

**Drainage Impact Fee AB 1600 Nexus Study**  
 Update of the Thermalito Master Drainage Plans  
 Appendix – Sample Fee Calculations

---

The purpose of this Appendix is to provide examples for drainage impact fee calculations

The calculations are based on the following fee table:

<b>Zoning</b>	<b>With On-site Detention (&gt;1 ac)</b>	<b>Without On-site Detention (≤1 ac)</b>
VLD	\$990	\$6,957
LD	\$162	\$1,228
MD	\$75	\$378
HD	\$49	\$246
Comm./Office/Retail*	\$1,257	\$6,384

\*Commercial/Office/Retail rates are based on an impervious fraction of 0.78, Rate may vary for substantially different conditions.

Impact fees were developed that could be applied on a “per dwelling unit basis,” based on typical densities and impervious areas. In the case of additional impervious area being added to an already developed parcel for which fees were collected on a per dwelling unit basis, there would be no justification for additional fees as long as impervious area would continue to be 60%, or less. That is, as long as the final impervious area is consistent with the typical density assumed in the preparation of the Update. The City and County may consider certain variation to the fees if a specific development proposal imposes a burden on facilities that differs from that assumed in the preparation of the Update. This option is called the “alternative provision” in the samples fee calculations.

Sample fee calculations:

**1. Existing 0.50 acre lot – Based on being zoned as Residential Low Density and not being part of a subdivision that included detention.**

**a. Development of a new single family residence (1500 sf) with an attached garage (560 sf).**

Based on the table, the fee for this dwelling unit would be \$1,228. (The areas listed probably do not include driveway, patio and walkways and would not be appropriate for use in a “per impervious acre added” calculation.

**b. Addition of a detached garage (600 sf).**

This type of project would not be subject to the fee unless the alternative provision is applied. In such a case, the property could be reviewed and a fee of \$8,184 per impervious acre above 60% impervious could be required. If we assume that the site is already 60% impervious, or more, the City and County would be justified in requiring a fee of \$113 for an additional 600 sf of impervious area.

- c. **400 sf addition to the single family residence listed in item 1a above.**

Same situation as 1b.

- d. **Addition of a second new single family residence (1800 sf) with attached garage (560 sf).**

Based on the table, the fee for this dwelling unit would be \$1,228.

**2. Existing 2.0 acre lot – Based on being zoned as Residential Very Low Density and not being part of a subdivision that included detention.**

- a. **Development of a new single family residence (1500 sf) with an attached garage (560 sf).**

This project is on a lot larger than one-acre and would, therefore, require on-site detention. Based on the table, the fee would be \$990.

- b. **Addition of a detached garage (600 sf).**

This type of project would not be subject to the fee unless the alternative provision is applied. In such a case, the property could be reviewed and a fee of \$1,611 per impervious acre above 60% impervious could be required. If we assume that the site is already 60% impervious, or more, the City and County would be justified in requiring a fee of \$22 for an additional 600 sf of impervious area. This would be in addition to requiring detention.

- c. **400 sf addition to the single family residence listed in item 1a.**

Same situation as 2b.

- d. **Addition of a second new single family residence (1800 sf) with attached garage (560 sf).**

This project is on a lot larger than one-acre and would, therefore, require on-site detention. Based on the table, the fee would be \$990.

- e. **Subdivision of this property into 8,125 sf lots, with the subdivision providing mitigation for increased runoff related to the subdivision. For this part of the example, it is assumed that the property had been zoned as Residential Very Low Density and rezoning to Residential Low Density has been approved. If it had always been zoned as Residential Low Density, the lower per dwelling unit fee would have been applied in cases 2a and 2d. The detention basin should be sized for ultimate build-out.**

1. Development of a new single family residence (1500 sf) with an attached garage (560 sf) on one of the new 8,125 sf lots.

Based on the table, the fee would be \$162.

**2. Addition of a detached garage (600 sf).**

No additional fee would be required assuming that the detention basin was properly sized and the overall project is 60% impervious, or less.

**3. 400 sf addition to the single family residence listed in item 1a.**

No additional fee would be required assuming that the detention basin was properly sized and the overall project is 60% impervious, or less.

**4. Addition of a second new single family residence (1800 sf) with attached garage (560 sf).**

Based on the table, the fee would be \$162.

**5. Development of a new single two story family residence (2500 sf, roof area 1500 sf) with an attached garage (560 sf) on another of the new 8,125 sf lots.**

Based on the table, the fee would be \$162.

**3. Subdivision of an existing 2.0 acre property into 8,125 sf lots, with the subdivision providing mitigation for increased runoff related to the subdivision.**

**a. Development of a new single family residence (1500 sf) with an attached garage (560 sf).**

Based on the table, the fee would be \$162

**b. Addition of a detached garage (600 sf).**

No additional fee would be required assuming that the detention basin was properly sized and the overall project is 60% impervious, or less.

**c. 400 sf addition to the single family residence listed in item 1a.**

No additional fee would be required assuming that the detention basin was properly sized and the overall project is 60% impervious, or less.

**d. Addition of a second new single family residence (1800 sf) with attached garage (560 sf).**

Based on the table, the fee would be \$162