

FAIRFIELD-SUISUN SEWER DISTRICT
RESOLUTION NO. 2022-16

A RESOLUTION ADOPTING DEVELOPMENT FEES AND ADJUSTING THE APPLICATION FEE FOR SHORT-TERM DISCHARGERS AND RECYCLED WATER USERS

WHEREAS, the Fairfield-Suisun Sewer District provides services to developers and various customers for specialized services requiring staff time; and,

WHEREAS, the District desires to adopt a development fee structure to ensure that revenue is recovered related to the cost of District staff providing services and not borne by District ratepayers; and,


WHEREAS, the District desires to adjust the application fee related to the cost of providing services related to short-term dischargers and recycled water customers; and,

WHEREAS, The District has completed a study of time and materials required to provide services to create a development fee structure and adjust the application fee for short-term dischargers and recycled water users in order to reasonably recover the cost of providing services.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE FAIRFIELD-SUISUN SEWER DISTRICT THAT:

1. The District hereby adopts the development fee structure and conditions shown in Attachment 1, attached hereto, and incorporated herein by reference shall be in force and effect January 1, 2023.
2. The District hereby adjusts the application fee for short-term discharge and recycled water customers to \$285.
3. The General Manager is authorized and directed to take all steps necessary and proper to implement this resolution.

PASSED AND ADOPTED this 24th day of October 2022, by the following vote:

AYES:	Directors	<u>Day-Hernandez-Hudson-Panduro-Price Timm-Tonnesen-Williams-Vaccaro</u>
NOES:	Directors	<u>None</u>
ABSTAIN:	Directors	<u>None</u>
ABSENT:	Directors	<u>Hernandez</u> 
		President

ATTEST: 
District Clerk

Attachment 1 – Development Fees

Fairfield-Suisun Sewer District

Development Fees

Development fees will be assessed to reasonably recover the costs of applicable engineering, legal, and administrative services provided to evaluate building actions, development actions, demolitions, improvements, easements, or encroachments that may add, alter, or extend a connection to any component of District infrastructure.

Development fees are based on the estimated average time to provide plan checking and inspection services for a typical project. Non-routine or large projects that require excess of the average time to provide services may be assessed charges based on actual staff time to review the project and require a Developer Deposit. The amount of the Developer Deposit required is subject to the discretion of the District Engineer.

If requirements for development services exceed District development fee assumptions, the District may require a separate agreement to provide development services.

Development fees may also apply to other projects that involve potential impacts to District facilities and infrastructure.

Plan check fees assume one initial review and one resubmittal. If additional plan checks are required, additional plan check fees apply.

Inspection fees assume one inspection and one re-inspection. If additional inspections are required additional inspection fees apply

Inspections requested after hours will be subject to approval of the District Engineer or General Manager, and will be charged at 150% of the applicable inspection fee.

To mitigate the potential for fees to not stay current with actual costs over time, development fees shall increase annually on July 1 by the change in the CPI-W for the San Francisco area based on the change from April for the second prior calendar year to April for the prior calendar year. Development fees shall increase no less than 2%, but not more than 6%.

Plan Check Fees		
Residential Subdivisions	\$425	flat rate
Mainline Extension ¹	\$105	per 100 lineal feet
New Single Family Residential Connection (not part of subdivision)	\$105	per parcel
Commercial Buildings, Hotels, Apartments and Tenant Improvements	\$210	per building / tenant unit
Connections to FSSD System (not part of Subdivision or Mainline Extension) ²	\$310	each
Encroachments	\$105	each
Public Easements (new, adjustments, abandonments, quit claims)	\$425	each
Development Agreements	\$635	each
Demolitions	\$210	per demolition
Plan Check Hourly	\$105	per hour
Inspection		
Mainline Extension	\$547	per 100 lineal feet
Connections to FSSD System (not part of Mainline Extension) ²	\$365	each
Encroachments	\$91	each
Inspection Hourly	\$91	per hour
Inspection Hourly - Overtime	\$137	per hour

¹ In addition to the Residential Subdivision flat rate when District mains are proposed as part of the subdivision.

² For a new manhole connection or tie-in to the District system.

Basis of Development Fees

Development Type	Specific Fee	Basis of Fee
Plan Check	Residential subdivision	4 hours of staff time
	Mainline extension	1 hour of staff time per 100 lineal feet
	New Single Family residential connection (not part of a subdivision)	1 hour of staff time
	Commercial buildings, hotels, and apartments and tenant improvements	2 hours of staff time
	Connections to FSSD system (not part of a subdivision or mainline extension)	3 hours of staff time
	Encroachments	1 hour of staff time
	Public easements (new, adjustments)	1 hour of staff time
	Public easements (abandonments, quit claims)	1 hour of staff time
Inspection	Mainline extension	6 hours per 100 lineal feet
	Connections to FSSD system (not part of a subdivision or mainline extension)	4 hours of staff time
	Encroachments	1 hour of staff time
Development agreements		5 hours of staff time
Demolitions		2 hours of staff time