
MFD:
2nd Units/Res. (ADU or JADU):
Highway Commercial:
Commercial:
Office:
Industrial:

	\$2,167.33
	\$1,726.92
	(1)
	\$1.35
	\$1.35
	\$2.03
	\$1.69

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office, and, Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

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3. Police Facilities Impact Fee: Police Facilities Impact Fees established by Section 4.07.060 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Police" by this Resolution and are hereby increased by 9.4% to the following amounts:

Development Type: Police

SFD:	\$863.46
MFD:	\$687.30
2nd Units/Res. (ADU or JADU):	(1)
Highway Commercial:	\$0.54
Commercial:	\$0.54
Office:	\$0.81
Industrial:	\$0.67

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office, and Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

4. Administrative and Public Works Administrative Facilities Impact Fee: Administrative Facilities Impact Fees established by Section 4.07.080 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are designated "Admin." by this Resolution and are hereby increased by 9.4% to the following amounts:

Development Type: Administrative

SFD:	\$1,696.23
MFD:	\$1,350.58
2nd Units/Res. (ADU or JADU):	(1)
Highway Commercial:	\$1.06
Commercial:	\$1.06
Office:	\$1.59
Industrial:	\$1.33

SFD, MFD, and 2nd Units/Res. fees are per unit. Highway Commercial, Commercial, Office, and Industrial fees are per square foot.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU is seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:

- i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
- ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

5. Transportation System Impact Fee: Transportation System Impact Fees established by Section 4.07.050 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

Development Type: Transportation System

SFD:	\$13,448.80
MFD:	\$7,606.94
Commercial:	\$14.60
Office:	\$12.03
Industrial:	\$6.77

SFD, MFD, and Res. fees are per unit. Commercial, Office, and Industrial fees are per square foot.

6. Drainage Improvement Impact Fee: Drainage Improvement Impact Fees established by Section 4.07.030 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are segregated according to fee areas in the City of Dixon as shown in **Exhibit A** of this Resolution and are designated "Fee Area A1," "Fee Area A2," "Fee Area A3", "Fee Area B/C", and "Fee Area D/G". The Drainage Improvement Impact Fees are hereby increased by 9.4% to the following amounts:

Development Type:	Fee Area A1	Fee Area A2	Fee Area A3	Fee Area B/C	Fee Area D/G
Drainage					
SFD	\$357.72	\$8,167.21	\$8,445.42	\$2,337.52	N/A
MFD	\$1,881.38	\$50,708.60	\$49,152.73	\$12,380.47	N/A
Highway Comm.:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Commercial –					
Office:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Commercial –					
Service:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62
Industrial:	\$2,420.83	\$65,197.54	\$63,195.01	\$15,917.99	\$29,689.62

The Fee for each SFD (regardless of lot size) is calculated per unit.

The Fee for all other property classifications is calculated per net acre, which is 85% of gross acreage (or actual parcel acreage after right-of-way dedication).

7. Park and Recreation Facilities Impact Fee: Park and Recreation Facilities Impact Fees established by Section 4.07.040 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by Resolution 23-234 to the following amounts:

Development Type: Park and Recreation

SFD:	\$17,954.00
MFD:	\$15,255.00
Mobile Homes	\$13,026.00

2nd Units/Res. (ADU or JADU):	(1)
Highway Commercial:	N/A
Commercial:	N/A
Office	N/A
Industrial:	N/A

SFD, MFD, and 2nd Units/Res. fees are per unit.

- (1) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
- a. If ADU seven hundred forty-nine (749) square feet or less, or JADU:
 - i. No capital facilities fee should be charged. The ADU or JADU is exempt from capital facilities fees.
 - b. If the ADU is seven hundred fifty (750) square feet or more:
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable capital facilities fee (either SFD or MFD).

8. Wastewater Facilities Impact Fee: Wastewater Facilities Impact Fees established by Section 4.07.100 of Chapter 4.07 of Title 4 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

SFD: \$18,668.36

Multi-family Residential, Commercial, Office, and Industrial are based on meter size.

	Low Strength	Medium Strength	High Strength
¾" meter	\$28,725.76	\$31,223.67	\$38,339.73
1" meter	\$47,876.26	\$52,039.41	\$63,899.55
1 ½" meter	\$95,752.51	\$104,078.81	\$127,799.11
2" meter	\$153,204.02	\$166,526.10	\$204,478.57
3" meter	\$287,257.54	\$312,236.45	\$383,397.32
4" meter	\$478,762.55	\$520,394.10	\$638,995.54

9. Water Connection Fee: Water Connection Fees established by Section 14.02.640 of Chapter 14.02 of Title 14 of the Dixon Municipal Code are hereby increased by 9.4% to the following amounts:

	DOMESTIC	IRRIGATION (2)
¾" meter	\$7,902.71	\$3,523.32
1" meter – residential (1) (3)	\$7,902.71	\$5,873.02
1" meter	\$13,197.51	\$5,063.76
1 ½" meter	\$26,316.01	\$11,743.62
2" meter	\$42,121.41	\$18,790.27
3" meter	\$84,321.85	\$35,233.26
4" meter	\$131,738.08	\$58,722.91
6" meter	\$263,397.14	\$117,443.40
8" meter	\$421,451.23	\$187,909.95

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- (1) Per City of Dixon Reso. 02-126 for single-family with fire sprinkler systems.
- (2) Excludes costs associated with fire flow capacity.
- (3) The following approach should be used to determine the fee amount to impose for an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU):
 - a. If ADU is within the space of an existing single-family residence or accessory structure with independent exterior access, or JADU:
 - i. No connection fees should be charged. The ADU or JADU is exempt from connection fees.
 - i. If the ADU one other than described in (a.):
 - i. Calculate the proportionate percentage: Divide the ADU square footage by the square footage of the primary residence; then
 - ii. Multiply the proportionate percentage from step (i) by the applicable connection fee (either SFD or MFD).

10. Agricultural Mitigation In-Lieu Fee: The Agricultural Mitigation In-Lieu Fee established by Section 4.09.030 of Chapter 4.09 of Title 4 of the Dixon Municipal Code is hereby increased by 3.2% to the following amount:

Per Acre:

\$7,544.34

BE IT FURTHER RESOLVED that in the event any section or portion of this Resolution shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

BE IT FURTHER RESOLVED that all fees included in this Resolution shall take effect 60 days after the adoption of this Resolution.


PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DIXON ON THE 16TH DAY OF JANUARY 2024, BY THE FOLLOWING VOTE:

AYES: Bogue, Ernest, Hendershot, Johnson, Bird
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST:



Kristin M. Janisch
 Elected City Clerk



Steven C. Bird
 Mayor