

**DEVELOPMENT FEE SUMMARY 2022-2023**  
**CITY OF WATSONVILLE - COMMUNITY DEVELOPMENT DEPARTMENT**  
 250 Main Street, Watsonville CA 95076  
 (831) 768-3050




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This reference is a summary of common development and impact fees. All project fees are calculated from submittal plans. Additional fees may include permits, plan review, and inspection.

<b>A. City-Wide Traffic Impact Fee</b>		
Single Family Detached	14 trips per unit	\$219.00 per trip
Multi-Family (apartments, townhomes, co-ops, condos)	10 trips per unit	\$219.00 per trip
Non-Residential (remodel/addition)	trips based on use	\$112.00 per trip
Non-Residential (other)	trips based on use	\$166.00 per trip
<b>B. SANITARY SEWER CONNECTION FEE</b>		
Residential and all others		\$2,210.41 per unit
Commercial & Industrial: Sum of following, but not less than		\$2,210.41 minimum
Based on peak month discharge of flow		\$6.15 per gpd
BOD (Biochemical oxygen demand)		\$390.87 lb/day BOD
SS (suspended solids)		\$493.65 lb/day SS
<b>C. WATER SERVICE</b>		
Connection Fee (residential)		\$2,856.37 per connection
<b>D. GROUNDWATER IMPACT FEE</b>		
Residential		\$508.31 per bedroom
Commercial & Industrial		\$0.00 no fees
<b>E. STORM DRAINAGE FEE</b>		
Additions to existing (per acre of new impermeable area)		\$14,741.51 per acre
New Development Projects:		
Low residential (4.5 units/acre)		\$5,933.87 per acre
Med. Residential (4.5-7.5 units/acre)		\$7,376.26 per acre
High Residential (7.5 units/acre)		\$8,842.53 per acre
Commercial & Industrial		\$11,797.96 per acre
Area "C" (NE of City, S of Corralitos & Salsipuedes Creeks)		\$30,952.99 per acre
<b>F. IMPERVIOUS AREA IMPACT FEE</b>		
per square foot of new impervious area		\$0.50 per Sq. Ft.
<b>G. PUBLIC FACILITIES IMPACT FEE</b>		
New detached structures or additions over 1,000 Sq. Ft.		\$0.40 per Sq. Ft.
Calculated on total square footage		

<b>H.</b>	<b>FIRE IMPACT FEE</b>	
	Residential new construction	\$1,090.00 per unit
	Residential addition	\$0.45 per Sq. Ft.
	Commercial & Industrial	\$0.45 per Sq. Ft.
<b>I.</b>	<b>AFFORDABLE HOUSING ORDINANCE - IN LIEU FEES</b>	
	Residential	
	Single Family detached	\$15,617.00 per unit
	Accessory dwelling unit (14-46.050 exceptions)	\$0.00
	Multi-Family (townhomes, co-op, condos all for sale)	\$7,809.00 per unit
	Commercial	
	0-1,000 Sq. Ft.	\$0.00 per Sq. Ft.
	1,001 Sq. Ft. or more	\$3.90 per Sq. Ft.
<b>J.</b>	<b>STREET IMPROVEMENT IN-LIEU FEES</b>	
	Industrial Zoned Parcels	\$123.00 per Lineal Ft.
	fee per lineal foot of street frontage or 5% of actual on-site project improvements whichever is less	
	Other Parcels	\$204.00 per Lineal Ft.
	fee per lineal foot of street frontage or 10% of actual on-site project improvements whichever is less	
<b>K.</b>	<b>CARBON FUND IMPACT FEE</b>	
	Carbon fund fee is based on a percentage of the total building permit fees. Building permit fees do not include planning, permit fees, inspection fees, utility fees or impact fees.	
	New residential and nonresidential construction	50 % of total building permit fee
	Multi family residential & nonresidential additions and alteration	30% of total building permit fee
	Single family residential additions of 500 SF or greater	30% of total building permit fee
<b>L.</b>	<b>UNDERGROUND UTILITY IN-LIEU FEE</b>	
		\$80.00 per Lineal Ft.
	fee per lineal foot of frontage or 1.25% of actual project improvement whichever is less	
<b>M.</b>	<b>SCHOOL FEE</b>	
	Collected by Pajaro Valley Unified School District (831) 786-2380	
	Residential	\$5.02 per Sq. Ft.
	Commercial & Industrial	\$0.56 per Sq. Ft.
	Parking lots/structures	\$0.07 per Sq. Ft.
	Self Storage	\$0.20 per Sq. Ft.
<b>N.</b>	<b>PARK LAND IMPACT FEES</b>	
	<600 Sq. Ft.	\$1,117.00 per unit
	600-900 Sq. Ft.	\$1,951.00 per unit
	>900-1,200 Sq. Ft.	\$2,772.00 per unit
	>1,200-2,100 Sq. Ft.	\$3,502.00 per unit
	>2,100 Sq. Ft.	\$3,876.00 per unit

**O. PARK IMPROVEMENT IMPACT FEES**

<600 Sq. Ft.	\$1,357.00 per unit
600-900 Sq. Ft.	\$2,369.00 per unit
>900-1,200 Sq. Ft.	\$3,366.00 per unit
>1,200-2,100 Sq. Ft.	\$4,253.00 per unit
>2,100 Sq. Ft.	\$4,707.00 per unit

**P. COMMUNITY CENTERS AND RECREATION FACILITIES IMPACT FEES**

<600 Sq. Ft.	\$187.00 per unit
600-900 Sq. Ft.	\$326.00 per unit
>900-1,200 Sq. Ft.	\$463.00 per unit
>1,200-2,100 Sq. Ft.	\$585.00 per unit
>2,100 Sq. Ft.	\$648.00 per unit

**Q. WATSONVILLE PUBLIC ART PROGRAM ALLOCATION FEE**

New residential development, commercial, industrial, and public development projects involving 2,000 Sq. Ft. or more of new floor area with a building construction valuation of \$500,000 or more shall be subject to pay .75% of building permit valuation and not more than \$75,000.

Exterior and interior modification and additions that include all remodeling of existing buildings of five or more units and all remodeling of existing commercial, industrial and public buildings exceeding \$250,000 excluding rehabilitation required for seismic safety shall be subject to pay .75% of building permit valuation and not more than \$75,000.

Building designed and dedicated primarily to nonprofit performing arts spaces or museum uses shall not be required to meet the Watsonville Public Art Program Allocation requirement for as long as the performing arts or museum uses are maintained with these buildings.

Multiple building permits issued within a three-year period for a single project shall be considered in the aggregate in determining the Watsonville Public Art Program Allocation.

\*Detailed Table for Fees N-P Below\*

### Total Parks and Recreation Impact Fees per Unit

Dwelling Unit Size in Square Feet	Park Land In-Lieu Fee <sup>1</sup>	Park Land Impact Fee	Park Improvement Impact Fee	Comm/Recr Impact Fee	Total <sup>2</sup>
< 600	.0016	\$1,117	\$1,357	\$187	<b>\$2,661</b>
600-900	.0028	\$1,951	\$2,369	\$326	<b>\$4,646</b>
>900-1,200	.0039	\$2,772	\$3,366	\$463	<b>\$6,601</b>
>1,200-2,100	.0050	\$3,502	\$4,253	\$585	<b>\$8,340</b>
>2,100	.0055	\$3,876	\$4,707	\$648	<b>\$9,231</b>

1 Fees are calculated on the fair market value per acre valuation of the project.

2 Total Includes the park land impact fee rather than the park land in-lieu fee; only one of the two fees would be charged to a single project, depending on whether it involves a subdivision.

### Park Land In-Lieu Fees (Subdivisions)

Dwelling Unit Size in Square Feet	Acres per Capita	Population per Unit	Max Acres per Unit	Fee – 40% of Max
<600	.003	1.32	.0040	.0016
600-900	.003	2.31	.0069	.0028
>900-1,200	.003	3.28	.0098	.0039
>1,200-2,100	.003	4.15	.0124	.0050
>2,100	.003	4.59	.0138	.0055

Fees are calculated on the fair market value per acre valuation of the project.

### Park Land Impact Fees (Non-Subdivision Projects)

Dwelling Unit Size in Square Feet	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee – 40% of Max
<600	\$2,111.85	1.32	\$2,794	\$1,117
600-900	\$2,111.85	2.31	\$4,877	\$1,951
>900-1,200	\$2,111.85	3.28	\$6,929	\$2,772
>1,200-2,100	\$2,111.85	4.15	\$8,755	\$3,502
>2,100	\$2,111.85	4.59	\$9,690	\$3,876

\*These impact fees do not apply to residential subdivisions that are required to dedicate park land or pay fees in lieu of dedication pursuant to the Quimby Act.

### Park Improvement Impact Fees (All Residential Development)

Dwelling Unit Size in Square Feet	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee – 40% of Max
<600	\$2,564.78	1.32	\$3,393	\$1,357
600-900	\$2,564.78	2.31	\$5,923	\$2,369
>900-1,200	\$2,564.78	3.28	\$8,415	\$3,366
>1,200-2,100	\$2,564.78	4.15	\$10,633	\$4,253
>2,100	\$2,564.78	4.59	\$11,768	\$4,707

### Community Centers and Recreation Facilities Impact Fees

Dwelling Unit Size in Square Feet	Cost per Capita	Population per Unit	Max Impact Fee per Unit	Fee – 40% of Max
<600	\$353.05	1.32	\$467	\$187
600-900	\$353.05	2.31	\$815	\$326
>900-1,200	\$353.05	3.28	\$1,158	\$463
>1,200-2,100	\$353.05	4.15	\$1,464	\$585
>2,100	\$353.05	4.59	\$1,620	\$648