

**CITY OF JACKSON**  
**SCHEDULE OF CHARGES FOR SPECIAL SERVICES and DEVELOPMENT PARTICIPATION**  
**CHARGES**

(Resolutions No. 91-37, No. 92-01, No. 92-82, No. 07-02, No. 2014-19; Resolutions 2018-31, 2019-05)

<u>SERVICE</u>	<u>COST</u>	<u>DUE &amp; PAYABLE</u>
LARGE FORMAT COPIES	\$ 6.00/Sq. Ft.	On receipt
ENCROACHMENT PERMIT	\$40.00 plus 4% of estimated cost of work	W/application
DEMOLITION	\$40.00 plus 4% of estimated cost of work	W/application
TENTATIVE MAP	\$500 plus 10.00/lot deposit + direct costs	W/application
FINAL PARCEL MAP	\$500 plus 20.00/lot deposit + direct costs	W/application
FINAL SUBDIVISION MAP	\$500 plus 10.00/lot deposit + direct costs	W/application
MAP MODIFICATION	\$500 deposit + direct costs	W/application
BOUNDARY LINE ADJUSTMENT	\$500 deposit + direct costs	W/application
SITE DEVELOPMENT PLAN		
NON-RES. & MULTI-LOT RESIDENTIAL	\$75.00 + 2% of construction cost (estimated)	W/application
INDIVIDUAL HOUSE SITE/PLOT PLAN	\$50.00 + \$25.00 each time after 2d submittal	W/application
FIELD INSPECTION	\$50.00 each "final"	W/request
IMPROVEMENT PLAN (Public Improvements)	2% of estimated construction costs w/\$100 min.	Upon filing, w/engineer's estimate
INSPECTION OF IMPROVEMENTS	4% of 1 <sup>st</sup> \$50,000 of estimated construction costs (approved "Bond Estimate") +3% of next \$200,000 +2% of next \$750,000 +1% of over \$1,000,000	Prior to recordation of map or issuance of any site constr. permit
CEQA INITIAL STUDY/NEGATIVE DECLARATION/MITIGATED NEGATIVE DECLARATION	\$300.00 deposit + direct costs	W/application
Amador County Administrative Filing Fee	\$50.00 (payable to AmaCnty)	W/application
"Wildlife Adverse Effect" Fee (1/1/2013)	\$2354.75 (payable to AmaCnty)	Upon filing NOD
CATEGORICAL EXEMPTIONS (County Fee)	\$50.00 (payable to AmaCnty)	W/application
ENVIRONMENTAL IMPACT REPORT	\$500 deposit + direct costs	Prior to contract NTP
"Wildlife Adverse Effect" Fee (1/1/2013)	\$2995.25 (payable to AmaCnty)	Upon filing NOD
REZONING & PRE-ZONING	\$250 deposit + direct costs	W/application
PLANNED DEVELOPMENT AMENDMENT	\$250 deposit + direct costs	W/application
USE PERMIT	\$250 deposit + direct	W/application
RECLAMATION PLAN REVIEW	\$500 deposit + direct costs	W/application
MINING USE PERMIT	\$1,500 deposit + direct costs	W/application,
VARIANCE	\$250 deposit + direct costs	W/application
GENERAL PLAN AMENDMENT	\$500 deposit + direct	W/application
APPEAL	\$200	W/letter

**CITY OF JACKSON**  
**SCHEDULE OF CHARGES FOR SPECIAL SERVICES DEVELOPMENT PARTICIPATION**  
**CHARGES**  
(Resolutions No. 91-37, No. 92-01, No. 92-82, No. 07-02, No. 2014-19; Resolutions 2018-31, 2019-05)  
(Cont'd)

**Note:** Reimbursements for direct costs and 15% overhead will be billed monthly. The deposit collected with the application will be applied to the final invoice. If the final invoice is less than the deposit, applicant will be reimbursed.

The following are the current fees for professional services:

City Planner: Susan M. Peters, AICP

Principal Planner	\$105.00/hour
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City Engineer: Weber, Ghio & Associates, Inc.

Principal Engineer	\$185.00/hour
Senior Civil Engineer	\$163.00/hour
Senior Planner	\$139.00/hour
Associate Engineer	\$143.00/hour
Project Manager	\$130.00/hour

Engineering Technician	\$114.00/hour
Project Administrator/Assistant	\$114.00/hour

Senior Draftsperson	\$95.00/hour
Junior Draftsperson	\$75.00/hour

Construction Inspector II	\$111.00/hour
Construction Inspector I	\$95.00/hour
Resident Engineer	\$138.00/hour/min*

\*Rate dependent upon project complexity and client requirements

Computer Operator	\$101.00/hour
General Office Personnel	\$94.00/hour
CADD System	\$19.50/hour

Court Appearances – Expert Witness	\$200.00/hour, \$500 minimum
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Vehicles	\$0.575/mile
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City Attorney: Best Best & Krieger LLP  
Attorneys

\$360.00/hour
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**FACILITIES PARTICIPATION CHARGES (Essential services, Wastewater, Water, Admin Charges Effective 4/1/2019, Resolution 2019-05; Park in Lieu local fees effective 2/11/2019, Resolution 2019-31; Transportation local and regional fess effective 08-24/2012)**

**IN-CITY:** As follows, plus any special charges, special impact fees, or contributions required by conditions of approval, State and local law, or applicable agreement. All fees, charges and required payments are due and payable prior to issuance of any permit to build, construct, connect, or encroach; and shall be computed on the Schedule of Fees and Charges in effect on the date any such permit is issued.

	<b>Single-Family (RA, R1)</b>	<b>Multi-Family (R2)</b>	<b>Mobile Home (R3)</b>	<b>Lodging</b>	<b>Office</b>	<b>Commercial/Retail</b>	<b>Industrial/ Warehouse</b>	<b>Public/ Institutional</b>
	<i>Fee per Dwelling Unit</i>			<i>Per Room</i>	<i>Fee per 1,000 Square Feet of Building Floor Area</i>			
Essential Services	\$2,832.91	\$2,652.09	\$1,687.69	\$433.98	\$963.43	\$642.29	\$289.32	\$1,157.28
Wastewater <sup>1</sup>	\$7,119.36	\$6,692.19	\$4,271.61	\$3,274.90	\$2,847.74	\$2,847.74	\$2,847.74	\$2,847.74
Water <sup>1</sup>	<u>\$2,059.88</u>	<u>\$1,936.29</u>	<u>\$1,235.93</u>	<u>\$514.97</u>	<u>\$823.95</u>	<u>\$823.95</u>	<u>\$823.95</u>	<u>\$823.95</u>
<b>Sub-total</b>	\$12,012.15	\$11,280.57	\$7,195.23	\$4,223.85	\$4,635.13	\$4,313.98	\$3,961.01	\$4,828.97
2% Admin. Charge	<u>\$240.24</u>	<u>\$225.61</u>	<u>\$143.90</u>	<u>\$84.48</u>	<u>\$92.70</u>	<u>\$86.28</u>	<u>\$79.22</u>	<u>\$96.58</u>
<b>Total Proposed Fee</b>	<b>\$12,252.39</b>	<b>\$11,506.18</b>	<b>\$7,339.14</b>	<b>\$4,308.33</b>	<b>\$4,727.83</b>	<b>\$4,400.26</b>	<b>\$4,040.23</b>	<b>\$4,925.55</b>

<sup>1</sup> Nonresidential fees are based on 1,000 square feet of floor area except for water and wastewater fees, which are based on plumbing fixture units (PFU). When using per PFU charges for non-residential fees, wastewater is \$453.86/PFU and water is \$131.32/PFU. Shown here are the nonresidential fees assuming 6.4 fixture units (5/8" water meter). See **Tables below**.

## Wastewater Facilities Fee Schedule for Nonresidential Uses

Size of Meter	Factor	Adjusted Equivalency Factor <sup>1</sup>	PFU	Fee per Meter Size
5/8 inch <sup>2</sup>	1	0.4	6.4	\$2,847.74
1 inch	2.5	1	16	\$7,119.36
1-1/2"	5	2	32	\$14,238.71
2"	8	3.2	51.2	\$22,781.94
3"	16	6.4	102.4	\$45,563.87
4"	25	10	160	\$71,193.55
6"	50	20	320	\$142,387.10
8"	80	32	512	\$227,819.37
10"	115	46	736	\$327,490.34
12"	215	86	1376	\$612,264.55

<sup>1</sup> Based on meter capacity, the equivalency factor is adjusted for a 1-inch meter which is standard for a single-family home with 16 PFUs (for a 1-1/2" meter the equivalency factor is 5/2.5).

<sup>2</sup> 5/8" meters installed for high-density residential and small nonresidential uses

*Source: American Water Works Association; Tables 12.5a and 12.5b*

## Water Facilities Fee Schedule for Nonresidential Uses

Size of Meter (inches)	Factor	Adjusted Equivalency Factor <sup>1</sup>	PFU	Proposed Fee per Meter Size
5/8 <sup>2</sup>	1	0.4	6.4	\$823.95
1	2.5	1	16	\$2,059.88
1½	5	2	32	\$4,119.76
2	8	3.2	51.2	\$6,591.62
3	16	6.4	102.4	\$13,183.23
4	25	10	160	\$20,598.80
6	50	20	320	\$41,197.60
8	80	32	512	\$65,916.16
10	115	46	736	\$94,754.47
12	215	86	1,376	\$177,149.67

<sup>1</sup> Based on meter capacity, the equivalency factor is adjusted for a 1-inch meter which is standard for a single-family home with 16 PFUs (for a 1-1/2" meter the equivalency factor is 5/2.5).

<sup>2</sup> 5/8" meters installed for high-density residential and small nonresidential uses

*Source: American Water Works Association; Tables 12.5a and 12.5b*

**OUT OF CITY:** 1.5 x in-city charges and/or per terms of service agreement. Sewer and water service extended only with annexation and/or service agreement. Facilities Participation Charges due prior to main extension or connection of service, whichever first occurs, and shall be computed on the Schedule of Fees and Charges in effect on the date any such extension, connection, service, or encroachment is licensed by the City.

Note: \*DU = Dwelling Unit      \*\*SF = Square Feet of gross floor area  
 \*\*\*PFU = Plumbing Fixture Unit Wastewater charges based on table 4-1 UPC.  
 Domestic Water charges based on table 10-1 UPC.

**PARKLAND DEDICATION IN-LIEU FEES**

City of Jackson Park Impact Fee (effective 2/11/2019, Resolution 2018-31)

**City Development Impact Fee**

<b>Land Use</b>	<b>Impact Fee Per Unit</b>
Single-Family Residential	\$1,641/Unit
Multi-Family Residential	\$1,634/Unit
Commercial, industrial and other land use categories	None

ACRA Development Impact Fee (Jackson adopt date: Resolution 2018-31, 12/10/2018)

<b>Land Use</b>	<b>Impact Fee Per Unit</b>
Single-Family Residential	\$3,293/Unit
Multi-Family Residential	\$3,085/Unit
Commercial, industrial and other land use categories	None

**Amador Water Agency Rates and Charges**

Please see AWA for the most recent charges.

City of Jackson Traffic Fee Schedule (Resolution 2012-23; effective August 2012)

**City of Jackson Local Fee Schedule**

<b>Land Use Category<sup>1,2</sup></b>	<b>Unit</b>	<b>Daily Trip Ends<sup>3</sup></b>	<b>Average Distance</b>	<b>Trip-end to Trip</b>	<b>Additional Trip-Miles</b>	<b>Cost per Trip Mile</b>	<b>Impact Fee per Unit or KSF</b>
<b>RESIDENTIAL LAND USES</b>							
Single-Family Dwelling Unit	per Unit	9.52	7.9	0.5	37.60	\$63.99	\$2,406
Multi-Family Dwelling Unit	per Unit	6.65	7.9	0.5	26.30	\$63.99	\$1,683
Assisted Living	per Bed	2.66	7.9	0.5	10.50	\$63.99	\$672
Congregate Care Facility	per Unit	2.02	7.9	0.5	8.00	\$63.99	\$512
Mobile Home Dwelling	per Unit	4.99	7.9	0.5	19.70	\$63.99	\$1,261
Senior Adult House Attached	per Unit	3.44	7.9	0.5	13.60	\$63.99	\$870
<b>RESORT/TOURIST</b>							
Hotel	per Room	8.17	7.6	0.5	31.00	\$63.99	\$1,984
Motel	per Room	5.63	7.6	0.5	21.40	\$63.99	\$1,369
<b>INDUSTRIAL</b>							
General Light Industrial	per KSF	6.97	9.0	0.5	31.40	\$63.99	\$2,009
General Heavy Industrial	per KSF	1.50	9.0	0.5	6.80	\$63.99	\$435
Industrial Park	per KSF	6.83	9.0	0.5	30.70	\$63.99	\$1,964
Manufacturing	per KSF	3.82	9.0	0.5	17.20	\$63.99	\$1,101
Mini-warehouse	per KSF	2.50	9.0	0.5	11.30	\$63.99	\$723
Warehouse	per KSF	3.56	9.0	0.5	16.00	\$63.99	\$1,024
<b>INSTITUTIONAL</b>							
Cemetery	per Acre	4.73	4.3	0.5	10.20	\$63.99	\$653
Church	per KSF	9.11	4.3	0.5	19.60	\$63.99	\$1,254
Daycare Center	per KSF	74.06	4.3	0.5	159.20	\$63.99	\$10,187

Elementary School	per Student	1.29	4.3	0.5	2.80	\$63.99	\$179
High School	per KSF	1.71	4.3	0.5	3.70	\$63.99	\$237
Hospital	per KSF	13.2	4.3	0.5	28.40	\$63.99	\$1,817
<b>OFFICE</b>							
Business Park	per KSF	12.4	8.8	0.5	54.70	\$63.99	\$3,500
General Office	per KSF	11.0	8.8	0.5	48.50	\$63.99	\$3,103
Government Office Complex	per KSF	27.9	8.8	0.5	122.80	\$63.99	\$7,858
Medical/Dental Office	per KSF	36.1	8.8	0.5	159.00	\$63.99	\$10,174
Office Park	per KSF	11.4	8.8	0.5	50.20	\$63.99	\$3,212
R&D Center	per KSF	8.11	8.8	0.5	35.70	\$63.99	\$2,284
<b>COMMERCIAL</b>							
Automobile Sales Building	per KSF	32.3	4.3	0.5	69.40	\$63.99	\$4,441
Materials/Lumber	per KSF	45.1	4.3	0.5	97.10	\$63.99	\$6,213
Convenience Market	per KSF	737.99	4.3	0.5	1586.70	\$63.99	\$101,532
Department Store	per KSF	22.8	4.3	0.5	49.20	\$63.99	\$3,148
Drive-In Bank	per KSF	148.15	4.3	0.5	318.50	\$63.99	\$20,381
Drugstore	per KSF	90.0	4.3	0.5	193.60	\$63.99	\$12,388
Fast Food w/ Drive-Thru	per KSF	496.12	4.3	0.5	1066.70	\$63.99	\$68,257
Fast Food w/o Drive-Thru	per KSF	716.00	4.3	0.5	1539.40	\$63.99	\$98,505
Free Standing Discount Store	per KSF	57.2	4.3	0.5	123.10	\$63.99	\$7,877
Furniture Store	per KSF	4	4.3	0.5	10.90	\$63.99	\$697
Gasoline/Service Station	per VFP	168.56	4.3	0.5	362.40	\$63.99	\$23,190
Health Club	per KSF	32.9	4.3	0.5	70.80	\$63.99	\$4,530
High Turnover/Sit Down Restaurant	per KSF	127.15	4.3	0.5	273.40	\$63.99	\$17,495
Movie Theater	per Screen	292.50	4.3	0.5	628.90	\$63.99	\$40,243
Nursery/Garden Center	per KSF	68.1	4.3	0.5	146.40	\$63.99	\$9,368

Quality Restaurant	per KSF	89.9 5	4.3	0.5	193.40	\$63. 99	\$12,37 6
Shopping Center	per KSF	42.7 0	4.3	0.5	91.80	\$63. 99	\$5,874
Specialty Retail Center	per KSF	44.3 2	4.3	0.5	95.30	\$63. 99	\$6,098
Supermarket	per KSF	102. 24	4.3	0.5	219.80	\$63. 99	\$14,06 5

*Notes:*

1) Newly proposed land uses that do not conform to the land uses listed above will be evaluated independently to establish an appropriate impact fee for the proposed land use

2) The City's Traffic Engineer will rely on data from the ITE Trip Generation Manual, or other valid traffic engineering data as may be available

3) Trip generation rates based on ITE Trip Generation Manual, 9th Edition

**City of Jackson Effective Date - August 24, 2012  
Countywide Regional Traffic Mitigation Fees 2012**

<b>Residential Category</b>	<b>Development Project Type</b>	<b>Adjusted Trip Rate<sup>1</sup></b>	<b>Fee Amount Residential \$388/trip end</b>
Residential	Single Family Detached	10.0/D.U. <sup>2</sup>	\$3,878/D.U.
	Multi-Family Attached Apartments, duplexes or condominiums are charged per dwelling unit without regard to square footage or number of bedrooms.	7.1/D.U.	\$2,753/D.U.
	Mobile Home Park or Subdivision An area or tract of land where more than two spaces are rented or individually owned to accommodate mobile homes. Retirement Community Five or more residential units, enforceably restricted to those 55 or over and designed for the elderly.	4.22/D.U.	\$1,637/D.U.
	Congregate Care Facility Congregate care facilities typically consist of one or more multi-unit buildings designed for elderly living; they may also contain common dining rooms, medical facilities and recreational facilities.	2.15/D.U.	\$834/D.U.
<b>Non-Residential Category</b>	<b>Development Project Type</b>	<b>Adjusted Trip Rate<sup>1</sup></b>	<b>Commercial: \$167/Trip End</b>
Retail Commercial	High Volume Retail: Drug Store      Department Store Grocery Store Discount Store      Mini Mart Automobile Sales Liquor Store      Supermarket Laundromat Auto Parts      Clothing/Apparel Store Delicatessen	20/1,000 S.F. <sup>3</sup>	\$3,344/1,000 S.F.



	<p>Bank Health Fitness Center Record/Video Rental &amp; Sales Hardware Store Pharmacy</p> <p>Specialty Retail Center Small shopping centers that contain a variety of retail shops including apparel; hard goods; and services such as real estate offices, dance studios, florists, and small restaurants</p> <p>Shopping Center May contain Supermarkets, Drug Stores, Banks, Movie Theater and miscellaneous small retail shops.</p>		
	<p>Medium Volume Retail:</p> <p>Bakery Automobile Repair Child Care Club Store Dry Cleaner Shoe Store Gift Shop Lumber/Building Supplies Sporting Goods Store Nursery Jewelry Store Stationary Store Photo Store Print Shop (retail) Toy Store Electronics Store Book Store Factory Outlet Center Tire Store Health Food Store</p>	13/1,000 S.F.	\$2,174/1,000 S.F.
	<p>Low Volume Retail:</p> <p>Antique Store Boat/Equipment Repair Shop Appliance Store Furniture Store Gallery Museum Kennel Boat/RV/Mobile Home Sales Clock Store Repair Shop (TV, Radio, Vacuum, etc.) Wine or beer tasting rooms or product retail sales in conjunction with a winery or brewery</p>	1.5/1,000 S.F.	\$251/1,000 S.F.
Food Services	Fast food standalone restaurant on a State highway	161/1,000 S.F.	\$26,919/1,000 S.F.
	Fast food drive-through restaurant within a shopping center or community (wherein fast food restaurant is not immediately adjacent to a State highway)	60/1,000 S.F.	\$10,032/1,000 S.F.
	Quality Sit-down Restaurant Drinking Establishment (Bar)	23/1,000 S.F.	\$3,846/1000 S.F.
Specialty Commercial	Gas Station with or without convenience store	32/Fueling Space <sup>4</sup>	\$5,350/Fueling Space
	Car Wash Quick Lube	21/Stall	\$3,511/Stall
	Hotel/Motel/Resort/Bed and Breakfast	5.2/Unit <sup>5</sup>	\$869/Unit
Medical	Hospital	11.8/Bed	\$3,587/Bed
	Nursing Home / Convalescent Home	2.6/Bed	\$790/Bed
	Medical Office or Medical or Health Clinic providing diagnostic or treatment services	30/1,000 S.F.	\$9,120/1,000 S.F.
<b>Non-Residential Category</b>	<b>Development Project Type</b>	<b>Adjusted Trip Rate<sup>1</sup></b>	<b>All Other Non-Residential: \$304/trip end</b>

Office	General Office	11/1,000 S.F.	\$3,344/1,000 S.F.
Industrial	Light, including: Airport/Airstrip Packing Facility Livestock Feedlot/Auction Yard Plant Material Testing Laboratory Electronics Plant	Meat  Printing	6/1,000 S.F.  \$1,824/1,000 S.F.
	Heavy, including: Auto Wrecking and Junk Yard Operation Foundry and Smelter Plant Lumber Mill	Mining  Refining	1.5/1,000 S.F.  \$456/1,000 S.F.
	Manufacturing/Assembly/Agricultural Processing Manufacturing or assembly facilities where the primary activity is the conversion of raw materials, products or parts into finished commodities for sale or distribution, including a winery or brewery.		
Institutional	Elementary School School Church or other place of worship	Middle	10/1,000 S.F. \$3,040/1,000 S.F.
	High School		13/1,000 S.F. \$3,952/1,000 S.F.
Public Utilities	Utilities (Publicly or privately owned) Production, generation, storage, transmission and treatment facilities, mechanical or industrial space, parts and equipment storage, repair areas, and office space in the same project and related to or used for these utility uses.		6/1,000 S.F. \$1,824/1,000 S.F.
Warehousing/Storage	Warehouse Facilities primarily devoted to the storage of materials, including wholesale distribution facilities.		5/1,000 S.F. \$1,520/1,000 S.F.
	Mini-storage Facilities Buildings housing separate storage units or vaults used for storage.		2/1,000 S.F. \$608/1,000 S.F.
Other	Golf Course		21/Hole \$6,384/Hole
	Theater (Movie)		6.4/1,000 S.F. \$1,946/1,000 S.F.
	Theater (Live)		1.5/1,000 S.F. \$456/1,000 S.F.
	Recreational Center	Visitor	3.1/Parking Space \$942/Parking Space

Notes:

- <sup>1</sup> The vehicle trip rates are for calculation of fees only. These trip rates have been adjusted to consider pass by trips, diverted trips, trip length, peak hour impacts and other factors.
- <sup>2</sup> Dwelling Unit
- <sup>3</sup> Square Feet of the gross floor area, measured to the nearest square foot; applicable to structures only.
- <sup>4</sup> The number of fueling spaces is determined by the maximum number of vehicles capable of being fueled simultaneously.
- <sup>5</sup> Sleeping unit, dwelling unit, rental unit, or other component by which the development is marketed.