

City of Covina Development Impact Fee (DIF) Schedule FY25-26

Effective July 1, 2025

The Development Impact Fee Schedule shall be adjusted annually in July of each calendar year, using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve months ending in May or a similar published index if the CCI Index is no longer available (CC Resolution 2024-057).

Per	Park Land Impact Fee*	Park Improvements Impact Fee*	Community & Recreation Centers Impact Fee*	Library Impact Fee	General Government Impact Fees	Police Impact Fee	Fire Impact Fee	Streets Impact Fee	Traffic Signal Impact Fee	Administrative Fee (.06%)	Total
Residential Development											
Residential unit < 600 SF	\$1,290	\$859	\$331	\$452	\$405	\$365	\$167	\$5,975	\$690	\$63	\$10,597
Residential unit 600-800 SF	\$1,740	\$1,160	\$447	\$610	\$548	\$386	\$242	\$7,605	\$878	\$81	\$13,697
Residential unit >800-1,200 SF	\$2,901	\$1,934	\$746	\$1,017	\$912	\$407	\$316	\$9,507	\$1,098	\$113	\$18,951
Residential unit >1,200-1,900 SF	\$4,577	\$3,051	\$1,177	\$1,606	\$1,439	\$428	\$390	\$11,543	\$1,333	\$153	\$25,697
Residential unit >1,900-2,300 SF	\$6,125	\$4,083	\$1,575	\$2,149	\$1,927	\$449	\$466	\$13,445	\$1,553	\$190	\$31,962
Residential unit >2,300	\$7,414	\$4,943	\$1,907	\$2,601	\$2,332	\$470	\$540	\$14,939	\$1,725	\$221	\$37,092
Nonresidential Development											
Each SF Commercial	N/A	N/A	N/A	N/A	\$0.900	\$2.078	\$0.522	\$31.047	\$3.586	\$0.229	\$38.362
Each SF Office	N/A	N/A	N/A	N/A	\$0.657	\$0.168	\$0.187	\$15.618	\$1.804	\$0.111	\$18.545
Each SF Industrial	N/A	N/A	N/A	N/A	\$0.239	\$0.087	\$0.130	\$5.568	\$0.643	\$0.040	\$6.707
Other developments not defined	N/A	N/A	N/A	N/A	\$406 x # employees X 0.54	\$420 per call per year	\$1,863 per call per year	\$13,581 per peak hour trip	\$1,568.86 per peak hour trip	Calculated as the subtotal X 0.6%	Calculated as the sum of all values in the previous columns

Definitions:

Residential Unit: Residential Unit shall have the same definition as provided within the most current California Building Code. Residential units may consist of but are not limited to attached and detached single-family structures/units, attached or detached duplexes, condominiums, mobile homes, apartments, or dormitories.

Commercial: All commercial, retail, educational, and hotel/motel development.

Office: All general, professional, and medical office development.

Industrial: All manufacturing and warehouse development.

SF: Square Foot

*Park Impact Fees only apply to development projects for which no subdivision of land is involved. For projects involving land subdivisions, the required amount of land dedications and/or in-lieu fee payments for public park development shall be governed by Covina's "Quimby Act" ordinance located at Covina Municipal Code, Chapter 16.28.

EXHIBIT “C”
City of Covina Development Impact Fee (DIF) Schedule
Adopted July 16, 2024

The Development Impact Fee Schedule shall be adjusted annually in July of each calendar year, using the Construction Cost Index (CCI) for the Los Angeles Region as reported by Engineering News Record (ENR) for the twelve-month period ending in May or a similar published index if the CCI Index is no longer available.

Per	Park Land Impact Fee	Park Improvements Impact Fee ¹	Community & Recreation Centers Impact Fee	Library Impact Fee	General Government Impact Fees	Police Impact Fee	Fire Impact Fee	Streets Impact Fee	Traffic Signal Impact Fee	Administrative Fee	Total
Residential Development											
Residential unit < 600 SF	\$1,231	\$820	\$316	\$432	\$387	\$349	\$160	\$5,702	\$659	\$60	\$10,116
Residential unit 600-800 SF	\$1,661	\$1,107	\$427	\$583	\$523	\$369	\$231	\$7,257	\$838	\$78	\$13,075
Residential unit >800-1,200 SF	\$2,769	\$1,846	\$712	\$971	\$871	\$389	\$302	\$9,072	\$1,048	\$107	\$18,087
Residential unit >1,200-1,900 SF	\$4,368	\$2,912	\$1,124	\$1,533	\$1,374	\$409	\$373	\$11,015	\$1,272	\$147	\$24,527
Residential unit >1,900-2,300 SF	\$5,845	\$3,896	\$1,503	\$2,051	\$1,839	\$429	\$445	\$12,830	\$1,482	\$181	\$30,501
Residential unit >2,300	\$7,075	\$4,717	\$1,820	\$2,482	\$2,226	\$449	\$516	\$14,255	\$1,646	\$211	\$35,398
Nonresidential Development											
Each SF Commercial	N/A	N/A	N/A	N/A	\$0.859	\$1.983	\$0.498	\$29.625	\$3.422	\$0.218	\$36.606
Each SF Office	N/A	N/A	N/A	N/A	\$0.627	\$0.16	\$0.178	\$14.903	\$1.721	\$0.105	\$17.695
Each SF Industrial	N/A	N/A	N/A	N/A	\$0.228	\$0.083	\$0.124	\$5.313	\$0.614	\$0.038	\$6.401
Other developments not defined	N/A	N/A	N/A	N/A	\$388 x # employees X 0.54	\$401 per call per year	\$1,778 per call per year	\$12,959 per peak hour trip	\$1,497 per peak hour trip	Calculated as the subtotal X 0.6%	Calculated as the sum of the total of all values in the previous columns

Definitions:

Residential Unit: Residential Unit shall have the same definition as provided within the most current California Building Code. Residential units may consist of but are not limited to attached and detached single-family structures/units, attached or detached duplexes, condominiums, mobile homes, apartments, or dormitories.

Commercial: All commercial, retail, educational, and hotel/motel development.

Office: All general, professional, and medical office development.

Industrial: All manufacturing and warehouse development.

SF: Square Foot

¹ This impact fee only applies to development projects for which no subdivision of land is involved. For projects involving land subdivisions, the required amount of land dedications and/or in-lieu fee payments for public park development shall be governed by Covina’s “Quimby Act” ordinance located at Covina Municipal Code, Chapter 16.28.

RESOLUTION NO. 05 - 6475

A RESOLUTION OF THE CITY OF COVINA, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, PROVIDING FOR
THE ADOPTION OF A DEVELOPMENT IMPACT FEE
SCHEDULE ESTABLISHING CERTAIN DEVELOPMENT
IMPACT FEES UPON APPLICANTS FOR DEVELOPMENT
APPROVALS

WHEREAS, residential, commercial and industrial development growth within the City of Covina creates an ever increasing need for new and reconstructed street/traffic, police, fire, general government, park, library and other public infrastructure facilities and improvements ("Public Improvements") throughout the City in order to continue providing those high quality public services expected by persons who live and work within the City.

WHEREAS, given recent reductions by the State of California in property tax and other tax allocations, the City Council has determined it must find alternative sources of revenue to fund Public Improvements within the City to meet its obligations to provide high quality public services. Absent the securing of alternative revenues, an ever increasing portion of the cost for necessary Public Improvements will be paid for out of the City's General Fund and, therefore, borne by the general public.

WHEREAS, the City Council finds that the approval of development projects is of special benefit to development project applicants ("Applicants") and that development projects constructed by Applicants impose a special burden upon Public Improvements within the City separate and apart from and in addition to that of the general public; and therefore, in the interests of fairness to the general public, the City desires to better recover the costs of development impacts upon Public Improvements from Applicants who have sought the City's approval for development projects.

WHEREAS, the City Council has determined that the most appropriate means to recover the costs of development impacts upon Public Improvements is to impose certain development impact fees ("Development Impact Fees") upon Applicants as a condition of approval of development projects.

WHEREAS, the proposed establishment of Development Impact Fees is based upon the information contained in a document prepared by City staff and MuniFinancial entitled "City of Covina Public Facilities Fee Study", dated August 19, 2005 (Development Impact Fee Report); and

WHEREAS, detailed descriptions of each of the Public Improvements, their approximate location, size, approximate time of availability and their estimated costs are also set forth in the Development Impact Fee Report; and

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WHEREAS, the Development Impact Fee Report complies with California Government Code Section 66001 by establishing the basis for the imposition of fees for new development; and in particular, the Development Impact Fee Report:

1. Identifies the purpose of the proposed Fees;
2. Identifies the use to which the Fees will be put;
3. Demonstrates a reasonable relationship between the Fees' use and the types of projects on which the Fees are imposed;
4. Demonstrates a reasonable relationship between the need for the public facilities and the types of developments on which the Fees are imposed; and
5. Demonstrates a reasonable relationship between the amount of the Fees and the cost of the public facilities or portions of the facilities attributable to the developments on which the Fees are imposed; and

WHEREAS, the Development Impact Fee Report justifies the imposition of each Development Impact Fee on new construction by analyzing the City's needs for Public Improvements, assigning the costs on a fair-share basis to the various types of development, and assigning the resulting Fee per dwelling unit and/or commercial/industrial square footage, based on the anticipated burden of such new dwelling unit and/or commercial/industrial area on City Public Improvements and the need created by such dwelling unit and/or commercial/industrial area for new and expanded facilities and infrastructure; and

WHEREAS, the Development Impact Fees collected pursuant to this Resolution shall be used to finance the Public Improvements described or identified in the Development Impact Fee Report; and

WHEREAS, the projects and fee methodologies identified in the Development Impact Fee Report are consistent with the City's General Plan; and

WHEREAS, after considering the types of projects to be funded by the Development Impact Fees and the cost estimates contained in the Development Impact Fee Report, the City Council approves such projects and approves the cost estimates and finds them reasonable as the basis for calculating and imposing the Development Impact Fees; and

WHEREAS, copies of the Development Impact Fee Report are on file in the City Clerk's office and have been made available for public review in accordance with state law, as more fully described below; and

WHEREAS, there may be those circumstances where an Applicant is willing to construct oversized Public Improvements in lieu of paying certain Development Impact Fees for a project, and where the City finds that it is in the best interests of the public to allow for the entry into agreements with Applicants which will provide a credit to the Applicant against certain

Development Impact Fees in exchange for the Applicant's construction of oversized Public Improvements; and

WHEREAS, pursuant to Government Code Section 66000, et seq., the City is empowered to impose fees and other exactions to provide necessary Public Improvements required to mitigate the effects of new development in the City; and

WHEREAS, Government Code Sections 66016 and 66018 require that the City adopt new development fees or increase existing development fees only after providing notice and holding a public hearing; and

WHEREAS, the City Council duly noticed and conducted a public hearing on November 1, 2005, at which time the public was invited to make oral and written presentations as part of the regularly scheduled meeting prior to the adoption of this Resolution; and

WHEREAS, at least ten (10) days prior to the public hearing referenced above, the City made available for public inspection the Development Impact Fee Report; and

WHEREAS, the City published notice of the public hearing as described above in accordance with Government Code Sections 6062(a) and 66018; and

WHEREAS, the City Council continued the public hearing to November 15, 2005, at which time the public was further invited to make oral and written presentations as part of the regularly scheduled meeting prior to the adoption of this Resolution; and

WHEREAS, the establishment and increase of Development Impact Fees is statutorily and categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") because the setting of Development Impact Fees merely establishes a funding mechanism for the provision of future projects and, as such, this Resolution is not "an essential step culminating in action which may affect the environment" and environmental review required under CEQA will be performed when projects funded by the Development Impact Fees are chosen and defined (*Kaufman & Broad-South Bay, Inc. v. Morgan Hill Unified School District*, (1993) 9 Cal.App.4th 464).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Development Impact Fee Report. The Development Impact Fee Report is on file with the City Clerk and available for public inspection.

SECTION 2. The City Council hereby adopts the findings set forth in the Recitals above.

SECTION 3. The City Council hereby adopts the "City of Covina Development Impact Fee Schedule" as set forth in attached Exhibit "A". Unless otherwise stated in the Fee Schedule, all Development Impact Fees shall be paid to the City at the following times:

- a.) **For residential development** - prior to the date of final inspection, or the date the certificate of occupancy is issued, whichever occurs first. For residential projects containing more than one dwelling unit, all Development Impact Fees shall be paid prior to the date the first dwelling unit within the project receives its final inspection or certificate of occupancy, whichever occurs first.
- b.) **For commercial and industrial development** - prior to the City's issuance of a building permit for any phase of the project.

Notwithstanding the above, Development Impact Fees shall not be collected from projects that have, prior to the effective date of this Resolution, already received all required discretionary land use entitlements and permits from the City Council and/or Planning Commission to proceed with development of the project. (ie: general plan amendment, specific plan, tentative map, vesting tentative map, parcel map, zone change, conditional use permit, variance, planned community development (PCD), site plan review, etc.)

SECTION 4. Development Impact Fees shall only be collected from the following types of projects:

- a.) **For residential development** – Projects where new dwelling units are created as a result. Development Impact Fees shall not be charged to projects merely involving the replacement, reconstruction, improvement or expansion of pre-existing residential units but where no new dwelling units are created (ie: room additions, replacement or reconstruction after fire, earthquake or disaster, home improvements or refurbishments, etc.). However, the addition of a second unit, “granny flat”, or other additional dwelling unit shall be subject to Development Impact Fees.
- b.) **For commercial and industrial development** – Projects where new square footage is created as a result. Development Impact Fees shall not be charged to projects merely involving the replacement, reconstruction or improvement of pre-existing commercial/industrial square footage (ie: replacement or reconstruction after fire, earthquake or disaster, improvements or refurbishments, etc.) However, to the extent that a replacement, reconstruction or improvement project results in greater square footage than pre-existing, Development Impact Fees shall be charged upon the additional square footage.

SECTION 5. The fees imposed by this Resolution shall only apply to those Development Impact Fees described above. All other community development and user service fees adopted by the City Council pursuant to prior City of Covina ordinances or resolutions, as may be amended from time to time, or any future ordinances or resolutions adopted for such purposes, shall remain in full force and effect.

SECTION 6. Where the City Manager determines that the public interest would be served by such an agreement, he or she is hereby authorized to execute agreements on behalf of the City with Applicants in order to provide a credit to the Applicant against certain Development Impact Fees in exchange for the Applicant's construction of oversized Public Improvements, on those reasonable terms and conditions as the City Manager may determine on a case by case basis.

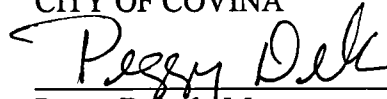
SECTION 7. City staff are hereby directed to prepare and file a Notice of Exemption, under the California Environmental Quality Act, within 5 working days of adoption of this Resolution.

SECTION 8. This Resolution shall take effect immediately provided, however, that the fees established hereunder shall first be imposed and collected not less than sixty (60) days from the date of adoption of this Resolution.

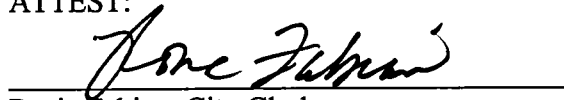
SECTION 9. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 15th day of November 2005.

CITY OF COVINA


Peggy Delach, Mayor

ATTEST:


Rosie Fabian, City Clerk

APPROVED AS TO FORM:


Edward W. Lee, City Attorney

I, VERONICA J. MONTECINO, CMC, Deputy City Clerk of the City of Covina, hereby CERTIFY that Resolution No. 05-6475 was adopted by the Covina City Council at a regular meeting of the City Council held November 15, 2005, and was approved and passed by the following vote:

AYES: Council Members Chadwick, King, Mayor Pro Tem Juarez, Mayor Delach

NOES: None

ABSTAIN: Council Member Stapleton

ABSENT: None

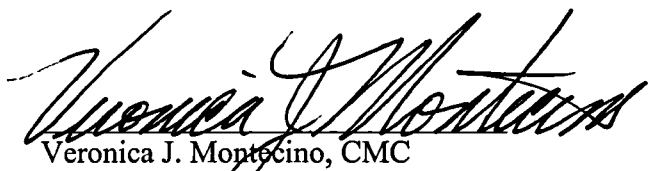

Veronica J. Montecino, CMC
Chief Deputy City Clerk

EXHIBIT "A"
City of Covina Development Impact Fee Schedule

Definitions:

Single Family Residential: Attached and detached one-family dwelling units.

Multiple Family Residential: All attached dwelling units such as duplexes and condominiums, plus mobile homes, apartments and dormitories.

Commercial Uses: All commercial, retail, educational, and hotel/motel development.

Office Uses: All general, professional, and medical office development.

Industrial Uses: All manufacturing and warehouse development.

General Government Impact Fees by Land Use

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$1,028/Dwelling Unit
Multiple Family Residential	\$794/Dwelling Unit
Commercial Uses	\$0.192/Building S.F.
Office Uses	\$0.255/Building S.F.
Industrial Uses	\$0.128/Buidling S.F.

Library Impact Fees by Land Use

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$646/Dwelling Unit
Multiple Family Residential	\$498/Dwelling Unit
Commercial Uses	N/A
Office Uses	N/A
Industrial Uses	N/A

Police Impact Fees by Land Use

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$956/Dwelling Unit
Multiple Family Residential	\$737/Dwelling Unit
Commercial Uses	\$0.177/Building S.F.
Office Uses	\$0.237/Building S.F.
Industrial Uses	\$0.118/Buidling S.F.

Park (Non-Quimby Act) Impact Fees by Land Use¹

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$6,172/Dwelling Unit
Multiple Family Residential	\$4,759/Dwelling Unit
Commercial Uses	N/A
Office Uses	N/A
Industrial Uses	N/A

Traffic/Circulation Impact Fees by Land Use

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$2,334/Dwelling Unit
Multiple Family Residential	\$1,867/Dwelling Unit
Commercial Uses	\$5.799/Building S.F.
Office Uses	\$5.116/Building S.F.
Industrial Uses	\$1.870/Building S.F.

Fire Impact Fees by Land Use

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$458/Dwelling Unit
Multiple Family Residential	\$353/Dwelling Unit
Commercial Uses	\$0.085/Building S.F.
Office Uses	\$0.113/Building S.F.
Industrial Uses	\$0.057/Building S.F.

TOTAL IMPACT FEES BY LAND USE

Land Use	Impact Fee Per Unit or S.F.
Single Family Residential	\$11,594/Dwelling Unit
Multiple Family Residential	\$9,008/Dwelling Unit
Commercial Uses	\$6.253/Building S.F.
Office Uses	\$5.721/Building S.F.
Industrial Uses	\$2.173/Building S.F.

¹ This impact fee only applies to development projects for which no subdivision of land is involved. For projects involving land subdivisions, the required amount of land dedications and/or in-lieu fee payments for public park development shall be governed by Covina's "Quimby Act" ordinance located at Covina Municipal Code, Chapter 16.28.