



HUGHSON ECONOMIC DEVELOPMENT COMMITTEE

A G E N D A REGULAR MEETING 5:30 P.M.

Council Chambers
7018 Pine Street, Hughson CA
City Hall

March 26, 2012

CALL TO ORDER:

ROLL CALL:

Mayor Pro Tem Matt Beekman
Councilmember George Carr
Councilmember Jeramy Young
Business Member Marie Assali
Business Member Jim Duarte

Staff to be Present: Bryan Whitemyer, City Manager

AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT NOTIFICATION FOR THE CITY OF HUGHSON

This agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at 209 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

WAIVER WARNING

Waiver Warning: If you challenge a decision/direction of the City Council/Redevelopment Agency/Economic Development Committee in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior

RULES FOR ADDRESSING Economic Development Committee

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

PUBLIC COMMENT

Members of the Audience may address the Committee on any item of interest to the public pertaining to the City and may step to the podium, State their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the Committee cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in, nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

BUSINESS – CONSIDER THE FOLLOWING:

- 1) Review and Approve the Minutes from the February 27, 2012 meeting
- 2) Discuss Shop Hughson Campaign.
- 3) Developer Impact Fee Comparison
- 4) Discuss Water Infrastructure Planning

EDC REPORTS AND COMMENTS:

ADJOURNMENT:

****Materials related to an item on this Agenda submitted to the Committee after distribution of the Agenda packet are available for public inspection in the City Hall office at 7018 Pine Street during normal Business hours and at Committee meetings.***

****These documents are also available on the City of Hughson website at www.hughson.org subject to staff's availability to post the document before the meeting.***

CERTIFICATION

I, Dominique Spinale, Deputy City Clerk, or his/her designee, do hereby declare under penalty of perjury that the foregoing Agenda was posted on the outdoor bulletin board at the Hughson City Hall, 7018 Pine Street, Hughson, CA., and made available for Public Review, prior to or on this 24th day of February 2012 before 5:00 p.m.

Dominique Spinale, Deputy City Clerk



HUGHSON ECONOMIC DEVELOPMENT COMMITTEE

MINUTES REGULAR MEETING 5:30 P.M.

Council Chambers
7018 Pine Street, Hughson CA
City Hall

February 27, 2012

CALL TO ORDER: 5:33pm.

IN ATTENDANCE: Mayor Pro Tem Matt Beekman
Councilmember George Carr
Councilmember Jeramy Young
Business Member Jim Duarte

Bryan Whitemyer, City Manager
Thom Clark, Community Development Director

ABSENT: Business Member Marie Assali

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BUSINESS – CONSIDER THE FOLLOWING:

- 1) Review and Approve the Minutes from the January 23, 2012 meeting.
Minutes from the January 23, 2012 meeting will be presented at the March EDC meeting. (Update: the notes from this meeting were misplaced and no minutes will be generated.)

- 2) Discuss Opportunities to Market Downtown Businesses.

The Committee discussed including a flyer in the March Utility Insert highlighting downtown businesses. The committee also suggested adding information on the website listing our local businesses.

- 3) Discuss the LOVE Hughson Event and Citywide Garage Sale on April 28.

The Committee suggested looking at ways to advertise the Citywide Garage sale in publications like the Modesto Bee, Turlock Journal, and Ceres Courier. This would help bring folks outside of Hughson into town. It was also suggested that the City place a craigslist add for the event.

- 4) Discuss City of Hughson Small Business Revolving Loan Fund Program.

Staff provided an update on its research of the program. It shared with the Committee that the funds in this program could be used for any CDBG program activity. The Committee discussed the possibility of using these funds to help develop a site in the downtown for a grocery store.

- 5) Discuss Economic Development Strategic Plan.

The Committee mentioned that the current document talks a lot about agritourism. Agritourism could be beneficial but it is more likely that the City will have greater success focusing on general commercial and industrial

business activities. The committee also discussed the need to develop Hughson's community identity or branding. They mentioned we need to develop our vision and determine who we are and what we want to be.

6) Status Update on the Redevelopment Agency.

Staff provided a brief update on the close out of Redevelopment Agency activities and SB 654 that still has not been approved by the state legislature.

EDC REPORTS AND COMMENTS:

ADJOURNMENT: 6:55pm

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Dominique Spinale, Deputy City Clerk

HYPOTHETICAL RESIDENTIAL PROJECT

Project consists of a single-family dwelling located within a previously approved subdivision.

Item	Value
PERMIT TYPE:	Single Family
Total Square Footage	2,762.00
Total Gross Acres	2.77
CFD (Formation or Annexation)	N/A
Number of Units	1.00
Number of Bedrooms	3.00
Number of Structures	1.00
Lot Frontage	50.00
Lot Area	250.00
Valuation per \$1,000	1.00
Plan Type (Master Plan or Custom)	Custom
Number of Stories	1.00

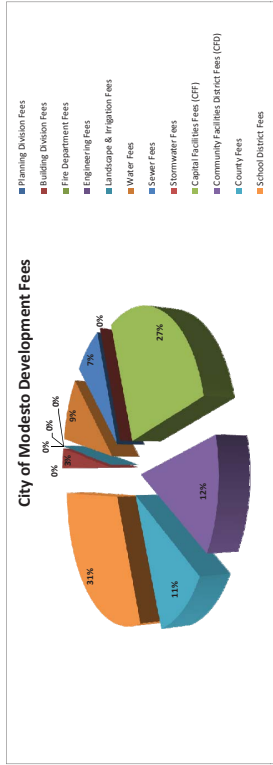
Fee as of:	Planning	Building	Engineering	Fire	Landscape	Water	Sewer	Stormwater	CFD	County	School District
Modesto	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	6/1/08	6/1/08	6/1/08	7/1/10	7/20/10	7/1/10
Turlock	7/14/10	7/1/10	7/14/10	7/1/10	7/14/10	7/1/11	7/1/11	7/1/11	9/14/10	7/1/11	7/1/11
Ceres	11/08	11/04	7/1/10	7/1/08	7/1/10	3/1/10	3/1/10	3/1/10	3/1/12	3/1/12	3/1/12
Elk Grove	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12
Maniccia	4/5/11	3/1/12	3/1/12	3/1/12	8/24/10	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12	3/1/12
Merced	1/1/12	7/1/10	7/1/10	7/1/10	7/1/10	10/18/11	10/18/11	7/1/10	7/1/10	7/1/10	7/1/10
Averbank	8/14/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09

CITY FEES	Modesto		Stockton		Turlock		Auburn		Ceres		Elk Grove		Merced		Riverbank	
	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total
Permit Division Fees	110.00	0.00%	110.00	0.00%	110.00	0.00%	110.00	0.00%	110.00	0.00%	110.00	0.00%	110.00	0.00%	110.00	0.00%
Building Division Fees	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%	2,273.50	0.82%
Fire Department Fees	100.00	0.04%	100.00	0.04%	100.00	0.04%	100.00	0.04%	100.00	0.04%	100.00	0.04%	100.00	0.04%	100.00	0.04%
Engineering Fees	92.00	0.03%	92.00	0.03%	92.00	0.03%	92.00	0.03%	92.00	0.03%	92.00	0.03%	92.00	0.03%	92.00	0.03%
Landscape & Irrigation Fees	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%	7,773.80	2.81%
Water Fees	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%	10,690.63	3.87%
Sewer Fees	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%	5,950.50	2.15%
Stormwater Fees	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%	11,098.47	3.98%
Capital Facilities Fees (CFE)	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%	20,516.82	7.42%
Community Facilities District Fees (CFD)	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%	8,684.37	3.14%
One-Time Taxes	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%	43,208.86	15.62%
TOTAL CITY FEES	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%	40,488.30	14.64%
OTHER FEES	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%	7,130.00	2.58%
County Fees	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%	1,108.34	0.39%
School District Fees	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%	17,193.00	6.02%
TOTAL OTHER FEES	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%	24,451.34	8.61%
GRAND TOTAL	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%	68,732.88	24.88%

CITY FEES	Modesto		Stockton		Turlock		Auburn		Ceres		Elk Grove		Merced		Riverbank	
	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total	Total Cost	TotalSF % of Total
Planning Division Fees	173.56	0.25%	173.56	0.25%	173.56	0.25%	173.56	0.25%	173.56	0.25%	173.56	0.25%	173.56	0.25%	173.56	0.25%
Building Division Fees	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%	2,283.63	3.32%
Fire Department Fees	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%	1,090.22	1.59%
Engineering Fees	55.56	0.08%	55.56	0.08%	55.56	0.08%	55.56	0.08%	55.56	0.08%	55.56	0.08%	55.56	0.08%	55.56	0.08%
Landscape & Irrigation Fees	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%	6,238.06	9.07%
Water Fees	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%	1,688.01	2.45%
Sewer Fees	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%	19,430.21	28.13%
Stormwater Fees	965.22	1.40%	965.22	1.40%	965.22	1.40%	965.22	1.40%	965.22	1.40%	965.22	1.40%	965.22	1.40%	965.22	1.40%
Capital Facilities Fees (CFE)	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%
Community Facilities District Fees (CFD)	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%	8,684.37	12.64%
One-Time Taxes	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%	31,974.80	46.51%
AVERAGE CITY ONLY FEES	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%	39,009.83	56.65%
County Fees	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%	1,108.34	1.61%
School District Fees	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%	17,193.00	24.75%
AVERAGE OTHER FEES	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%	18,461.08	26.96%
AVERAGE GRAND TOTAL	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%	57,500.91	83.61%

Average Costs by Fee Type

Fee Type	Average Cost	% of Total
Planning Division Fees	173.56	0.25%
Building Division Fees	2,283.63	3.32%
Fire Department Fees	1,090.22	1.59%
Engineering Fees	55.56	0.08%
Landscape & Irrigation Fees	6,238.06	9.07%
Water Fees	1,688.01	2.45%
Sewer Fees	19,430.21	28.13%
Stormwater Fees	965.22	1.40%
Capital Facilities Fees (CFE)	39,009.83	56.65%
Community Facilities District Fees (CFD)	8,684.37	12.64%
One-Time Taxes	31,974.80	46.51%
AVERAGE CITY ONLY FEES	39,009.83	56.65%
County Fees	1,108.34	1.61%
School District Fees	17,193.00	24.75%
AVERAGE OTHER FEES	18,461.08	26.96%
AVERAGE GRAND TOTAL	57,500.91	83.61%



NOTE: The Regional Air Quality Control District charges substantial fees based on a plethora of variables. Fees can range from \$40,000 - \$2,000,000. Therefore have not been included in the above calculations.

1. Fees are based on the City of Modesto's fee schedule.

2. No fee. (May be built into other fees charged by another department)

3. Additional fees may apply. Please contact City directly.

4. Does not apply.

5. Includes \$4,066 of Mills Fees charged by Modesto City Schools.

6. Includes \$1,000 of Mills Fees charged by City of Stockton.

7. Developer purchases meters through Modesto and install, then City inspects.

8. Some components of the impact fees are based on area. Highest fees used in calculation.

9. City of Stockton: Select impact fees significantly reduced as part of their Economic Incentive Program effective 8/1/10.

CITY OF HUGHSON

HYPOTHETICAL RESIDENTIAL PROJECT

Total Square Footage	2,766
Total 1,000 Square Foot	2.77
Total Gross Acres	0.13
LF Frontage	50
Valuation	220,000
Valuation per \$1,000	220

City Fees	Total Cost	Total/SF	% of Total
Planning Division Fees	269	0.10	0.49%
Building Division Fees	2,202	0.80	4.02%
Fire Department Fees	1217	0.44	2.22%
Engineering Fees			
Landscape and Irrigation Fees			
Water Fees	3,958	1.43	7.22%
Sewer Fees	13,755	4.97	25.10%
Storm Water Fees	2,814	1.02	5.14%
[Capital Facilities Fees]			
Public Facilities Fees	3,050	1.10	5.57%
Street Fees	4,101	1.48	7.48%
Community Enhancement Fees	1,008	0.36	1.84%
Park Development Fees	2,667	0.96	4.87%
Park In-lieu Fees	1,991	0.72	3.63%
Total City Fees	\$37,032	\$13.39	67.59%

Other Fees			
County Fees	7,139	2.58	13.03%
School District Fees	10,621	3.84	19.38%
Total Other Fees	\$17,760	\$6.42	32.41%

GRAND TOTAL	\$54,792	\$19.81	100.00%
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HYPOTHETICAL WAREHOUSE

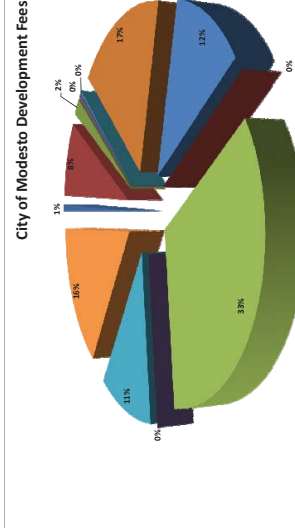
PERMIT TYPE:	Industrial Warehouse
Total Square Footage	17,705
Total 1,000 Square Foot	17
Total 5,000 Square Foot	35
CFD Formation or Annexation	N/A
Land Use	Industrial
Number of Units/Rooms/Beds	1.00
Number of Structures	1.00
LF Frontage	1,089.863.00
Valuation	1,187,165
Number of Stairs	1.00

Fees as of:	Modesto	Stockton	Turlock	Atwater	Ceres	Elk Grove	Manteca	Mercer	Riverbank
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	Planning	Building	Engineering	Fire	Landscape	Water	Sewer	Stormwater	CFD	County	School District
Modesto	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Stockton	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11	7/1/11
Turlock	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Atwater	7/1/11	11/13/07	7/1/10	7/1/08	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Ceres	1/1/08	1/1/04	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Elk Grove	3/1/12	3/1/12	3/1/12	3/1/12	8/24/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Manteca	4/8/11	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Mercer	1/1/12	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10	7/1/10
Riverbank	3/14/08	7/1/09	7/1/10	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09	7/1/09

DRAFT

	Modesto	Stockton	Turlock	Atwater	Ceres	Elk Grove	Manteca	Mercer	Riverbank
CITY FEES									
Planning Division Fees	13,115.00	1,581.00	2,875.00	1,550.00	2,085.00	14,650.00	1,480.00	1,611.00	817.76
Building Division Fees	13,115.00	1,581.00	2,875.00	1,550.00	2,085.00	14,650.00	1,480.00	1,611.00	817.76
Engineering Fees	2,750.25	4,077.00	770.00	507.00	669.00	7,538.48	880.30	1,181.82	500.00
Fire Department Fees	424.00	0.00	0.00	0.00	0.00	750.00	500.00	0.00	0.00
Landscape & Irrigation Fees	29,741.00	51,451.54	26,890.98	8,795.00	1,649.75	73,461.35	26,977.00	21,012.00	15,945.00
Water Fees	1,088	22,885	8,628.19	1,52	20,85	14,495.00	5,078	11,104	3,276.00
Sewer Fees	14,265.09	0.81	0.98	23,492.04	5,731.25	14,495.00	31,821.88	58,889.13	17,805.00
Stormwater Fees	34,542.46	1.95	26,543	6,063.86	84,633.86	110,332.15	108,738.69	67,491.46	131,194.05
Community Facilities District Fees (CFD)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
One-Time Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CITY ONLY FEES	104,134.31	143,019.48	103,271.85	48,121.75	106,143.73	297,100.53	208,252.60	159,063.05	180,230.95
OTHER FEES									
County Fees	17,687.90	18,288.15	17,687.90	25,814.15	17,687.90	17,687.90	26,310.75	21,588.35	17,687.90
School District Fees	1,937.36	6,499.32	6,971.36	52,643.85	6,971.36	8,191.35	6,971.36	69,371.65	30,884.60
TOTAL OTHER FEES	19,625.26	24,787.47	24,659.26	78,458.01	24,659.26	25,878.70	33,282.11	90,949.80	48,572.50
GRAND TOTAL	130,143.16	168,514.68	129,280.50	126,525.16	132,523.38	297,100.53	242,854.70	250,757.25	288,744.90
Average Cost by Fee Type									
Planning Division Fees	4,138.53	1,581.00	2,875.00	1,550.00	2,085.00	14,650.00	1,480.00	1,611.00	817.76
Building Division Fees	4,138.53	1,581.00	2,875.00	1,550.00	2,085.00	14,650.00	1,480.00	1,611.00	817.76
Engineering Fees	1,581.00	1,581.00	770.00	507.00	669.00	7,538.48	880.30	1,181.82	500.00
Fire Department Fees	424.00	0.00	0.00	0.00	0.00	750.00	500.00	0.00	0.00
Landscape & Irrigation Fees	2,974.10	51,451.54	26,890.98	8,795.00	1,649.75	73,461.35	26,977.00	21,012.00	15,945.00
Water Fees	1,088	22,885	8,628.19	1,52	20,85	14,495.00	5,078	11,104	3,276.00
Sewer Fees	14,265.09	0.81	0.98	23,492.04	5,731.25	14,495.00	31,821.88	58,889.13	17,805.00
Stormwater Fees	34,542.46	1.95	26,543	6,063.86	84,633.86	110,332.15	108,738.69	67,491.46	131,194.05
Community Facilities District Fees (CFD)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
One-Time Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AVERAGE CITY ONLY FEES	146,598.16	194,396.11	108,988.16	75,439.26	132,523.38	297,100.53	208,252.60	159,063.05	180,230.95
County Fees	19,100.52	19,100.52	19,100.52	25,814.15	19,100.52	19,100.52	26,310.75	21,588.35	19,100.52
School District Fees	2,088.43	6,499.32	6,971.36	52,643.85	6,971.36	8,191.35	6,971.36	69,371.65	30,884.60
AVERAGE OTHER FEES	47,662.83	25,599.84	25,649.86	78,458.01	24,659.26	25,878.70	33,282.11	90,949.80	48,572.50
AVERAGE GRAND TOTAL	194,396.11	194,396.11	108,988.16	75,439.26	132,523.38	297,100.53	242,854.70	250,757.25	288,744.90



NOTE: The Budget for Capital Construction (building fees) based on the above calculations. Fees can range from \$40,000 - \$2,000,000. (fees are not included in the above calculations.)

1. Engineering fees based on estimated on-site and off-site storm drainage of \$27,000

2. Some components of the impact fees are based on area. Highest fees used in calculation.

3. No fee. (May be built into other fees charged by another department)

4. Many apply. Please contact City directly.

5. Does not apply.

6. City of Riverbank: Developer purchases meters through Negru and install, then City inspects.

7. Many additional fees are added to the building permit (i.e. Technology fee, Community Development fee, etc.)

8. Modesto Unified charges residential and commercial at same rate, 3/ city.

CITY OF HUGHSON

HYPOTHETICAL INDUSTRIAL PROJECT

Total Square Footage	19,343
Total 1,000 Square Foot	19.34
Total Gross Acres	0.95
LF Frontage	160
Valuation	1,089,828
Valuation per \$1,000	1,089.83

City Fees	Total Cost	Total/SF	% of Total
Planning Division Fees	1,122	0.06	0.34%
Building Division Fees	12,741	0.66	3.90%
Fire Department Fees	4,255	0.22	1.30%
Engineering Fees	1,950	0.10	0.60%
Landscaping and Irrigation Fees			
Water Fees	39,932	2.06	12.23%
Sewer Fees	125,033	6.46	38.29%
Storm Water Fees	34,445	1.78	10.55%
[Capital Facilities Fees]			
Public Facilities Fees	19,669	1.02	6.02%
Street Fees	53,378	2.76	16.34%
Community Enhancement Fees	6,498	0.34	1.99%
Total City Fees	\$299,024	\$15.46	91.56%

Other Fees			
County Fees	17,687	0.91	5.42%
School District Fees	9,865	0.51	3.02%
Total Other Fees	\$27,552	\$1.42	8.44%

GRAND TOTAL	\$326,575	\$16.88	100.00%
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CITY OF HUGHSON

HYPOTHETICAL SUPERMARKET PROJECT

Total Square Footage	30,000
Total 1,000 Square Foot	30
Total Gross Acres	4.8
LF Frontage	465
Valuation	2,000,000
Valuation per \$1,000	2,000

City Fees	Total Cost	Total/SF	% of Total
Planning Division Fees	1,122	0.04	0.13%
Building Division Fees	19,459	0.65	2.22%
Fire Department Fees	6,600	0.22	0.75%
Engineering Fees	2,750	0.09	0.31%
Landscaping and Irrigation Fees			
Water Fees	30,579	1.02	3.49%
Sewer Fees	359,010	11.97	41.00%
Storm Water Fees	98,160	3.27	11.21%
[Capital Facilities Fees]			
Public Facilities Fees	53,820	1.79	6.15%
Street Fees	198,750	6.63	22.70%
Community Enhancement Fee	17,790	0.59	2.03%
Total City Fees	\$788,040	\$26.27	90.01%

Other Fees			
County Fees	72,210	2.41	8.25%
School District Fees	15,300	0.51	1.75%
Total Other Fees	\$87,510	\$2.92	9.99%

GRAND TOTAL	\$875,550	\$29.19	100.00%
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