



EDC COB <edc.cob@edcgov.us>

BOS Agenda Item Attachments

1 message

Kevin Loewen <kloewen@edhcsd.org>

Mon, May 21, 2018 at 4:00 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, Jim Mitrisin - El Dorado County <jim.mitrisin@edcgov.us>

Mr. Mitrisin,

There are several items that the El Dorado Hills Community Services District would like to pass on to the Board of Supervisors:

1. With the notification that the PowerPoint presentation may not be an option available by the County for our item of business, and that there is an expectation to only take up 10 minutes, we're revising the presentation and re-providing it here. We'd prefer to make the live presentation, and believe that we can fit the most pertinent points into that timeframe.
2. Per the affordable housing dialogue within attachments of the business item: G-CAO Recommendation; H – North State BIA Updated Letter and; Public Comment Received 5-18-18 from Debbie Manning/ EDH Chamber of Commerce, the District is furnishing its 2007 Resolution in Support of Workforce and Senior Housing Development.
3. The variability in Park Impact Fee reporting in the Sacramento area has beckoned the supply of some of the local fee schedules. We've compiled those (i.e., Elk Grove, West Sac, Rancho Cordova, Folsom, Rocklin) and provide them as an attachment for the record. My apologies for such a large file.

Feel free to utilize this email in your record, as needed.

Respectfully,



El Dorado Hills
COMMUNITY SERVICES DISTRICT

Kevin A. Loewen

General Manager

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3 attachments



2007_16 Resolution for Affordable Housing.pdf
100K



2018_05_21_Sac Area Impact Fee Schedules.pdf
14074K



EDHCSD Presentation (Distribution 05.21.2018) v. 2.pptx
2177K

RESOLUTION #2007-16

**OF THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS IN SUPPORT OF WORKFORCE AND SENIOR
HOUSING DEVELOPMENT**

WHEREAS, El Dorado Hills Community Services District is committed to creating an excellent community that is inclusive of people of all economic levels; and

WHEREAS, an economically diverse community is essential to sustain development in El Dorado County and to make future development viable; and

WHEREAS, El Dorado Hills Community Services District has no land use authority, and

WHEREAS, El Dorado Hills Community Services District supports El Dorado County using a range of tools to provide affordable workforce and senior housing in the County, and

WHEREAS, El Dorado Hills Community Services District is authorized to provide CC&R enforcement and Architectural Control management services to the community;


**THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT, AS
FOLLOWS:**

1. The Board of Directors will voluntarily negotiate with project developers in El Dorado Hills on Park Impact Fee deferrals, reductions, and/or credits for projects designated and deed restricted as low-income units by El Dorado County.
2. The Board of Directors may waive Park Impact fees for second units.
3. The Board of Directors may review new Covenants, Conditions and Restrictions (CC&R's) submitted for District approval and enforcement to allow construction of second units if requested, and if otherwise approved by law.
4. The Board of Directors may designate the General Manager or named alternate to monitor and participate in County task forces, committees or other processes to help facilitate and support development and preservation of low-income workforce and senior housing development, both rental and ownership projects, in compliance with the law.

May 24, 2007

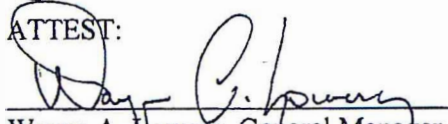
PASSED AND ADOPTED this 24th day of May, 2007 by the following vote:

AYES: Brilliant, Masters, Rogozinski, Trapani, Vandegrift
NOES: -
ABSENT: -



Laurence S. Brilliant, Board President

ATTEST:



Wayne A. Lowery, General Manager
Secretary to the Board of Directors



City of Elk Grove

2018 Development Impact Fee Schedules

This booklet provides information about building permit fees, development impact fees, other fees, and deposits applicable to new development in the City of Elk Grove. Although every care is taken to provide the most accurate information possible, there are several factors which may affect the final fees/deposits including fee updates, changes to project specifics, etc.

Although this booklet provides fee-related information, projects may be subject to other payments, conditions, and agreements not specified in this material. Projects may be subject to other Specific Plan or project-related infrastructure requirements. Applicants are encouraged to discuss with City staff whether any reimbursements, ad-hoc fees, or other payments are required to be paid to the City or to other land owners regarding infrastructure that is installed, or is planned for installation, that may benefit the applicant's project site, and are not included in development impact fee programs listed in this booklet.

This report contains the March 12, 2018, increases to the Capital Facilities Fee (CFF) Program on page 15, pursuant to City Council adoption of Resolution No. 2018-019.

A hard copy of this booklet is available for \$2.50 at the cashier's window of City Hall, located at 8401 Laguna Palms Way. The most updated electronic version is available on the City's website at www.elkgrovecity.org.

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CITY OF ELK GROVE CONTACTS

Building Department

(916) 478-2235

For building permits, inspections, estimates of fees due at the building permit, and fee information pertaining to specialty land uses not shown in the fee schedules.

Planning Department

(916) 478-2265

For information on the City's General Plan, zoning/land use information, environmental review, the Planning Commission, and development applications.

Development Engineering Department

(916) 627-3436

For improvement plan review, map review, construction inspection services, and abandonment requests.

Finance Department

(916) 478-2203

For general information regarding development impact fee programs, Mello-Roos Community Facilities Districts, and Assessment Districts.

Public Works Department

(916) 478-2256

For encroachments permits, street use permits, transportation permits, and trench cut fees.

**City of Elk Grove
Planning Department
Building Permit Review/Zoning Clearance
Fee Schedule**

The follow fees are assessed on building permit applications at the time of application submittal. These fees cover the review of the application by the Planning Department to ensure consistency with requirements of the City’s Zoning Code (Title 23 of the Municipal Code) and any applicable conditions of approval related to a prior planning permit and entitlement for the project.

| Permit Category | Review/Zoning Clearance Fee ¹ |
|--|--|
| Category A.1 – Commercial/Office/Industrial/Multifamily, New Construction and Additions | |
| This category includes new construction of commercial, office, industrial, and multifamily projects and additions thereto. It does not include tenant improvements. | \$135.41/application ² |
| Category A.2 – Commercial/Office/Industrial, Tenant Improvements | |
| This category includes tenant improvements to existing commercial, office, and industrial development. | \$101.56/application |
| Category B.1 – Single Family Residential, Master Home Plan Review | |
| This category covers review of master home plan building permit applications. Planning review addresses consistency with approved design review entitlement for the project. | \$135.41/plan |
| Category B.2 – Single Family Residential, Custom Home New Construction | |
| This category covers zoning clearance for custom single family homes. | \$67.71/application |
| Category B.3 – Single Family Residential, Batch Permit | |
| This category addresses review of batch permits for master home plans. | \$33.85/application |
| Category C – Miscellaneous Permits | |
| This category of permits includes the following: 1. Those miscellaneous permits listed in Exhibit B of the Building Permit Fee Schedule, including but not limited to patio covers, awnings, carports, detached garages, and sheds; and 2. Pools and spas. | \$33.85/application |

Notes:

1. After the third submittal, the review/zoning clearance fee shall be reassessed.
2. This fee shall be a minimum. The Planning Director may require additional fees based upon the time necessary to ensure compliance with conditions of approval for the project’s design review permit at an hourly rate of \$135.41/hour.

| Classification | Occupancy Type | Square Footage | | | |
|---|---|----------------|--------|------|---|
| Assembly Occupancies * ** *** | Theatres, auditoriums, churches | 1,000 | 6,804 | plus | 172.53 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 13,705 | plus | 71.04 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 17,257 | plus | 52.75 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 22,532 | plus | 21.34 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 28,934 | plus | 41.88 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Category I | 100,001 | 49,873 | plus | 10.67 for each additional 100 s.f. or fraction thereof |
| Assembly Occupancies * ** *** | Dining and drinking establishments & similar use | 1,000 | 6,955 | plus | 78.03 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 10,076 | plus | 77.32 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 13,942 | plus | 61.76 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 20,118 | plus | 31.70 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 29,627 | plus | 45.40 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Category II | 100,001 | 52,325 | plus | 15.86 for each additional 100 s.f. or fraction thereof |
| Business Buildings * ** *** | Banks, public buildings, car wash, libraries, MOB | 1,000 | 6,680 | plus | 95.35 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 10,494 | plus | 80.76 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 14,532 | plus | 54.66 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 19,998 | plus | 24.78 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 27,432 | plus | 29.48 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Shell 85% Add 20% for OSHPD-3 Category I | 100,001 | 42,170 | plus | 12.39 for each additional 100 s.f. or fraction thereof |
| Business Buildings * ** *** | General office & similar | 1,000 | 6,165 | plus | 101.68 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 10,232 | plus | 65.38 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 13,501 | plus | 57.72 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 19,273 | plus | 17.44 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 24,505 | plus | 33.77 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Shell 85% Category II | 100,001 | 41,390 | plus | 8.72 for each additional 100 s.f. or fraction thereof |
| Educational Buildings * ** *** | Pre-schools, daycare facilities, Private Schools | 1,000 | 6,117 | plus | 75.65 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 9,143 | plus | 25.44 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 10,415 | plus | 65.39 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 16,954 | plus | 18.53 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 22,513 | plus | 31.64 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% | 100,001 | 38,334 | plus | 9.27 for each additional 100 s.f. or fraction thereof |
| Factory Buildings * ** *** | Warehouse, warehouse/office & similar use (low hazard) | 1,000 | 5,703 | plus | 138.50 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 11,243 | plus | 37.18 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 13,102 | plus | 57.11 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 18,813 | plus | 24.18 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 26,066 | plus | 24.98 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Category I | 100,001 | 38,555 | plus | 12.09 for each additional 100 s.f. or fraction thereof |
| Factory Buildings * ** *** | Bakeries, dry-cleaning, cabinet/woodworking, printing | 1,000 | 5,845 | plus | 111.75 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 10,315 | plus | 65.46 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 13,588 | plus | 71.95 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 20,783 | plus | 18.69 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 28,179 | plus | 28.84 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Category II | 100,001 | 40,808 | plus | 9.35 for each additional 100 s.f. or fraction thereof |
| Hazardous Occupancy * ** *** | Semi-conductor, fabrication facilities, repair garage | 1,000 | 5,822 | plus | 129.45 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 11,000 | plus | 56.58 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 13,829 | plus | 60.26 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 19,855 | plus | 19.99 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 25,852 | plus | 30.94 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | Foundation only permit at 50% Category I | 100,001 | 41,324 | plus | 10.00 for each additional 100 s.f. or fraction thereof |

| Classification | Occupancy Type | Square Footage | | | |
|---|---|----------------|--------|-------------|---|
| Hazardous Occupancy * ** *** | Moderate explosion -extreme explosion and chemical Foundation only permit at 50% Category II | 1,000 | 6,492 | plus 145.13 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 12,297 | plus 147.60 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 19,677 | plus 51.69 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 24,846 | plus 21.38 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 31,261 | plus 27.25 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 44,884 | plus 10.69 | for each additional 100 s.f. or fraction thereof |
| Institutional Buildings * ** *** | Assisted living, nursing homes & similar use Foundation only permit at 50% | 1,000 | 6,448 | plus 190.63 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 14,073 | plus 71.66 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 17,656 | plus 54.70 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 23,126 | plus 33.90 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 33,296 | plus 20.34 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 51,079 | plus 10.17 | for each additional 100 s.f. or fraction thereof |
| Merchant Building * ** *** | Wholesale & retail stores Foundation only permit at 50% Shell 85% Category I | 1,000 | 4,733 | plus 142.05 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 10,415 | plus 47.94 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 12,813 | plus 62.49 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 19,062 | plus 23.07 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 25,984 | plus 13.84 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 42,395 | plus 6.92 | for each additional 100 s.f. or fraction thereof |
| Merchant Building * ** *** | Drug stores, department stores & similar use Foundation only permit at 50% Shell 85% Category II | 1,000 | 5,443 | plus 110.15 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 9,849 | plus 101.38 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 14,918 | plus 74.02 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 22,320 | plus 20.24 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 28,392 | plus 38.90 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 47,843 | plus 10.12 | for each additional 100 s.f. or fraction thereof |
| Merchant Building * ** *** | Supermarket, big box & similar use Foundation only permit at 50% Shell 85% Category III | 1,000 | 5,708 | plus 148.08 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 11,631 | plus 140.62 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 18,662 | plus 58.55 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 24,517 | plus 18.84 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 30,170 | plus 34.73 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 47,534 | plus 9.42 | for each additional 100 s.f. or fraction thereof |
| Residential Buildings * *** | Single family dwelling unit - custom | 1,000 | 1,961 | plus 149.00 | for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f. |
| | | 1,501 | 2,706 | plus 88.20 | for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f. |
| | | 2,001 | 3,147 | plus 104.00 | for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f. |
| | | 2,501 | 3,667 | plus 116.80 | for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f. |
| | | 3,001 | 4,251 | plus 114.80 | for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f. |
| | | 3,501 | 4,825 | plus 85.40 | for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f. |
| | | 4,001 | 5,252 | plus 184.00 | for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f. |
| | | 4,501 | 6,172 | plus 254.40 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 7,444 | plus 106.70 | for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f. |
| | | 6,001 | 8,511 | plus 42.70 | for each additional 100 s.f. or fraction thereof |
| Residential Buildings * | Master plans (plan review only, per model plan) Garage, Patio and Porch Areas included in Master Plan Fee | 1,000 | 2,760 | plus 30.28 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 3,971 | plus 15.14 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |

| Classification | Occupancy Type | Square Footage | | | | |
|---|---|---|-----------------------------------|--|-------|---|
| Residential Buildings * *** | Single Family Dwelling, Production - repeat | 1,000 | 1,600 | plus 68.00 for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f. | | |
| | | 1,501 | 1,920 | plus 64.00 for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f. | | |
| | | 2,001 | 2,230 | plus 62.00 for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f. | | |
| | | 2,501 | 2,530 | plus 60.00 for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f. | | |
| | | 3,001 | 2,820 | plus 56.00 for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f. | | |
| | | 3,501 | 3,100 | plus 52.00 for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f. | | |
| | | 4,001 | 3,360 | plus 48.00 for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f. | | |
| | | 4,501 | 3,600 | plus 40.00 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. | | |
| 5,001 | 3,800 | plus 37.00 for each additional 100 s.f. or fraction thereof | | | | |
| Residential Buildings * ** *** | MFR apartment, Condo & similar | 1,000 | 4,742 | plus 412.20 for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f. | | |
| | | 1,501 | 6,803 | plus 313.60 for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f. | | |
| | | 2,001 | 8,371 | plus 148.70 for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f. | | |
| | | 3,001 | 9,858 | plus 143.20 for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f. | | |
| | | 4,001 | 11,290 | plus 87.10 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. | | |
| | | 5,001 | 12,161 | plus 155.30 for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f. | | |
| | | 6,001 | 13,714 | plus 158.80 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. | | |
| | | 10,001 | 15,302 | plus 43.55 for each additional 100 s.f. or fraction thereof | | |
| Residential Buildings * ** *** | Hotel, motel & similar use | 1,000 | 6,528 | plus 82.45 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. | | |
| | | 5,001 | 9,826 | plus 221.30 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. | | |
| | | 10,001 | 20,891 | plus 48.85 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. | | |
| | | 20,001 | 25,866 | plus 22.97 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. | | |
| | | 50,001 | 32,756 | plus 44.91 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. | | |
| | | 100,001 | 55,210 | plus 11.49 for each additional 100 s.f. or fraction thereof | | |
| | | Storage Building * ** *** | Open parking garage & similar use | 1,000 | 5,046 | plus 88.43 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | | | 5,001 | 8,583 | plus 66.76 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| 10,001 | 11,926 | | | plus 46.57 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. | | |
| 20,001 | 16,578 | | | plus 19.55 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. | | |
| 50,001 | 22,442 | | | plus 21.32 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. | | |
| 100,001 | 33,101 | | | plus 9.78 for each additional 100 s.f. or fraction thereof | | |
| Storage Building * ** *** | Enclosed parking garage, repair & similar use | 1,000 | 4,751 | plus 109.43 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. | | |
| | | 5,001 | 9,128 | plus 74.74 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. | | |
| | | 10,001 | 12,865 | plus 42.27 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. | | |
| | | 20,001 | 17,092 | plus 23.60 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. | | |
| | | 50,001 | 24,172 | plus 24.60 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. | | |
| | | 100,001 | 36,471 | plus 11.80 for each additional 100 s.f. or fraction thereof | | |
| Storage Building * ** *** | Warehouse, & warehouse/office & similar use (low hazard) | 1,000 | 5,142 | plus 59.40 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. | | |
| | | 5,001 | 7,518 | plus 83.14 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. | | |
| | | 10,001 | 12,765 | plus 51.22 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. | | |
| | | 20,001 | 17,887 | plus 15.18 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. | | |
| | | 50,001 | 22,442 | plus 24.83 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. | | |
| | | 100,001 | 34,859 | plus 7.59 for each additional 100 s.f. or fraction thereof | | |
| "U" Occupancy Building | Detached garage, shop, accessory to residential wood frame **Attached garage @ 75% of detached garage fee Production repeat attached garage @ 50% of detached rate Fees include associated plumbing and electrical | 120-200 | 350 | | | |
| | | 201-300 | 450 | | | |
| | | 301-400 | 550 | | | |
| | | 401 | 700 | plus 35.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. | | |
| | | 1,201 | 1,260 | plus 22.50 for each additional 100 s.f. or fraction thereof | | |
| "U" Occupancy Building | Storage Sheds with 3rd Party Approval | 400 | 300 | plus 15.00 for each additional 100 s.f. or fraction thereof | | |

| Classification | Occupancy Type | Square Footage | | | | |
|------------------------|---|----------------|--------|------|-------|---|
| "U" Occupancy Building | Covered porch Production repeat @ 50% Category II | 1-199 | 225 | | | |
| | | 200-399 | 350 | | | |
| | | 400 | 550 | plus | 27.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 840 | plus | 15.00 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Carport Category III | 1-199 | 370 | | | |
| | | 200-399 | 555 | | | |
| | | 400 | 740 | plus | 22.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 1,036 | plus | 18.50 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Patio - custom covered Production repeat @ 50% Category IV | 1-199 | 175 | | | |
| | | 200-399 | 250 | | | |
| | | 400 | 350 | plus | 17.50 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 1,120 | plus | 20.00 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Patio - sunroom enclosed Category V | 400 | 540 | plus | 27.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 1,232 | plus | 22.00 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Patio, awing third party standard Category VI | 1-199 | 150 | | | |
| | | 200-399 | 225 | | | |
| | | 400 | 300 | plus | 15.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 896 | plus | 16.00 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Commercial canopy/patio/deck (Metal/Wood/Concrete) Category VI-A | 400 | 865 | plus | 43.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 1,211 | plus | 21.67 | for each additional 100 s.f. or fraction thereof |
| "U" Occupancy Building | Commercial Fabric Canopy (Attached or Detached) | N/A | 125 | | | |
| "U" Occupancy Building | Shade structure (50% open to atmosphere) Category VII | 400 | 300 | plus | 15.00 | for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. |
| | | 1,201 | 588 | plus | 10.50 | for each additional 100 s.f. or fraction thereof |
| TI - Major | New or first time Tenant Improvement | 500 | 790 | plus | 21.79 | for each additional 100 s.f. or fraction thereof, to and including 999 s.f. |
| | | 1,000 | 1,877 | plus | 36.35 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 3,331 | plus | 19.18 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 4,290 | plus | 32.39 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 7,529 | plus | 7.87 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 9,890 | plus | 8.70 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 14,238 | plus | 3.94 | for each additional 100 s.f. or fraction thereof |
| TI - Minor | Subsequent - change in use Tenant Improvement | 500 | 420 | plus | 31.45 | for each additional 100 s.f. or fraction thereof, to and including 999 s.f. |
| | | 1,000 | 1,678 | plus | 12.98 | for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. |
| | | 5,001 | 2,197 | plus | 9.86 | for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f. |
| | | 10,001 | 2,690 | plus | 11.15 | for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. |
| | | 20,001 | 3,805 | plus | 8.53 | for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. |
| | | 50,001 | 6,363 | plus | 4.59 | for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. |
| | | 100,001 | 8,660 | plus | 2.30 | for each additional 100 s.f. or fraction thereof |

* Building Permits, Plan Review & Inspections include: Electrical, Mechanical, Plumbing, and Cal-Green. Add 10% for second story and add an additional 5% for each story thereafter.

** Fee Table costs are for Construction Types II-B, III-B, IV & V-B. For Construction Types I-A, I-B, II-A, III-A & V-A (Fire Resistive Construction) add 10%.

*** Attached accessory uses are to be assessed fees separately.

The Permit Fee is a combination of Plan Review and Inspection Costs. 60% of the Permit Fee is collected at submittal for the Plan Review portion of the Permit Fee. The remaining 40% is collected at permit issuance for inspection costs. Zone Check fees are due at submittal.

The Building Official has the authority to determine the Permit Fees applicable to projects that are not set forth in the fee schedule.

Refunds

The Building Safety & Inspection Division can process refunds on plan review fees and permit fees if work has not started on the plan review or if no inspections have been performed on the project. Up to 80% of the plan review fee paid can be refunded if the refund is requested before any plan review has commenced. When a permit has been issued, up to 80% of the permit fee may be refunded if there have been no inspections. Application for refund must be made within 180 days after the fee was collected.

MINOR CATEGORY BUILDING PERMIT FEES

| Scope of Work | Residential/Commercial | Description | Minimum Fee | | |
|--|------------------------|---|---|--|--|
| Electrical Permit | Residential/Commercial | | 85.00 | | |
| | Residential | Minimum Permit Fee (included in new building permit plan review and permit fee) | | | |
| | | Residential New Construction (included in new building permit plan review and permit fee) | | Electrical included in new construction permit fees There is not a separate fee | |
| | Residential | SMUD Safety Inspection | 85.00 | | |
| | Residential | Services/Meters/Panels/Disconnect Switches | 85.00 | | |
| | Residential/Commercial | 600 volt or less and not over 200 Amps each (Typ dwelling) | 85.00 | | |
| | Residential/Commercial | 600 volt or less and over 200 amps and up to 500 amps each | 125.00 | | |
| | Residential/Commercial | 600 volts or less and over 500 amps and up to 1,000 amps each | 145.00 | | |
| | Residential/Commercial | 600 volts or less and over 1,000 amps each (SINSP does plan review) | 145.00 | | |
| | Residential/Commercial | 600 volts or over and over 2,500 amps each (SINSP does plan review) | 224.00 | | |
| Vehicle Charging Stations | Residential | Electrical remodel/upgrade up to 300 square feet | 85.00 | plus 8.50 for each additional 100 square feet | |
| | Commercial | Electrical remodel/upgrade up to 500 square feet | 224.00 | plus 22.40 for each additional 100 square feet | |
| Temporary Power | Residential | Electric Vehicle Charging Stations | 85.00 | | |
| | Commercial | Electric Vehicle Charging Stations | 224.00 | | |
| Temporary Power | Commercial | Non-occupied utility release | 224.00 | | |
| | Residential/Commercial | Temporary service pole, sub-poles, pedestal including meters, switches and outlets | 125.00 | | |
| Unit Fee Schedule | Residential | Residential Appliances (up to 5) | 85.00 | plus 8.50 for each additional residential appliance | |
| | Commercial | Non-residential appliances (up to 5) | 224.00 | plus 22.80 for each additional appliance over 5 | |
| Misc. apparatus, conduits, conductors, electrical components | Commercial | Theatrical type lighting fixture | 224.00 | | |
| | Residential/Commercial | Conduits and conductors up to 200 linear feet | 85.00 | plus 10.00 for each additional 50 linear feet or fraction thereof | |
| Misc. apparatus, conduits, conductors, electrical components | Residential/Commercial | Private Street Lights | 224.00 | plus 22.40 for each additional light | |
| | Residential/Commercial | Under-floor raceways up to 100 linear feet | 224.00 | plus 22.40 for each additional 100 linear feet | |
| Photovoltaic, Residential *** | Residential | Up to 10 KW (10,000 watt) | 224.00 | | |
| | Residential | 10 KW – 15 KW | 361.00 | | |
| | Residential | 15 KW – 20 KW | 400.00 | | |
| Photovoltaic, Commercial | Commercial | Up to 30 KW (15,000 watt) | 440.00 | | |
| | Commercial | 30 KW - 50 KW | 480.00 | | |
| | Commercial | 50 KW – 100 KW | 520.00 | | |
| Power Apparatus | Residential/Commercial | Up to and including 1 HP | 224.00 | | |
| | Residential/Commercial | Over 1 HP and up to 10 HP, up to 5 each type | 258.00 | plus 10.00 for each additional over 5 | |
| | Residential/Commercial | Over 10 HP, each type; up to 5 each type | 298.00 | plus 10.00 for each additional over 5 | |
| Hazardous Electrical Install | Commercial | Service station, hazardous occupancies, spray booth (.50 AD + .5 PT + 1.0 PR + 2.0 INSP) | 570.00 | | |
| | Residential | 8 to 20 KW (per generator) | 185.00 | | |
| Generator | Residential/Commercial | 21 to 60 KW (per generator) Large Residential/Small Commercial | 275.00 | | |
| | Commercial | Up to 150 KW (per generator) | 425.00 | | |
| | Commercial/Industrial | Up to 1000 KW (per generator) | 660.00 | | |
| | Commercial | Inspection Outside of Business Hours (4 hour min - Holidays, Weekends) | 589.00 | | |
| Inspection Services | Residential/Commercial | Re-Inspection Fee | 125.00 | | |
| | Residential | Inspection Outside of Business Hours (No Charge) | 0.00 | | |
| | Residential/Commercial | Investigative Inspections + Building Inspector @ Hourly Rate +Admin/PT/Insp | \$195.00 per hour | | |
| | Residential/Commercial | Code Compliance Permit (tampered electrical) | 280.00 | | |
| | Commercial | Code Compliance Inspection and CofO: Temporary Occupancy Permits | 150.00 | | |
| | Residential/Commercial | Construction performed without required permits Penalty = 3x permit cost | | Penalty = 3X Permit Fees | |
| | Residential/Commercial | Construction performed without required permits Investigative work - minor | | Penalty + Hourly Rate Admin/PT/PR/Insp/CBO | |
| | Residential/Commercial | Construction performed without required permits Investigative work - major | | Penalty + Hourly Rate Admin/PT/PR/Insp/CBO (Minimum is \$530) | |
| | Residential/Commercial | Special Inspector Services – Application – Review & Registration Fee | 80.00 | | |
| | Residential/Commercial | Minimum Permit Fee | 85.00 | | |
| Mechanical Permit Fees | HVAC units | Residential | New HVAC; Heating/Cooling in NEW SFD (included in new SFD building permit fees) | 85.00 | HVAC included in SFD permit fees there is not a separate fee |
| | | Residential | HVAC replace, repair, change-out (up to 2-units) (includes Title 24 + CAL-Green) = .25 AD + 1.0 PT + 1.50 PR + 2.0 INSP | 300.00 | |
| | | Residential | Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green (up to 2-units) | 300.00 | |
| | | Residential/Commercial | Condenser C/O Only | 150.00 | |
| | | Commercial | New HVAC air distribution system (Heating/cooling/ventilation) (included in new commercial building permit fee) | | HVAC included in new commercial permit fees there is not a Separate Fee |

MINOR CATEGORY BUILDING PERMIT FEES

| | | | | |
|--|----------------------------|---|--|--|
| Mechanical Permit Fees (cont.) HVAC units | Commercial | New HVAC air distribution system (Heating/cooling/ventilation) | 570.00 | |
| | Commercial | HVAC replace, repair, change-out, (including T-24 + CAL-Green) = .5 AD + .5 PT + 1.0 PR + 2.0 INSP | 370.00 | |
| | Commercial | Duct C/O and/or Furnace C/O only-includes Title 24 + CAL-Green | 570.00 | |
| Hoods | Commercial | Hood Type I, including ducts and 1 hour rating chase each | 400.00 | |
| | Commercial | Hood Type II, including ducts each | 321.00 | |
| Misc. Mechanical Permit Fees | Residential/Commercial | Combustion products vent (other than chimney) | 285.00 | |
| | Residential/Commercial | Factory built chimney (such as gas fireplace chimney, furnace heating chimney, water heater chimney, etc.) | 224.00 | |
| | Residential/Commercial | Compressor up to 15 HP | 224.00 | |
| | Residential/Commercial | Compressor over 15 HP | 274.00 | |
| | Residential/Commercial | Air Handling unit (Heating, Cooling or Ventilation supply) | 224.00 | |
| | Residential/Commercial | Evaporative Cooler (Typically on the roof and uses water to cool the building) | 85.00 | |
| | Residential/Commercial | Ventilation fans to 300 cfm and single duct (including dryer exhaust duct) | 85.00 | |
| | Residential/Commercial | Heating or cooling coils (not part of factory assembled unit) each (V. A. V. unit, Cooling Tower, evaporative or air cooled condenser) | 743.00 | |
| | Commercial | Fire Dampers, smoke dampers, fire/smoke dampers up to 10 | 224.00 | plus 22.40 for each additional damper |
| | Residential/Commercial | Appliance or piece of equipment regulated by this code but not specifically classed or listed | 85.00 | |
| | Residential/Commercial | Gas system 1-5 outlets (BBQ's, water heaters, furnaces, etc.) | 85.00 | plus 10.00 for each additional outlet |
| | Residential/Commercial | Central Vacuum systems | 85.00 | |
| | Residential/Commercial | Yard gas piping | 85.00 | |
| | Residential/Commercial | Processing, special or hydronic piping per 100 feet (typ. floor heating systems) | 224.00 | |
| | Residential/Commercial | Additional Mechanical Plan Check Service (per hour) | Hourly Rate | |
| | Residential/Commercial | Additional Mechanical Inspection Service (per hour) | Hourly Rate | |
| | Misc. Building Permit Fees | Residential/Commercial | Minimum Permit Fee | 85.00 |
| Residential/Commercial | | Building Relocation Permit | 1,310.00 | |
| Residential/Commercial | | Demolition up to 3,000 square feet | 300.00 | plus 15.00 for each additional 100 square feet or fraction thereof |
| Residential/Commercial | | Drywall up to 400 square feet | 125.00 | plus 10.00 for each additional 100 square feet or fraction thereof |
| Residential/Commercial | | Stucco up to 400 square feet | 271.00 | plus 10.00 for each additional 100 square feet or fraction thereof |
| Residential/Commercial | | Siding up to 400 square feet | 125.00 | plus 10.00 for each additional 100 square feet or fraction thereof |
| Residential/Commercial | | Board up permit | 85.00 | |
| Residential/Commercial | | Fireplace - Factory Built | 271.00 | |
| Reroofing | | Residential/Commercial | Re-roofing (light weight w/o structural up to 2,000 square feet, comp, shingle, BUR) | 283.00 |
| | Residential/Commercial | Re-roofing (tile roof with structural calc up to 2,000 square feet) | 382.00 | plus 40.00 for each additional 1,000 square feet |
| Fencing/Retaining Walls | Residential/Commercial | Masonry/Wood Fence greater than 6 feet in height up to 100 feet (Anything below 6 feet in height, no permit required) | 125.00 | plus 18.75 for each additional 100 feet of fence |
| | Residential/Commercial | Retaining Wall 3' - 6' high up to 50 linear feet | 210.00 | plus 21.00 for each additional 50 linear feet or fraction thereof |
| | Residential/Commercial | Retaining Wall greater than 6' up to 10' high up to 50 linear feet | 581.00 | plus 58.00 Additional Retaining Wall 6' -10' high per 50 l.f. |
| | Residential/Commercial | Retaining Wall > 10' high (up to 50 l.f.) | 1,045.00 | plus 75.00 Additional Retaining Wall 10' high per 50 l.f. |
| Solar Tube/Skylights | Residential/Commercial | Roof Solar Tube (A hole that is cut into the roof that is usually between rafters that a solar reflective device is installed.) | 85.00 | |
| | Residential/Commercial | Skylight (less than 10 square feet) with 3rd party approval and no framing modification | 125.00 | plus 8.50 for each additional skylight |
| | Residential/Commercial | Skylight (greater than 10 square feet or structural modification) with no 3rd party approval | 160.00 | plus 16.00 for each additional skylight |
| Storage Racks | Commercial | Storage racks up to 6' high (separate or supplemental permit) each rack type | 343.00 | |
| | Commercial | Storage racks greater than 6' high (separate or supplemental permit) each rack type (.50 AD + .5 PT + 1.5 PE + 2.0 INSP) | 670.00 | |
| Windows | Residential/Commercial | Window and/or door replacements (includes Title 24 energy plan review) no structural | 125.00 | plus 12.50 for each additional window |
| | Residential/Commercial | New window, door or opening | 125.00 | plus 12.50 for each additional window |
| Remodel/Additions | Residential | Remodel up to 200 square feet (includes structural, Title 24 energy, Plumbing, Mechanical, Electrical, CAL-Green and Accessibility, where required) | 298.00 | |
| | Residential | Remodel up to 201 - 400 square feet (includes structural, Title 24 energy, Plumbing, Mechanical, Electrical, CAL-Green and Accessibility, where required) | 450.00 | plus 22.50 for each additional 100 square feet or fraction thereof |
| | Residential | Balcony or Deck up to 400 square feet | 456.00 | plus 45.00 for each additional 100 square feet |
| | Residential/Commercial | Garage Conversion up to 400 square feet | 600.00 | plus 60.00 for each additional 100 square feet |
| | Residential | Room Addition (attached and/or detached) up to 100 square feet | 400.00 | |
| | Residential | Room Addition (attached and/or detached) from 101 - 200 square feet | 550.00 | |
| | Residential | Room Addition (attached and/or detached) from 201 - 399 square feet | 700.00 | |
| | Residential | Room Addition (attached and/or detached) 400 square feet and over | 800.00 | plus 160.00 for each additional 100 square feet |

MINOR CATEGORY BUILDING PERMIT FEES

| | | | | | |
|--|---------------------------|--|---|-------------------------------------|--|
| Fire Repair | Residential | Fire Damage Repair up to 50% of home | 700.00 | | |
| | Residential | Fire Damage Repair greater than 50% of home | 1,100.00 | | |
| Cell Sites | Commercial | Antenna Tower (each) | 768.00 | | |
| | Commercial | Antenna/Dish (add on or change-outs, w/assoc. equipment upgrades and/or modifications (subject to additional inspection fees for additional footing and/or underground work) | 442.00 | | |
| State Approved Manufactured or Commercial Coach Buildings | Residential | State Approved Manufactured Housing (foundation review & inspection only, per unit) | 220.89 | | |
| | Commercial | State Approved Commercial Coach (foundation review & inspection only, per unit) | 220.89 | | |
| | Residential/Commercial | Utilities Hookup (Electrical, Plumbing, Mechanical) | 85.00 per discipline | | |
| | Commercial | Commercial Coach Site Review for Accessibility Only | 492.00 | | |
| | Residential/Commercial | Temporary Trailers | 224.00 | | |
| | Residential/Commercial | Temporary Sales Trailers | 324.00 | | |
| | Residential/Commercial | Temporary Model Home Sales Office (converted "U" Occupancy) | 471.00 | | |
| Plan Review and Administrative Services | Residential/Commercial | Additional plan review after completion of 2nd review | @ Hourly Rate | | |
| | Residential/Commercial | Expired plan review reinstatement fee | 80.00 | | |
| | Residential/Commercial | Expired plan review reinstatement fee with code change or revision (per hour - PT + PE and/or Sr. Plans Examiner) | @ Hourly Rate | | |
| | Residential/Commercial | Processing for Change of Contractor, Architect, Engineer or Owner | 125.00 | | |
| | Residential/Commercial | Reinstatement of expired permit fee | 1/2 of permit fee (does not include plan review) | | |
| | Residential/Commercial | Processing refund of plan review fee (nonrefundable after 1st review) | 80% of plan review fee | | |
| | Residential/Commercial | Processing refund of permit (nonrefundable after 180 days or if any inspections are performed) | 80% of permit fee | | |
| | Commercial | Temporary Certificate of Occupancy and TCO Extension Requests | 125.00 | | |
| | Residential/Commercial | Duplicate or Amendment of Certificate of Occupancy | 46.00 | | |
| | Residential/Commercial | Board of Appeal Processing and Hearing | 800.00 | | |
| | Residential/Commercial | Request for Unreasonable Hardship | 85.00 | | |
| | Residential/Commercial | Duplicate permit card | 18.75 | | |
| | Reproduction of Documents | Residential/Commercial | Photo copies (per page: 8 1/2x11, 8 1/2x14, 11x17 only) | 0.10 | |
| | | Residential/Commercial | Copies from Laserfiche or Microfiche (1 hour Admin + actual cost) | 1 hour Admin + Cost of Reproduction | |
| Request and Research for "Alternate Methods and Materials" @ CBO per hourly rate | Residential/Commercial | Category I (Minor) | 175.00 | | |
| | Residential/Commercial | Category II (repeats and minimal complexity) | 223.00 | | |
| | Residential/Commercial | Category III (complex or 2 issues) | 296.00 | | |
| | Residential/Commercial | Category IV (highly complex or 3 or more issues) | 441.00 | | |
| Hourly Rate Schedule | N/A | Building Official | 145.74 | | |
| | N/A | Plan Review Engineer | 198.80 | | |
| | N/A | Supervising Building Inspector | 169.35 | | |
| | N/A | Building Inspector | 147.26 | | |
| | N/A | Plans Examiner | 198.80 | | |
| | N/A | Code Enforcement Officer | 110.44 | | |
| | N/A | Permit Technician | 95.72 | | |
| | N/A | Administration | 58.14 | | |
| Plumbing Permit Fees | Residential/Commercial | Minimum Permit Fee | 85.00 | | |
| | Residential/Commercial | Each plumbing fixture, up to 5, including water, sump pump, drainage, piping and backwater valve | 85.00 plus 8.50 for each additional fixture over 5 | | |
| | Residential | Plumbing remodel/upgrade up to 300 square feet | 85.00 plus 8.50 for each additional 100 square feet | | |
| | Commercial | Plumbing remodel/upgrade up to 500 square feet | 224.00 plus 22.40 for each additional 100 square feet | | |
| | Residential/Commercial | Each building sewer and/or trailer/RV sewer up to 100 linear feet | 200.00 plus 8.50 for each additional 100 linear feet | | |
| | Residential/Commercial | Abandonment/close sewer (including private sewage disposal system) | 85.00 | | |
| | Residential/Commercial | Rainwater system | 85.00 | | |
| | Residential/Commercial | Each private sewage disposal system | 85.00 | | |
| | Residential/Commercial | Each water heater and or vent | 85.00 | | |
| | Residential/Commercial | Gas piping system up to 5 outlets (such as BBQ's, water heaters, furnaces, etc.) | 85.00 plus 8.5 for each additional outlet over 5 | | |
| | Commercial | Each medical gas system of 1 - 5 inlets/outlets | 670.00 plus 67.00 for each additional 5 outlets | | |
| | Commercial | Each Industrial Waste pretreatment interceptor including trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps | 224.00 | | |
| | Residential/Commercial | For installation, alteration or repair of each water piping and/or water treating equipment including water softeners | 85.00 | | |
| | Residential/Commercial | For repair or alteration of drainage or vent piping (each fixture) | 85.00 | | |
| | Residential/Commercial | For atmospheric-type vacuum breakers (lawn sprinklers) 1 - 10 | 85.00 | | |
| | Residential/Commercial | For each backflow protective device other than atmospheric vacuum type breakers | 85.00 | | |
| | Residential/Commercial | Building piping water service | 85.00 | | |
| Residential/Commercial | Gas yard piping | 85.00 | | | |

MINOR CATEGORY BUILDING PERMIT FEES

| | | | | | |
|--|--------------------------|--|-------------------------------------|--|--|
| Plumbing Permit Fees (cont.) | Residential/Commercial | Boiler up to 15 HP | 224.00 | | |
| | Residential/Commercial | Boiler over 15 HP | 248.00 | | |
| Misc Fixtures (each) | Residential/Commercial | Solar panels and solar tanks, water treatment equipment | 224.00 | | |
| | Residential/Commercial | For each Graywater system that can be recycled for other domestic uses (from bath water, dishwashing water, laundry, etc. not including toilet water) | 224.00 | | |
| | Residential/Commercial | For Initial Installation for a reclaimed water system (could be roof water that is used for Irrigation) | 85.00 | | |
| | Residential/Commercial | Pool/Spa fees include structural, plumbing and electrical fees | | | |
| Swimming Pools/Spas Misc. | Residential/Commercial | Plumbing Fee for Pool/Spa Remodels (includes all pool piping except solar) one gas outlet, backwash receptor/P-trap, pool fill line and back flow protection (Minimum + added to pool/spa and electrical permit fee) | 85.00 | | |
| | Commercial | Electrical Fee for Pool/Spa Remodel | 324.00 | | |
| | Residential | Electrical Fee for Pool/Spa Remodel | 85.00 | | |
| | Residential/Commercial | Demolition – Pool/Spa including combo utility capping | 85.00 | | |
| | Residential/Commercial | Supplement permit fee = @ hourly rates | @ Hourly Rate | | |
| | Residential/Commercial | Additional plan check services = @ hourly rates (minimum 1.0 hour) | @ Hourly Rate | | |
| | Residential/Commercial | Additional plumbing inspection services = @ hourly rates (minimum 1.0 Hour) | @ Hourly Rate | | |
| | New Pool with Structural | Residential/Commercial | Up to 100 square feet | 567.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |
| | | Residential/Commercial | 101 square feet – 500 square feet | 592.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |
| | | Residential/Commercial | 501 square feet – 1,000 square feet | 666.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) |
| Residential/Commercial | | Over 1,000 square feet | 812.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) | |
| New Pool (fiberglass or similar) | Residential/Commercial | Up to 499 square feet | 226.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) | |
| | Residential/Commercial | 500 square feet or greater | 276.00 | plus 444.00 for Commercial pools (for Accessibility, exiting, barrier, T-24, CA-Green) | |
| Request and Research for "Alternate Methods and Materials" @ CBO per hourly rate | Residential/Commercial | Category I Minor | 175.00 | | |
| | Residential/Commercial | Category II (repeats and minimal complexity) | 223.00 | | |
| | Residential/Commercial | Category II (complex or 2 issues) | 296.00 | | |
| | Residential/Commercial | | 441.00 | | |
| Signs, Outline Lighting and Marques (in addition to minimum permit fee) | Commercial | One sign and transformer | 224.00 | plus 22.40 for each additional sign or transformer | |
| | Commercial | Alterations to existing signs (change of face) | 85.00 | | |
| | Commercial | Relocation of existing signs | 224.00 | | |
| | Commercial | Non-Illuminated signs (up to 5) | 125.00 | plus 12.50 for each additional sign over 5 | |
| | Commercial | Monument sign (up to 6' high) | 125.00 | | |
| | Commercial | Monument sign (greater than 6' high) | 224.00 | | |
| | Commercial | Pole and freestanding signs up to 10' high | 324.00 | | |
| | Commercial | Pole and freestanding signs greater than 10' high | 522.00 | | |
| | Commercial | Flag Pole up to 20' high | 125.00 | plus 25.00 for flag poles exceeding 20' in height | |
| | Commercial | Light Pole up to 20' high | 160.00 | plus 34.00 for each additional light pole | |

*** The Residential Photovoltaic fees listed are for informational purposes only. Per section 16.90.030 (N)(14) of the Municipal Code, " No fee charged for the permit, installation or construction of a residential photovoltaic solar system will be charged. This exemption shall expire no later than December 31, 2013, unless extended by subsequent action of the City Council prior to that date."

The Permit Fee is a combination of Plan Review and Inspection Costs. 60% of the Permit Fee is collected at submittal for the Plan Review portion of the Permit Fee. The remaining 40% is collected at permit issuance for inspection costs. Zone Check fees are due at submittal.

The Building Official has the authority to determine the Permit Fees applicable to projects that are not set forth in the fee schedule.

Refunds
The Building Safety & Inspection Division can process refunds on plan review fees and permit fees if work has not started on the plan review or if no inspections have been performed on the project. Up to 80% of the plan review fee paid can be refunded if the refund is requested before any plan review has commenced. When a permit has been issued, up to 80% of the permit fee may be refunded if there have been no inspections. Application for refund must be made within 180 days after the fee was collected.

General Plan Update Fee

Applicable Development: All
Applicable Area: Citywide
Next Scheduled Update: TBD
\$ 0.23 per \$1,000 of new construction valuation

No fee will be charged to projects for remodeling, adding to, or making tenant improvements to existing structures.

Technology Fee

Applicable Development: All
Applicable Area: Citywide
Next Scheduled Update: TBD
\$ 0.40 per \$1,000 of new construction valuation

No fee will be charged to projects for remodeling, adding to, or making tenant improvements to existing structures.

CBSC Fee

California Building Standards Commission
Building Standards Administration Special Revolving Fund

Applicable Development: All
Applicable Area: Citywide
Next Scheduled Update: TBD
\$1 per \$25,000 or fraction thereof

Construction and Demolition Fee

Applicable Development: All
Applicable Area: Citywide
Next Scheduled Update: TBD
\$ 0.40 per \$1,000 of project value for construction or demolition

No fee will be charged to construction projects with a value under \$250,000. All demolition only projects, regardless of value, will be assessed a fee. There is a \$40 minimum fee and an \$800 maximum fee.

SMIP

Strong Motion Instrumentation and Seismic Hazard Mapping

Applicable Development: All
Applicable Area: Citywide
Next Scheduled Update: TBD
\$13 per \$100,000 for 1-3 story residential buildings
\$28 per \$100,000 for commercial and over 3-story residential buildings

- 1) The minimum fee is 50 cents, so the fee for any valuation up to \$3,850 is simply \$50
- 2) Category 1 construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadraplexes are in category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.
- 3) A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

DEVELOPMENT IMPACT FEE PROGRAMS

The City of Elk Grove administers several development impact fee programs that fund new development's share of certain capital infrastructure projects. These development impact fees are due at the time of building permit issuance and may not be paid prior to permit issuance. The development impact fee programs that are applicable citywide and their current fees are listed below. In addition to the citywide fee programs, there are several plan area development impact fee programs which affect new projects in specific areas of the City, and there are also development impact fee programs administered by other agencies – these are outlined later in this booklet.

Project applicants locating in an existing building or existing shell building will be required to pay additional development impact fees if they are proposing to change the use from what the original building permit was based on.

CITYWIDE DEVELOPMENT IMPACT FEE PROGRAMS

There are six citywide development impact fee programs collected and/or administered by the City of Elk Grove as outlined below.

1. **Capital Facilities Fee**, which funds the following facilities: Civic Center; Police Facilities; Corporation Yard; Library Facilities; and Transit
2. **Affordable Housing Fee**, which funds the construction, acquisition or financing of new or existing multi or single family affordable housing projects within the City for low or very low income residents.
3. **Roadway Fee**, which is a multi-zonal fee program that funds the center lanes and medians of major roadways, and funds major intersections, freeway interchanges, and bridges
4. **Fire Fee**, which is a multi-zonal fee program that funds fire capital facilities and equipment.
5. **Measure A Transportation Mitigation Fee**, which funds regional transportation facilities. The City collects this fee on behalf of the Sacramento Transportation Authority (STA).

Capital Facilities Fee Program

| Land Use Category | City Admin Facilities | Police Facilities | Corporation Yard | Corporation Yard - Animal Shelter | Library | Transit | 4% Admin | Total Amount to Collect (includes both the base fee components plus the 4% administration component) |
|---|-----------------------|-------------------|------------------|-----------------------------------|----------|----------|----------|---|
| | Fund 311 | Fund 312 | Fund 313 | Fund 313 | Fund 315 | Fund 318 | Fund 319 | |
| RESIDENTIAL | | | | | | | | |
| Single-Family (< 3 units - includes duplexes) | \$ 261 | \$ 1,115 | \$ 475 | \$ 312 | \$ 1,271 | \$ 658 | \$ 164 | \$ 4,256 / unit |
| Single-Family TOD* | \$ 261 | \$ 1,115 | \$ 475 | \$ 312 | \$ 1,271 | \$ 730 | \$ 167 | \$ 4,331 / unit |
| Multifamily (3 or more units) | \$ 142 | \$ 605 | \$ 257 | \$ 169 | \$ 689 | \$ 255 | \$ 85 | \$ 2,202 / unit |
| Multifamily TOD* | \$ 191 | \$ 813 | \$ 346 | \$ 227 | \$ 927 | \$ 553 | \$ 122 | \$ 3,179 / unit |
| Age-Restricted (single-family) | \$ 191 | \$ 813 | \$ 346 | \$ 227 | \$ 927 | \$ 736 | \$ 130 | \$ 3,370 / unit |
| Age-Restricted (multifamily) | \$ 102 | \$ 437 | \$ 186 | \$ 122 | \$ 498 | \$ 353 | \$ 68 | \$ 1,766 / unit |
| COMMERCIAL | | | | | | | | |
| Shopping Center/General Commercial | \$ 0.05 | \$ 0.21 | \$ 0.09 | \$ 0.06 | n/a | \$ 0.82 | \$ 0.05 | \$ 1.28 / building sq. ft. |
| Shopping Center/General Commercial TOD* | \$ 0.05 | \$ 0.21 | \$ 0.09 | \$ 0.06 | n/a | \$ 0.87 | \$ 0.05 | \$ 1.33 / building sq. ft. |
| Car Sales (new and used) | \$ 0.04 | \$ 0.17 | \$ 0.07 | \$ 0.05 | n/a | \$ 0.67 | \$ 0.04 | \$ 1.04 / building sq. ft. |
| Hotel | \$ 0.02 | \$ 0.09 | \$ 0.04 | \$ 0.03 | n/a | \$ 0.35 | \$ 0.02 | \$ 0.55 / building sq. ft. |
| OFFICE | | | | | | | | |
| Office | \$ 0.08 | \$ 0.33 | \$ 0.14 | \$ 0.09 | n/a | \$ 0.88 | \$ 0.06 | \$ 1.58 / building sq. ft. |
| Office TOD* | \$ 0.08 | \$ 0.33 | \$ 0.14 | \$ 0.09 | n/a | \$ 0.98 | \$ 0.06 | \$ 1.68 / building sq. ft. |
| INDUSTRIAL | | | | | | | | |
| | \$ 0.04 | \$ 0.19 | \$ 0.08 | \$ 0.05 | n/a | \$ 0.18 | \$ 0.02 | \$ 0.56 / building sq. ft. |

Note: The Capital Facilities fee is adjusted each January 1st for inflation.

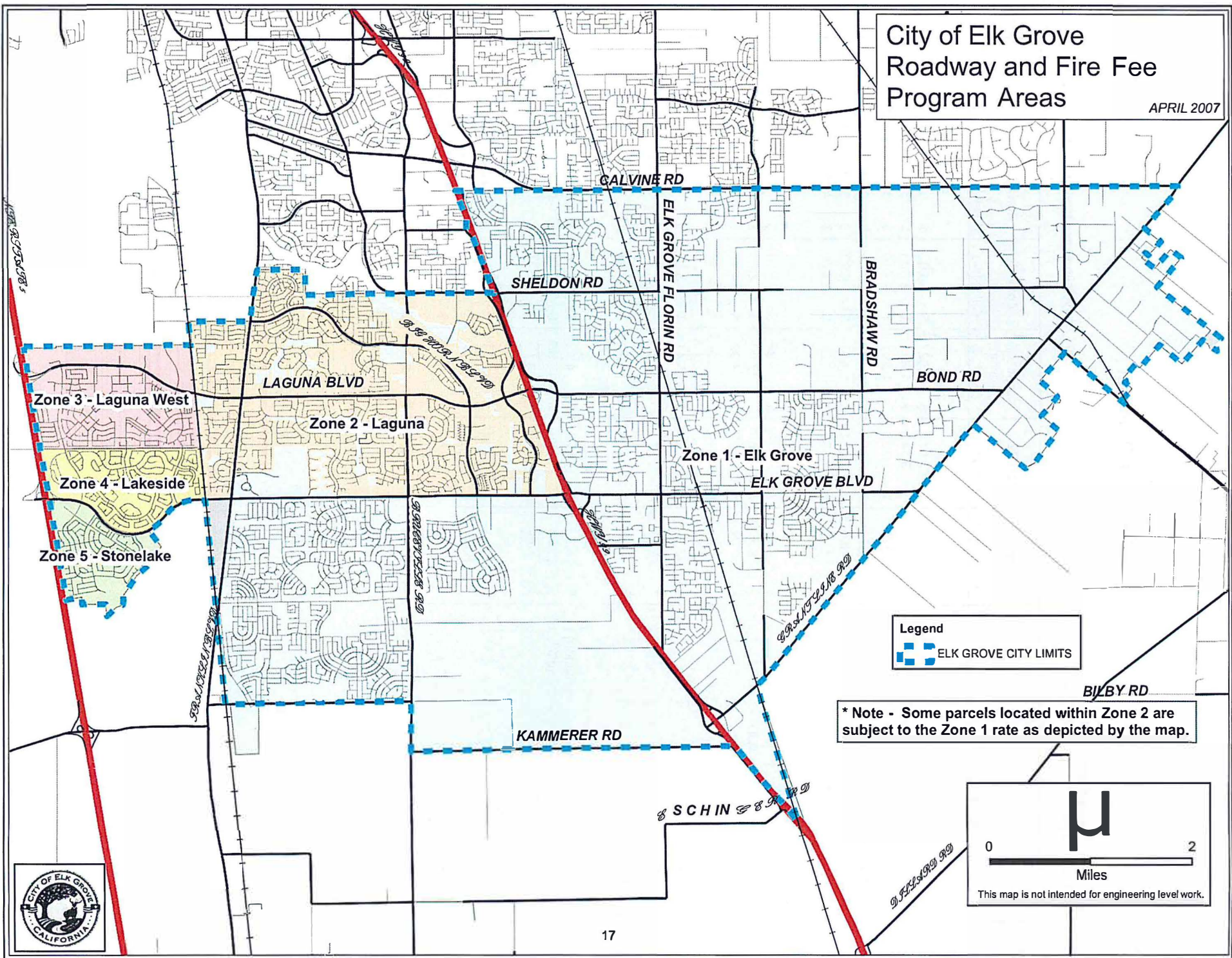
Affordable Housing Fee Program

(Applies to Residential and All Non-Exempt Non-Residential Development)

| Land Use Category | Base Fee | 3% Admin. Fee | Total Affordable Housing Fee |
|---|-----------------|-----------------|------------------------------|
| | 2311500-3250100 | 2311500-3250200 | |
| RESIDENTIAL | | | |
| Single-Family (1-2 units-includes duplexes) | \$ 4,276 | \$ 128 | \$ 4,404 / unit |
| Multifamily (3 or more units) | \$ 2,565 | \$ 77 | \$ 2,642 / unit |
| NON-RESIDENTIAL | | | |
| Commercial/retail | \$ 0.70 | \$ 0.02 | \$ 0.72 / sq. ft. |
| Hotel | \$ 2.08 | \$ 0.06 | \$ 2.14 / sq. ft. |
| Manufacturing | \$ 0.80 | \$ 0.02 | \$ 0.82 / sq. ft. |
| Office | \$ - | \$ - | \$ - / sq. ft. |
| Warehouse | \$ 0.85 | \$ 0.02 | \$ 0.87 / sq. ft. |

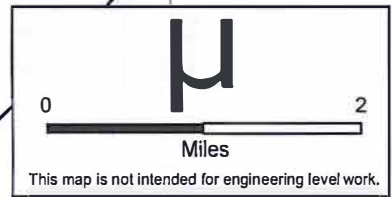
Note: The fees are adjusted each January 1st for inflation.

**City of Elk Grove
Roadway and Fire Fee
Program Areas**
APRIL 2007



Legend
 ELK GROVE CITY LIMITS

* Note - Some parcels located within Zone 2 are subject to the Zone 1 rate as depicted by the map.



Roadway Fee Program

Applicable Development: All
 Applicable Area: Citywide

Next Scheduled Update: January 2019

| Land Use Category | Zone 1 (Elk Grove) | Zone 2 (Laguna) | Zone 3 (Laguna West) | Zone 4 (Lakeside) | Zone 5 (Stonelake) | |
|--|-----------------------|--------------------|----------------------------|----------------------|-----------------------|--------------------|
| RESIDENTIAL | | | | | | |
| Single-Family (1 - 2 units) | \$ 9,465 | \$ 7,947 | \$ 6,927 | \$ 4,902 | \$ 9,252 | / unit |
| Single-Family Age-Restricted | \$ 3,669 | \$ 3,147 | \$ 2,911 | \$ 2,300 | \$ 3,606 | / unit |
| Single-Family TOD* | \$ 8,521 | \$ 7,152 | \$ 6,237 | \$ 4,414 | \$ 8,327 | / unit |
| Multifamily (3+ units attached) | \$ 6,577 | \$ 5,380 | \$ 4,827 | \$ 3,430 | \$ 6,431 | / unit |
| Multifamily Age-Restricted | \$ 3,656 | \$ 3,134 | \$ 2,897 | \$ 2,288 | \$ 3,592 | / unit |
| Multifamily TOD* | \$ 4,932 | \$ 4,031 | \$ 3,621 | \$ 2,571 | \$ 4,825 | / unit |
| COMMERCIAL | | | | | | |
| General Commercial | \$ 8.57 | \$ 6.19 | \$ 5.95 | \$ 2.70 | \$ 8.33 | / building sq. ft. |
| General Commercial TOD* | \$ 8.10 | \$ 5.82 | \$ 5.60 | \$ 2.54 | \$ 7.87 | / building sq. ft. |
| Car Sales (new and used) | \$ 10.74 | \$ 8.15 | \$ 7.92 | \$ 4.47 | \$ 10.45 | / building sq. ft. |
| OFFICE | | | | | | |
| Office | \$ 8.15 | \$ 5.83 | \$ 6.41 | \$ 3.01 | \$ 7.92 | / building sq. ft. |
| Office TOD* | \$ 7.32 | \$ 5.24 | \$ 5.76 | \$ 2.69 | \$ 7.11 | / building sq. ft. |
| INDUSTRIAL | | | | | | |
| | \$ 5.83 | \$ 4.66 | \$ 4.62 | \$ 3.21 | \$ 5.70 | / building sq. ft. |
| INSTITUTIONAL | | | | | | |
| Assembly Use (Incl. religious institution) | \$ 5.72 | \$ 4.79 | \$ 4.16 | \$ 2.98 | \$ 5.62 | / building sq. ft. |
| Day/Child Care (pre-school and adults too) | \$ 21.24 | \$ 17.85 | \$ 15.58 | \$ 11.06 | \$ 20.89 | / building sq. ft. |
| Private School (K-12) | \$ 7.85 | \$ 6.60 | \$ 5.76 | \$ 4.07 | \$ 7.73 | / building sq. ft. |
| MISCELLANEOUS | | | | | | |
| Gas Station | \$ 11,447 | \$ 8,849 | \$ 8,604 | \$ 5,120 | \$ 11,220 | / fueling station |
| Hotel/Motel | \$ 4,144 | \$ 3,962 | \$ 2,882 | \$ 1,342 | \$ 4,037 | / room |
| Congregate Care Facility | \$ 0.81 | \$ 0.68 | \$ 0.61 | \$ 0.43 | \$ 0.80 | / building sq. ft. |
| Health Club | \$ 5.64 | \$ 4.72 | \$ 4.14 | \$ 2.93 | \$ 5.55 | / building sq. ft. |
| Library | \$ 3.92 | \$ 3.30 | \$ 2.86 | \$ 2.00 | \$ 3.84 | / building sq. ft. |

Note: Please see information regarding TOD areas on page 24. These fees are adjusted each January 1st for inflation of the Cal-Trans Road Construction Cost Index.

Lent Ranch Roadway Fees

Applicable Development: Properties Subject to Applicable Development Agreements Applicable Area: Lent Ranch SPA
 Next Scheduled Update: January 2019

| Land Use Category | Total Fee |
|-----------------------|-------------------------|
| Multifamily | \$ 5,260 / unit |
| Shopping Commercial | \$ 9.63 / bldg sq. ft. |
| General Commercial | \$ 13.11 / bldg sq. ft. |
| Business/Professional | \$ 7.76 / bldg sq. ft. |

Note: These fees apply to development located in the Lent Ranch Special Planning Area pursuant to the 2001 "Development Agreement Between the City of Elk Grove and M&H Realty partners, Elk Grove Town Center, L.P., et al, for the Lent Ranch Marketplace Project" and the 2007 "Agreement Regarding Regional Mall, Fees and Infrastructure", the latter of which is only applicable to the Elk Grove Promenade.

The 2001 agreement notes that development in the SPA will pay the Laguna South Development Impact Fee, which was replaced by the Citywide Roadway Fee.

The 2007 agreement, Exhibit C, clarifies the rate for the Promenade. It notes that the Roadway Fee to be paid is \$7.15 per square foot, which is based on the Laguna South fee escalated to 2007 dollars using the ENR CCI. It also states the future adjustments will be based on the ENR CCI.

Note: These fees are adjusted each January 1st for inflation.

Rural Residential Frontage Improvement Fees

Applicable Development: All residential development.
 Applicable Area: See Map on following page
 Next Scheduled Update: January 2019

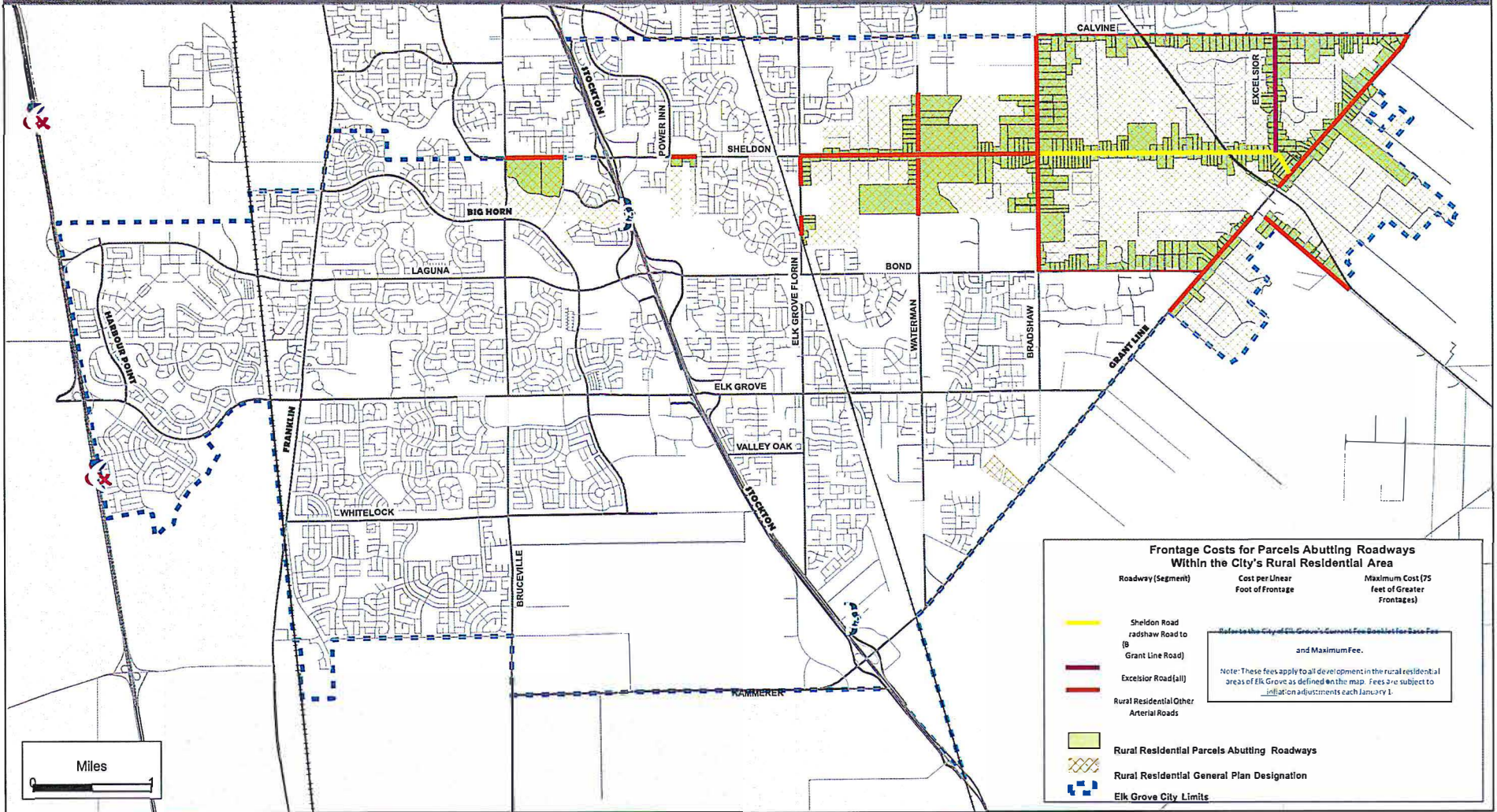
| | Base Fee | Max Fee |
|--|---------------------------------|----------|
| Sheldon Rd. (Bradshaw Rd. to Grant Line Rd.) | \$ 165 /linear foot of frontage | \$12,398 |
| Excelsior Road (all) | \$ 127 /linear foot of frontage | \$9,555 |
| Rural Residential Other Arterial Roads | \$ 317 /linear foot of frontage | \$23,769 |

Note: These fees apply to all development in the rural residential areas of Elk Grove as defined on the map on the following page. Fees are subject to inflation adjustments each January 1st.



Rural Residential Frontage Improvements City of Elk Grove

2



**Sacramento County Transportation Mitigation Fee
Measure A Development Impact Fee
effective 4/1/09 to 3/31/39 - Up-to-date as of July 1, 2017**

| Land Use Category | Base Fee 7110000-2060603 (Pass-through to STA) | Admin Fee 3291540-3250206 (City Retained) | Total Transportation Fee |
|---|---|---|--------------------------------|
| RESIDENTIAL | <i>Per unit</i> | <i>Per unit</i> | |
| Single-Family (1-2 units-includes duplexes) | \$ 1,218 | \$ 24.00 | \$ 1,242.00 / unit |
| Single-Family Age Restricted | \$ 974 | \$ 19.00 | \$ 993.00 / unit |
| Multi-Family Residential | \$ 852 | \$ 17.00 | \$ 869.00 / unit |
| Multi-Family Age Restricted | \$ 730 | \$ 15.00 | \$ 745.00 / unit |
| NONRESIDENTIAL | | | |
| Office | \$ 1.46 | \$ 0.03 | \$ 1.49 / bldg sq. ft. |
| Retail | \$ 1.83 | \$ 0.04 | \$ 1.87 / bldg sq. ft. |
| Industrial | \$ 0.97 | \$ 0.02 | \$ 0.99 / bldg sq. ft. |
| Hotel/Motel | \$ 706.00 | \$ 14.00 | \$ 720.00 / room |
| Extended Stay Hotel/Motel | \$ 627.00 | \$ 13.00 | \$ 640.00 / room |
| Golf Course | \$ 1,014.00 | \$ 20.00 | \$ 1,034.00 / acre |
| Movie Theater | \$ 2,318.00 | \$ 46.00 | \$ 2,364.00 / screen |
| Religious Center | \$ 1.13 | \$ 0.02 | \$ 1.15 / bldg sq. ft. |
| Hospital | \$ 2.04 | \$ 0.04 | \$ 2.08 / bldg sq. ft. |
| Service Station | \$ 1,584.00 | \$ 32.00 | \$ 1,616.00 / fueling pump |
| Supermarket | \$ 1.83 | \$ 0.04 | \$ 1.87 / bldg sq. ft. |
| Warehouse/Self Storage | \$ 0.31 | \$ 0.01 | \$ 0.32 / bldg sq. ft. |
| Assisted Living | \$ 351.00 | \$ 7.00 | \$ 358.00 / bed |
| Congregate Care | \$ 258.00 | \$ 5.00 | \$ 263.00 / unit |
| Child Day Care | \$ 560.00 | \$ 11.00 | \$ 571.00 / student |
| Private School (K-12) | \$ 317.00 | \$ 6.00 | \$ 323.00 / student |
| Auto Repair/Body Shop | \$ 1.83 | \$ 0.04 | \$ 1.87 / bldg sq. ft. |
| Gym/Fitness Center | \$ 1.83 | \$ 0.04 | \$ 1.87 / bldg sq. ft. |
| Drive-through Car Wash | \$ 1.83 | \$ 0.04 | \$ 1.87 / bldg sq. ft. |
| All Other | Average weekday trip generation rate X Normalized cost per trip (\$128) | Base Fee X 2% | |

Mixed Use Projects - The amount of the fee shall be based on the predominate use of each building, which is defined as 80% or more of the total gross building square footage. If no one use comprises 80% or more of the total gross building square footage, then the amount of the fee shall be proportionally determined based on those uses that constitute 25% or more of the total gross building square footage. For mixed residential and non-residential development projects, the amount of the fee will be proportionally determined based on the number of dwelling units and the amount and type of non-residential gross building square footage.

City of Elk Grove I-5 Subregional Corridor Mitigation Program

Next Scheduled Update: November 2018

| City of Elk Grove (District 4) | | | | | | |
|---|------------------------------|---------------|----------|----------|------------|----------|
| I-5 Subregional Corridor Mitigation Program (with Cost per DUE = \$2,821) | | | | | | |
| Land Uses | | Units | DUE Rate | Base Fee | Admin (3%) | Total |
| Residential | Single-Family (1-2 units) | DU | 1.00 | \$ 2,821 | \$ 85 | \$ 2,906 |
| | Single-Family Age Restricted | | 0.39 | \$ 1,100 | \$ 33 | \$ 1,133 |
| | Single Family TOD | | 0.90 | \$ 2,539 | \$ 76 | \$ 2,615 |
| | Multi-Family | | 0.62 | \$ 1,749 | \$ 52 | \$ 1,801 |
| | Multi-Family Age Restricted | | 0.32 | \$ 903 | \$ 27 | \$ 930 |
| | Multi-Family TOD | | 0.46 | \$ 1,298 | \$ 39 | \$ 1,337 |
| Commercial | Commercial | 1,000 Sq. Ft. | 0.34 | \$ 959 | \$ 29 | \$ 988 |
| | Commercial TOD | | 0.32 | \$ 903 | \$ 27 | \$ 930 |
| | Car Sales | | 0.25 | \$ 705 | \$ 21 | \$ 726 |
| Office | Office | | 0.23 | \$ 649 | \$ 19 | \$ 668 |
| | Office TOD | | 0.21 | \$ 592 | \$ 18 | \$ 610 |
| Industrial | Industrial | | 0.16 | \$ 451 | \$ 14 | \$ 465 |
| Institutional | Assembly Use | | 0.02 | \$ 56 | \$ 2 | \$ 58 |
| | Day/Child Care | | 0.06 | \$ 169 | \$ 5 | \$ 174 |
| | Private School | | 0.02 | \$ 56 | \$ 2 | \$ 58 |
| Miscellaneous | Congregate Care Facility | | Bed | 0.03 | \$ 85 | \$ 3 |
| | Health Club | 1,000 Sq. Ft. | 0.16 | \$ 451 | \$ 14 | \$ 465 |
| | Library | | 0.05 | \$ 141 | \$ 4 | \$ 145 |
| | Gas Station | Fuel Position | 0.35 | \$ 987 | \$ 30 | \$ 1,017 |
| | Hotel/Motel | Room | 0.09 | \$ 254 | \$ 8 | \$ 262 |

Fire Fee Program

Applicable Development: All
 Applicable Area: Citywide

Next Scheduled Update: January 2019

| Land Use Category | Zone 1 (Elk Grove) | Zone 2 (Laguna) | Zone 3 (Laguna West) | Zone 4 (Lakeside) | Zone 5 (Stonelake) | |
|---|-----------------------|--------------------|-------------------------|----------------------|-----------------------|--------------------|
| RESIDENTIAL | | | | | | |
| Single Family (1-2 units- includes duplexes) | \$2,043 | \$1,995 | \$1,900 | \$1,972 | \$1,874 | / unit |
| Multi-Family (3 or more units) | \$1,344 | \$1,331 | \$1,304 | \$1,324 | \$1,296 | / unit |
| Age-Restricted (single-family and multifamily) | \$1,082 | N/A | N/A | N/A | N/A | / unit |
| NONRESIDENTIAL | | | | | | |
| Commercial/Office | \$1.72 | \$1.69 | \$1.66 | \$1.68 | \$1.64 | / building sq. ft. |
| Industrial | \$0.56 | \$0.55 | \$0.51 | \$0.53 | \$0.51 | / building sq. ft. |

Note: The fees are adjusted each January 1st for inflation. Different Mello-Roos Community Facilities Districts (CFDs) exist in Zones 2 through 5, which fund some portion of the fire facility improvements included in the fire fee program. Consequently, development within these zones will pay the same amount for fire facilities/equipment as development within Zone 1, but it will be paid through a combination of fees and the CFD special taxes that appear on property tax bills. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

The fees include a 3% administrative component shared between the City and the Cosumnes Community Services District.

Transit Oriented Development (TOD)

Legislation at the state level requires the consideration of reduced automobile trips from residential development located near transit stations.

In order for a project to be considered TOD it must include all of the following:

1. The project must be located within one-half mile of a transit station (defined as a bus hub, bus transfer station, rail or light rail station, or ferry terminal) and provide direct pedestrian access to such station.
2. Convenience retail land uses (e.g. grocery store) must be located within one-half mile of the project.
3. The development must meet reduced parking capacity standards as set forth in the legislation.

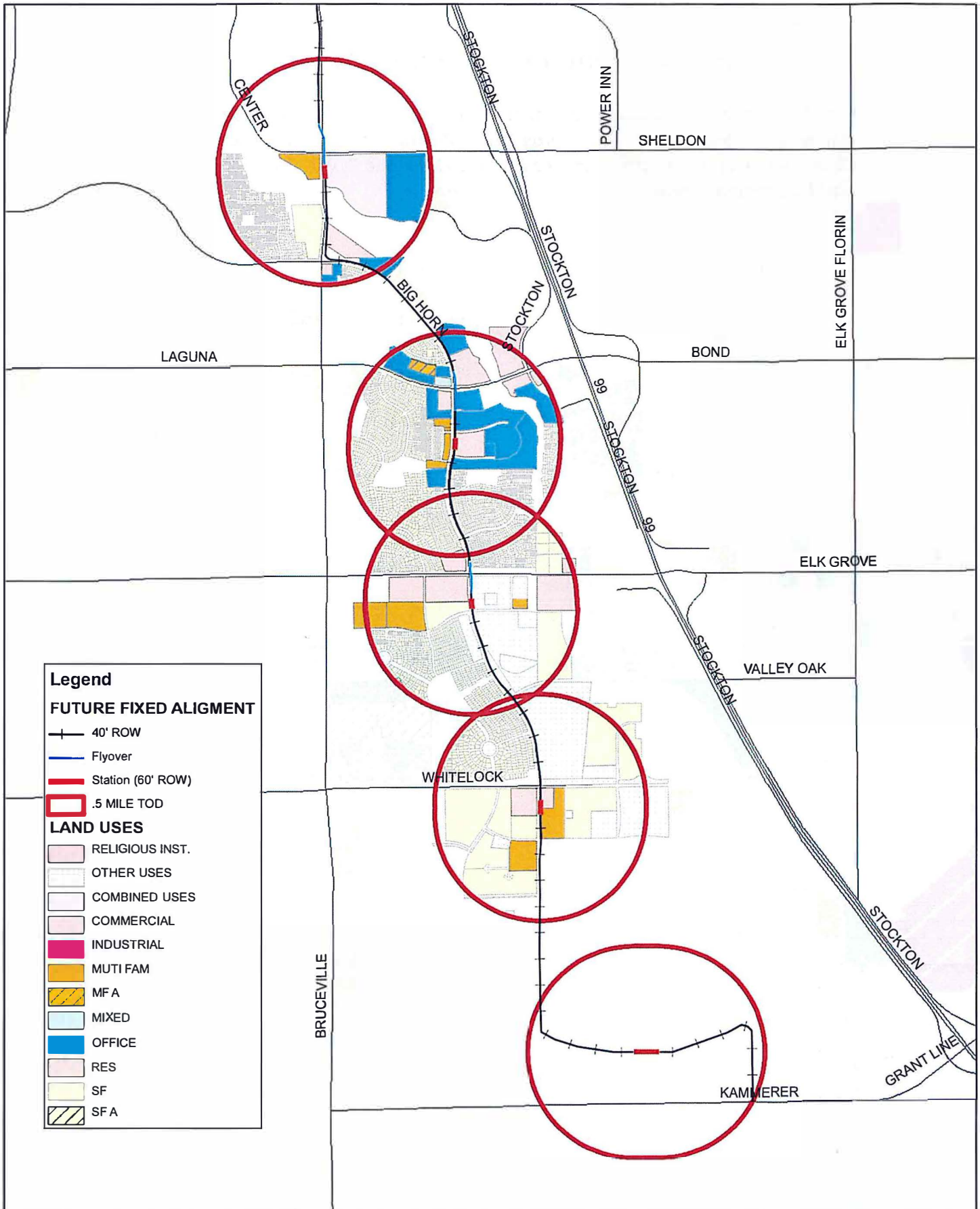
In accordance with legal and industry trends, the City estimated the proportion of future development that may be located near a future transit station for both residential and nonresidential development.

The map on the following map identifies possible future transit station locations and the surrounding area in which future TOD may be located.

Location within one of the areas identified in the map does not automatically qualify a project to be deemed "TOD"; all of the above criteria must be met.

The City Finance Director or his/her designee will make all final determinations relative to whether a particular development project meets these criteria and qualifies for the reduced fee rates.

Future Rapid Transit Stations



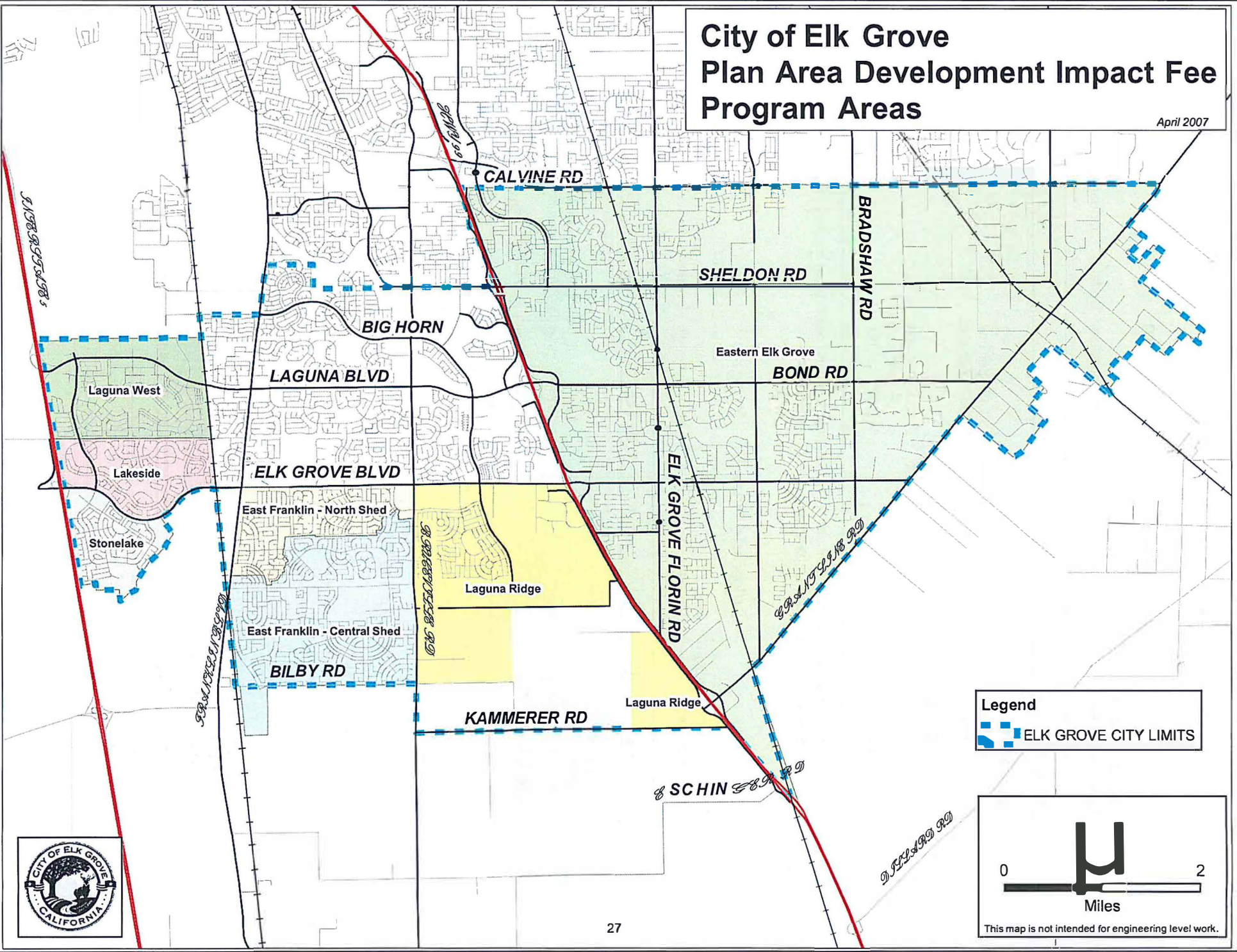
PLAN AREA DEVELOPMENT IMPACT FEE PROGRAMS

In addition to the five Citywide development impact fee programs, there are also six plan area development impact fee programs within the City which are used to fund infrastructure in specific planning areas located within the City. A map of the six plan area fee programs follows

| Plan Area (see map-next page) | Facilities Funded |
|--------------------------------------|------------------------------|
| 1. Stonelake | Parks and related facilities |
| 2. Lakeside | Parks and related facilities |
| 3. Laguna West | Parks and related facilities |
| 4. Eastern Elk Grove | Parks and related facilities |
| 5. Laguna Ridge | Parks and related facilities |
| 6. East Franklin | Parks and related facilities |

City of Elk Grove Plan Area Development Impact Fee Program Areas

April 2007



Stonelake Park Fee Program

Applicable Development: All

Applicable Area: Stonelake

Next Scheduled Update: January 2019

| Land Use Category | Total Fee |
|---------------------------|--------------------|
| RESIDENTIAL | |
| Single-Family | \$ 3,245 per unit |
| Multifamily | \$ 37,967 per acre |
| NONRESIDENTIAL | |
| Commercial/Office (LC) | \$ 8,113 per acre |
| Travel Commercial (TC) | \$ 9,736 per acre |
| Industrial Intensive (MP) | \$ 11,358 per acre |

Note: The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

Lakeside Park Fee Program

Applicable Development: All

Applicable Area: Lakeside

Next Scheduled Update: N/A

| Land Use Category | Total Fee |
|--------------------------------|--|
| RESIDENTIAL | |
| Single-Family | \$247 / unit plus \$20 per permit |
| Multifamily (RD-20 or greater) | \$124 / unit plus \$20 per permit |
| NONRESIDENTIAL | \$0.05 / bldg sq. ft. plus \$20 per permit |

Note: A Mello Roos Community Facilities District also funds park facilities in this area. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

Laguna West Park Fee Program

Applicable Development: All

Applicable Area: Laguna West

Next Scheduled Update: N/A

| Land Use Category | Total Fee |
|--------------------------------|--|
| RESIDENTIAL | |
| Single-Family | \$169 / unit plus \$20 per permit |
| Multifamily (RD-20 or greater) | \$85 / unit plus \$20 per permit |
| NONRESIDENTIAL | \$0.02 / bldg sq. ft. plus \$20 per permit |

Note: A Mello Roos Community Facilities District also funds park facilities in this area. For land uses not shown on this table, please call the Building Department at (916) 478-2235.

Eastern Elk Grove Park Fee Program

Next Scheduled Update: January 2019

Applicable Development: All
 Applicable Area: Eastern Elk Grove Specific Plan Area

| Land Use Category | Total Eastern Elk Grove Park Fee |
|---|--|
| RESIDENTIAL | <i>Per Unit</i> |
| Single-Family (1-2 units-includes duplexes) | \$6,612 |
| Multi-Family (3 or more units) | \$4,410 |
| Age-Restricted (single and multifamily) | \$4,298 |
| NONRESIDENTIAL | <i>Per Building Sq. ft.</i> |
| Commercial | \$1.04 |
| Office | \$1.51 |
| Industrial | \$0.51 |

Note: The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. This fee program includes a 3% administrative component shared between the City and the Cosumnes Community Services District.

Laguna Ridge Park Fee Program

Next Scheduled Update: January 2019

Applicable Development: All
 Applicable Area: Laguna Ridge Specific Plan Area

| Land Use Category | Total Laguna Ridge Park |
|--|-------------------------------|
| RESIDENTIAL | <i>Per Unit</i> |
| Single-Family (1-2 units-includesduplexes) | \$3,471 |
| Multi-Family (3 or more units) | \$2,314 |
| Age-Restricted (single and multifamily) | \$1,987 |
| NONRESIDENTIAL | <i>Per Building Sq. ft.</i> |
| Commercial | \$0.26 |
| Office | \$0.43 |
| Industrial | \$0.11 |

Note: The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. This fee program includes a 3% administrative component.

Laguna Ridge Specific Plan Supplemental Park Fee Program

Next Scheduled Update: January 2019

Applicable Development: All
 Applicable Area: Laguna Ridge Specific Plan Area

| Land Use Category | Zone 1 | Zone 2 | Zone 3 |
|--|--------------------|--------------------|--------------------|
| RESIDENTIAL | Per Unit | Per Unit | Per Unit |
| Single-Family (1-2 units-includesduplexes) | \$ 15,046 | \$ 10,058 | \$ - |
| Multifamily (3 or more units, > RD-15 and above) | \$ 10,032 | \$ 6,707 | \$ - |
| Age-Restricted (single and multifamily) | \$ 8,601 | \$ 5,749 | \$ - |
| NONRESIDENTIAL | Per Sq. Ft. | Per Sq. Ft. | Per Sq. Ft. |
| Commercial | \$ 0.27 | \$ 0.27 | \$ - |
| Office | \$ 0.46 | \$ 0.46 | \$ - |

Note: The fees are adjusted each January 1st for inflation. For land uses not shown on this table, please call the Building Department at (916) 478-2235. This fee program includes a 2% administrative component. In addition to the fees outlined above, there is an In-Lieu land bank established to fund land acquisition of parks up to the Quimby requirement. This In-Lieu fee varies on a map by map basis and will be established at the time of final map recording based on the acreage of park land dedicated and a current land appraisal.

Specifically, for a property located within the Laguna Ridge Specific Plan, if 55% of the proposed total parkland acreage to be dedicated by the developer is less than the total required by the City's Quimby ordinance (5 acres/1,000 residents, or .0158 times the number of Single Family Residential (SFR) units), then the developer will be required to A.) pay a Quimby In-Lieu fee; or B.) apply eligible Quimby acre-credits towards the developer's acreage dedication shortfall, one of which must occur before a Final Subdivision Map may be recorded. If the developer chooses to pay the Quimby In-Lieu fee, an appraisal that is 90-days current must be obtained through a City-provided list of appraisers pursuant to Chapter 22.40 of the City Municipal Code. The fee for such an appraisal is \$7,500.

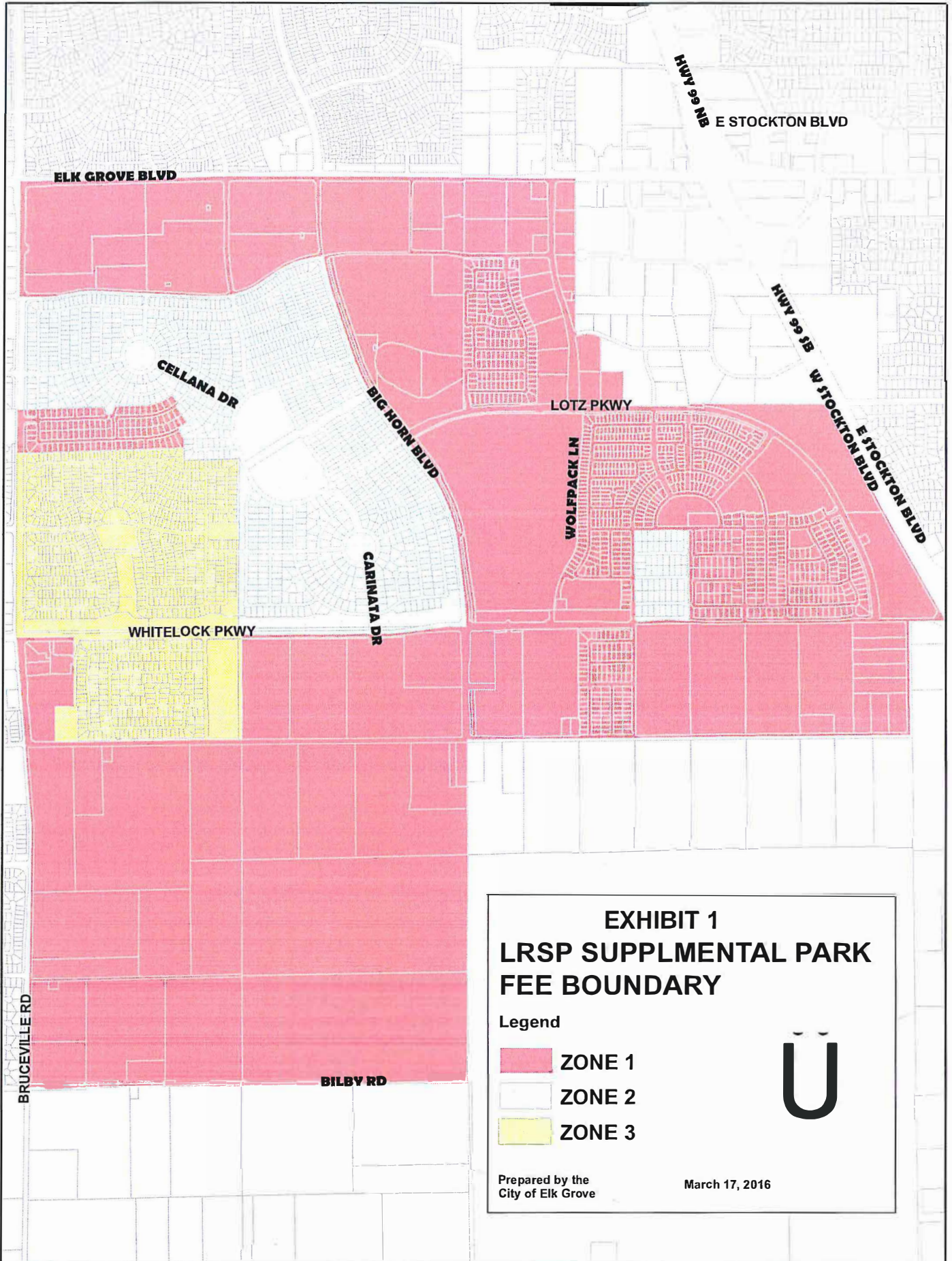
East Franklin Park Facilities Fee Program

| Land Use Category | Base Fee 7070000-2060101 (Pass-through to CSD) | 2% Adm. Fee 3260000-3250200 (City Retained) | Total Park Fee |
|--|---|--|-----------------------------|
| RESIDENTIAL | <i>Per unit</i> | <i>Per unit</i> | <i>Per unit</i> |
| Single-Family (1-2 units-includes duplexes) | \$ 8,104 | \$ 162 | \$8,266 |
| Multifamily (3 or more units) | \$ 5,404 | \$ 108 | \$5,512 |
| Age-Restricted (single-family and multifamily) | \$ 4,631 | \$ 93 | \$4,724 |
| NONRESIDENTIAL | <i>Per bldg sq. ft.</i> | <i>Per bldg sq. ft.</i> | <i>Per bldg sq. ft.</i> |
| Commercial | \$ 0.27 | \$ 0.01 | \$0.28 |
| Office | \$ 0.46 | \$ 0.01 | \$0.47 |
| Industrial | \$ 0.14 | \$ 0.01 | \$0.15 |
| INSTITUTIONAL | | | |
| Religious Institution | | | Exempt |
| Day/Child Care (pre-school and adults too) | \$ 0.27 | \$ 0.01 | \$0.28 |
| Private School | \$ 0.27 | \$ 0.01 | \$0.28 |
| MISCELLANEOUS | | | |
| Hotel/Motel | \$ 0.27 | \$ 0.01 | \$0.28 |
| Congregate Care Facility | \$ 0.27 | \$ 0.01 | \$0.28 |
| Health Club | \$ 0.27 | \$ 0.01 | \$0.28 |
| Library | | | Exempt |

Note: The fees are adjusted each January 1st for inflation. The park fees are passed through to the CSD while the City retains the administration component.

(1) Equals the total park fee amount collected, (not per sq. ft., but the total park fee) and divide by 1.02 to get the amount to apply to the base park fee.

(2) Equals the difference between the total amount collected and the portion assigned to the base park fee (2%).



DEVELOPMENT IMPACT FEES CHARGED BY OTHER AGENCIES

Sacramento County Development Impact Fees

There are also several development impact fee programs administered by Sacramento County as outlined below. For additional information on the County's development impact fees and when they are due, please contact County Technical Resources at (916) 874-6544.

- SASD - funds local trunk sewer (medium sized) pipelines and pumping facilities in most areas of the City. For more information including fee schedules see www.sacsewer.com.
- SRCSD - funds regional interceptor sewer (large sized) pipelines and treatment facilities in most areas of the City. For more information including fee schedules see www.srcsd.com. Please note the SRCSD has a sewer development impact fee credit program available. For information on this sewer fee credit program for projects in the City of Elk Grove, go to www.elkgrovecity.org/economic-development/sewer.asp.
- Zone 11A - funds regional drainage facilities in most areas of the City. For more information including fee schedules see the County's website at www.msa.saccounty.net/waterresources/default.asp.
- Zone 40 - funds regional water facilities in most areas of the City. Zone 40 also includes a Special Service Area A fee that funds reclaimed (recycled) water facilities in the East Franklin Fee Program area and the Laguna Ridge Specific Plan area located in the City of Elk Grove. For more information including fee schedules see www.msa.saccounty.net/waterresources/default.asp.

Note: Some areas of the City of Elk Grove receive water service from Elk Grove Water at (916) 685-3556 or from the Omochumne-Hartnell Water Service at (916) 687-6369. These entities can provide information on water related development impact fees in their respective service areas. A map outlining these water service boundaries is at www.msa.saccounty.net/waterresources/water/waterpurveyors.pdf.

Elk Grove Unified School District Development Impact Fees

The Elk Grove Unified School District administers a development impact fee program to fund school facilities. For additional information, please contact the District at (916) 686-7711.

| Service Title | Service Detail | Flat Fee | Deposit with Time and Materials Billing | Deposit with Task Order |
|--|---|----------|---|-------------------------|
| Annexation Request/Rezoning (Full annexation process requires Reimbursement Agreement) | City Council | 18,800 | | |
| Appeals | Appeal of Planning Director and Zoning Administrator Decision to Planning Commission | | 3,000 | |
| | Appeal of Planning Commission Decision to City Council | | 5,000 | |
| Appeals, 3 rd Party (Non-Applicant) | 3 rd Party (i.e. affected resident) Appeals of Development Services Director, Zoning Administrator, or Planning Commission to Appropriate Appeal Authority | 2,500 | | |
| Boundary Line Adjustment | Planning Director | 2,800 | | |
| CEQA Review (Covers initial review only; project-specific scope of work and budget will be provided; deposit of full amount required prior to work commencement) | | | See attached CEQA deposits schedule | |
| Combined Entitlements | | | See attached Combined Entitlements schedule | |
| Conditional Use Permit | Zoning Administrator | | 5,000 | |
| | Planning Commission | | 8,800 | |
| | City Council | | 10,000 | |
| Conditional Use Permit Amendments | Planning Commission | | | 1,000 |
| | City Council | | | 1,000 |
| Design Review | Single Family Master Home Plans | | 3,000 | |
| | Outdoor Activity Design Review | | 3,000 | |
| | Minor Design Review | | 5,200 | |
| | Major Design Review | | 12,000 | |
| | District Development Plan Design Review | | 18,000 | |
| | Old Town Type 1 | | | 500 |
| | Old Town Type 2 | | | 500 |
| Design Review Amendment | Single Family Master Home Plans | | 2,000 | |
| | Outdoor Activity Design Review | | 1,000 | |
| | Minor Design Review | | 2,000 | |
| | District Development Plan Design Review | | 2,000 | |
| Development Agreement | City Council | | 10,500 | |
| Development Agreement Amendment * | City Council | | 5,250 | |
| General Plan Amendment | City Council | | | 1,000 |
| Historical Preservation Committee Review (NOTE: City Council has previously taken action to reduce these fees in order to encourage historic preservation as opposed to penalizing it) | Certificate of Appropriateness | 2,500 | | |
| | Rescission | 3,000 | | |
| | Demolition / Relocation Certificate | 3,000 | | |
| | Minor Improvement | | | 1,000 |
| Letter of Public Convenience | City Council | 5,000 | | |
| Lot Merger | | 800 | | |
| Certificate of Compliance | | 800 | | |
| Minor Deviation | Planning Director | 3,300 | | |
| | Planning Commission | 4,000 | | |
| Parking Reduction | Planning Director | 4,500 | | |
| Reasonable Accommodations Permit (updated Zoning Code) | | 2,700 | | |
| Onsite Noticing | | 300 | | |
| Specific Plan/Special Planning Area Amendment | Residential | | | 1,000 |
| Specific Plan/Special Planning Area Initiation (Required to process a Reimbursement Agreement in order to complete SP/SPA Processing) | Commercial | | 10,000 | |
| Donation Box Permit | | 132 | | |
| Donation Box Renewal | | 66 | | |
| Temporary Use Permit | Planning Director | 1,500 | | |
| Temporary Use Permit-tax exempt organizations | Planning Director | 50 | | |
| Tentative Parcel Map | Residential | | 8,800 | |
| | Commercial | | 12,300 | |
| Tentative Parcel Map Amendment | Residential | | | 1,000 |
| | Commercial | | | 1,000 |
| Tentative Parcel Map Extension | Residential | 1,500 | | |
| | Commercial | 1,500 | | |
| Tentative Parcel Map Waiver for Condos | Planning Commission | 4,850 | | |
| Tentative Subdivision Map | <25 lots | | 10,500 | |
| | 25-100 lots | | 12,500 | |
| | 100-200 lots | | 14,500 | |
| | 200 + lots | | 18,000 | |
| Tentative Subdivision Map Amendment | Planning Commission | | | 1,000 |
| | <25 lots | | | 1,000 |
| | 25-100 lots | | | 1,000 |
| | 100-200 lots | | | 1,000 |
| Tentative Subdivision Map Extension | Planning Commission | 1,500 | | |
| | City Council | 1,500 | | |
| Tree Permit | | 100 | | |
| Uniform Sign Program, Minor | | 3,000 | | |
| Uniform Sign Program, Major | | 6,000 | | |
| Variance | Planning Commission | | 6,000 | |
| | City Council | | 6,000 | |
| Williamson Act | City Council | | 5,000 | |
| Zoning Amendment (Text and Map) | City Council | | | 1,000 |
| Zoning Clearance/Plan Check | See Building Dept Fee Schedule | | | |
| Zoning Confirmation | | 115 | | |
| Zoning Interpretation | City Council | 1,400 | | |

City of Elk Grove
Deposits for Environmental Review under the California Environmental Quality Act

The City of Elk Grove is identified as a Lead Agency under the California Environmental Quality Act (CEQA) and is required to conduct an analysis of the potential environmental impacts as a result of its discretionary actions. The approval of most Planning permits and entitlements are considered discretionary actions subject to CEQA.

The City charges applicants for the time and expense related to conducting CEQA review of projects. For purposes of CEQA, projects can be lumped into three categories, or tiers, of review. The following deposit is required for each tier of project at the time of application submittal. If the deposit is nearing depletion, the City will request an additional deposit. If an unbilled balance remains at the end of the project, it is refunded to the applicant. Additional fees related to CEQA could also be assessed if the City determines that sub-consultants must be retained to prepare additional technical analysis (e.g. traffic, biological, cultural resources).

In the case of combined entitlements, the highest applicable fee shall apply. Where an application type is not identified in the table below, the Planning Director shall have the discretion to determine the appropriate deposit amount based upon an initial review of the available information, and including a waiver if deemed appropriate.

| Tier | Application Types | Deposit Amount |
|-------------|---|-----------------------|
| 1 | Old Town Type 1 and 2 Design Reviews Single Family Master Home Plans Boundary Line Adjustment Minor Deviation Reasonable Accommodation Uniform Sign Program | \$50 |
| 2 | All other Design Reviews Conditional Use Permit Variance Rezone Parking Reduction Tentative Maps (all types) Amendments to existing approvals Grading permit where prior CEQA review has not been completed. | \$1,000 |
| 3 | General Plan Amendment | \$2,000 |

Combined Entitlement Schedule

The largest entitlement fee shall be calculated at full cost. Combined entitlement reductions are only applicable to additional entitlement fees.

| Entitlement* | % Reduction** |
|---|----------------------|
| General Plan Amendment | 20% |
| Specific Plan/Special Planning Area Amendment | 10% |
| Rezone | 25% |
| Zoning Ordinance Amendment | 25% |
| Design Review | 25% |
| Design Review Amendment | 50% |
| Development Agreement | 10% |
| Development Agreement Amendment | 10% |
| Conditional Use Permit | 25% |
| Conditional Use Permit Amendment | 25% |
| Tentative Parcel Map | 25% |
| Tentative Parcel Map Amendment | 35% |
| Tentative Subdivision Map | 25% |
| Tentative Subdivision Map Amendment | 35% |
| Variance | 10% |

*Any entitlement not listed in the above matrix is not eligible for the “combined entitlement” fee reduction.

**The highest combined entitlement reduction will be used to reduce all other additional entitlements if two or more of these specific entitlements are applied for. This does not apply to the largest entitlement fee, which is calculated at full cost.

City of Elk Grove

2018 Environmental Fee Schedule

The Planning Department administers the following environmental fees, each of which are further discussed below. We encourage you to contact the Planning Department to discuss these fees in more detail prior to submitting an application.

| <u>Fee Name</u> | <u>Amount</u> | <u>Payment Due</u> | <u>Payable To</u> |
|---|--|---|-------------------------------------|
| Application Fee | Call Planning Dept. | With application | City of Elk Grove |
| CEQA Deposit (if not exempt) | See page 33 | With application | City of Elk Grove |
| State Fish & Game Filing Fee (if biological impacts) | \$2,280.75 for a Neg. Dec. \$3,168.00 for an EIR* | Prior to public hearing | Sacramento County Clerk-Recorder |
| Swainson's Hawk Fee (if applicable-see following page for more information, or call the Planning Department) | \$11,410 per acre acquisition/admin fee plus \$444 per acre ongoing monitoring fee totals \$11,854 per acre for the Swainson's Hawk fee. | Prior to issuance of grading permit | City of Elk Grove |
| NOD or NOE Filing Fee | \$40* | Prior to public hearing | Sacramento County Clerk-Recorder |
| Mitigation Monitoring Fee | Call Planning Dept. (fee varies) | Prior to final project approval (e.g., recordation of final map, effectiveness of CUP, etc.) | City of Elk Grove |
| Oak Tree Mitigation Fee (if applicable) | \$200 per inch | Prior to issuance of grading permit | City of Elk Grove |
| Agricultural Land Mitigation Fee | \$1,025 per acre | Prior to issuance of a grading permit | City of Elk Grove |

* Note: These fees are set and administered by the State of California or Sacramento County and are subject to change. Please contact the Planning Department for updated amounts.

Each of the above fees is discussed briefly below. Additional fees may be associated with environmental impacts that will be identified during the CEQA process.

1. Application Fee. This fee pays for the staff time required to review a development application and prepare reports for the Planning Commission and/or the City Council. The City's application fee schedule is standard for each type of application (i.e. conditional use permit, parcel map, exception, etc.). A copy of the application fee schedule is available from the Planning Department.
2. CEQA Deposit. The CEQA deposit pays for the initial staff time required to determine which type of documents are necessary to comply with the California Environmental Quality Act (CEQA). The total CEQA cost may be higher depending upon the size and complexity of the project. If the deposit is nearing depletion, the City will request an additional deposit. If an

unbilled balance remains at the end of the project, it is refunded to the applicant. Additional fees related to CEQA could also be assessed if the City determines that sub-consultants must be retained to prepare additional technical analysis (e.g. traffic, biological, cultural resources).

3. State Fish & Game Filing Fee. After the public hearing, assuming the Planning Commission and/or City Council approves an application; the City must file a document with the Sacramento County Clerk-Recorder called a Notice of Determination (NOD). The NOD is required by State law, and it documents that the City complied with CEQA. Pursuant to State law, a State Fish & Game fee must be paid at the time the NOD is filed with the Clerk-Recorder unless the Department of Fish & Game concurs with the City's determination that the project will have no effect on fish and wildlife, and issues a fee exemption form. State law provides for a statute of limitations on court challenges to approvals under CEQA, depending on when the NOD is filed. If the NOD is filed within 5 working days, the statute of limitations is 30 days from the date it is filed. If the NOD is not filed, the statute of limitations is 180 days. The Planning Department will file the NOD with the Clerk-Recorder as soon as it receives the check for the NOD and the Fish & Game fee from the applicant.
4. Swainson's Hawk Fee. The Swainson's Hawk is a protected species by the State of California. This fee is used by the City to purchase/monitor land and/or easements on property the City and the State Department of Fish and Game determine to be suitable Swainson's Hawk habitat as mitigation for the loss of habitat caused by development. A determination of whether the Swainson's Hawk Fee applies is made during the environmental process, based on site characteristics and consultation with the California Department of Fish and Game. Note - A project (defined as the total combined gross acreage of a parcel or parcels included in a development proposal subject to CEQA review, such as an entire Specific Plan) of 40 acres or greater is required to provide direct land preservation in perpetuity as opposed to paying the Swainson's Hawk fee. Additional information on the Swainson's Hawk is available from the City Planning Department.
5. Notice of Determination (NOD) and Notice of Exemption (NOE) Filing Fee. The fee to file a NOE is currently \$40; however, this fee is established by Sacramento County and is subject to change.
6. Mitigation Monitoring Fee. This fee will be charged if the project is subject to CEQA and if mitigation measures are required. It is accompanied by a standard agreement between the applicant and the City regarding the Mitigation Measures in the Initial Study. It is used to pay for the staff time to monitor the implementation of the Mitigation Measures.
7. Oak Tree Mitigation Fee. This fee pays for the cost to provide replacement trees to mitigate the loss of oak trees on project parcels.
8. Agricultural Land Mitigation Fee. This fee is applicable only to projects located in the East Franklin Specific Plan area (refer to the Plan Area Development Impact Fee Program map for the location of the East Franklin Specific Plan area). Pursuant to the requirements of the East Franklin Specific Plan, this fee is used by the City to purchase conservation easements or other similar instruments on agricultural lands in an area bounded by Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate 5 on the west, and to provide for the ongoing monitoring and administration of those easements.

| Development Services Fees | | |
|--|--|----------------------------------|
| Service Title | Deposit with Time & Materials Billing | Fixed Fee |
| Certificate of Correction | | \$600 |
| Building Permit On-Site Support (reviews and/or inspections) | \$1,500 | |
| Final Map Amendment/Revision | | \$2,500 |
| Final Parcel Map (Residential) | | \$7,000 |
| Final Parcel Map (Commercial) | | \$9,200 |
| Final Subdivision Map | | \$7,000 + \$70 per lot Fixed Fee |
| Reversion to Acreage (5 lots or greater) | | \$4,000 |
| ROW Vacation / Abandonment | | \$5,500 |

| Public Works Fees | | |
|---|--|------------------|
| Service Title | Deposit with Time & Materials Billing | Fixed Fee |
| Encroachment Permit for Annual Accounts (Cable TV, PG & E, SMUD, Frontier, Homebuilders, etc) | \$2,000 | |
| Encroachment Permit Major (Pavement Cuts, Utility Improvements Projects, etc.) | \$2,000 | |
| Encroachment Permit Minor (driveways, culvert repair/replacement, non-construction encroachments) | | \$250 |
| House/Building Moves (Note: Supervision to be billed at actual time) | | \$16 |
| Street Use Permit - Block Parties/Special Events | | \$50 |
| Transportation or House Moving Permit | | |
| Single | | \$16 |
| Annual | | \$47 |

| Trench Cut Fees | | |
|---|------------------------|---|
| Less than 4 Feet Deep | | Fee Calculation |
| Major Streets or all streets within 5 years of construction or structural overlay | PCI Between 100 and 70 | \$3.90 per S.F. Longitudinal \$7.80 per S.F. Transverse |
| Major | PCI Between 69 and 26 | \$2.20 per S.F. Longitudinal \$4.40 per S.F. Transverse |
| Major | PCI Between 25 and 0 | No Fee |
| Other | PCI Between 100 and 70 | \$2.41 per S.F. Longitudinal \$4.82 per S.F. Transverse |
| Other | PCI Between 69 and 26 | \$1.18 per S.F. Longitudinal \$2.36 per S.F. Transverse |
| Other | PCI Between 25 and 0 | No Fee |
| 4 Feet Deep or Greater | | Fee Calculation |
| Major Streets or all streets within 5 years of construction or structural overlay | PCI Between 100 and 70 | \$5.91 per S.F. Longitudinal \$11.82 per S.F. Transverse |
| Major | PCI Between 69 and 26 | \$3.34 per S.F. Longitudinal \$6.68 per S.F. Transverse |
| Major | PCI Between 25 and 0 | No Fee |
| Other | PCI Between 100 and 70 | \$3.66 per S.F. Longitudinal \$7.32 per S.F. Transverse |
| Other | PCI Between 69 and 26 | \$1.80 per S.F. Longitudinal \$3.60 per S.F. Transverse |
| Other | PCI Between 25 and 0 | No Fee |

Major = thoroughfare and arterial roads as defined by the County Improvement Standards

PCI = Pavement Condition Index

Fees do not apply to area outside of the vertical projection of the trench in a "T" cut restoration

Longitudinal = Trench mostly parallel to the centerline of the ramp

Transverse = Trench mostly perpendicular to the centerline of the road

| Development Engineering Services | Public Improvement Value | Fee |
|--|---------------------------------|-------------------------------------|
| Engineering Fee, Plan Check, Construction Inspection, & Material Testing Services for Public Improvement | \$0 - \$24,999 | 18% |
| | \$25,000 - \$99,999 | \$4,500 + 8% (Value - \$25,000) |
| | \$100,000 - \$499,999 | \$10,500 + 7% (Value - \$100,000) |
| | \$500,000 and above | \$38,500 + 4.5% (Value - \$500,000) |

City of Elk Grove Development Services & Public Works Deposit Replenishment Policy

Upon submittal of a development application for Development Services or Public Works services, the City of Elk Grove shall collect the appropriate deposit(s) for all entitlements and/or reviews required pursuant to the Planning Application Fee & Deposit Schedule or the Public Works Fee & Deposit Schedule.

Within 30 days of application submittal, City staff will provide an estimated total budget and timeline for the project.

When the cost of work performed on any given application reaches **75%** of the initial deposit amount, the City will send notice to the applicant requesting a Deposit Replenishment equal to at least 50% of the original deposit amount.

If the cost of work completed reaches **85%** of the original deposit amount and a Deposit Replenishment has not been received, the City shall stop work on the project and notify the applicant that work will resume when the Deposit Replenishment is received.

If work on the project is near completion, the Project Manager, with Department Head approval, may elect to continue work on the project if he/she feels the remaining amount is sufficient to complete the project.

If a Deposit Replenishment is requested by the City and the applicant feels the remaining deposit amount is sufficient to complete the project, the applicant may request continuance of work by submitting a written request to the appropriate Department Manager detailing the expected cost to complete the project based upon the number of hours required. The Department Manager will review the request and provide a written response either approving the request or identifying the level of Deposit Replenishment required to continue work (not to exceed 50% of the original deposit amount).

When a project has been completed and all necessary approvals received, any remaining unused deposit amount shall be returned to the applicant.

COSUMNES COMMUNITY SERVICES DISTRICT
BUILDING AND PLAN CHECK FEES

Building Permit Applications:

| Description | Fire Dept. Fee |
|--|-------------------------------------|
| Architectural Plan Review | \$1,102 plus \$0.21 per sq. ft. |
| Tenant Improvement/Remodel Review/Vanilla Shell 1,700 sq. ft. or less (includes 1 re-inspection) | \$536 |
| Tenant Improvement/Remodel Review/Vanilla Shell (includes 1 re-inspection) | \$631 plus # of sq. ft. x \$0.09 |
| Racks, Shelving | \$301 |
| Cell Tower Sites, Equip. Cabinets, Solar, etc. | \$301 |
| Residential Sales Trailers | \$301 |

Public Works Plan Check Applications:

| Description | Fire Dept. Fee |
|---|--------------------|
| Civil Engineering Plan Review (includes 2 re-inspections) | \$913 |
| Fire Sprinkler Underground (Add to Eng. Plan) Includes 1 re-inspection | \$678 x # of FDC's |

NOTE: These fees are due and payable to the City of Elk Grove at the time fo Plan submittal. The City remits all money to the CCSD on behalf of the applicants. Applicants are not required to pay this fee directly to CCSD.

COSUMNES COMMUNITY SERVICES DISTRICT
PLAN CHECK AND ENTITLEMENT REVIEW FEES

PLAN CHECK FEES

| | | |
|---|---|--|
| A. Landscape Architect plan review of landscaped corridors/medians prior to CSD approval. | 0-1 Acres 1-3 Acres 3+ Acres Additional hourly rate over minimum- | \$ 201 (3 hr minimum) \$ 335 (5 hr minimum) \$ 536 (8 hr minimum) \$ 67/hour or portion thereof |
| B. Park Maintenance Supervisor construction inspection of landscaped corridors/medians prior to CSD acceptance. Flat Rate includes: Project construction inspections | Preconstruction Mtg Premaintenance Mtg Acceptance Mtg | \$ 237 Flat Rate \$ 55/hour or portion thereof |
| C. Landscape Architect preparation of park master plan and environmental documents. Environmental documents prepared by consultant billed separately. | 1-3 Acres 3-6 Acres 6-11 Acres 11+ Acres Additional hourly rate over minimum- | \$3,350 (50 hr minimum) \$4,355 (65 hr minimum) \$5,896 (88 hr minimum) \$8,040 (120 hr minimum) \$ 67/hr or portion thereof |
| D. Landscape Architect review of park master plan when drawn by outside consultant. | | \$ 268 Flat Rate |
| E. Landscape Architect review park plans before CSD approval, when drawn by outside consultant. | 1-3 Acres 3-6 Acres 6-11 Acres 11+ Acres Additional hourly rate over minimum- | \$ 804 (12 hr minimum) \$1,072 (16 hr minimum) \$1,340 (20 hr minimum) \$1,608 (24 hr minimum) \$ 67/hr or portion thereof |

NOTE: These fees are due and payable to the City of Elk Grove at the time of Plan submittal. The City remits all money to the CCSD on behalf of the applicants. Applicants are not required to pay this fee directly to CCSD.

OTHER CITY OF ELK GROVE DEVELOPMENT RELATED FEES

Finance Department Application Fees

The Finance Department administers the following application fees required of new projects conditioned to annex into the various financing districts shown below. Note – additional costs related to annexations to finance districts may be incurred for projects annexing into the City boundaries. For additional information on the annexation process, please see the City webpage at http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfd_s/annexation_to_districts/

- Police Services Community Facilities District (CFD) 2003-2 Application Fee which is \$50 per residential unit, up to a maximum of \$5,000 per project to recover the cost of annexations to CFD 2003-2. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Poppy Ridge CFD 2003-1 Application Fee which is \$7,000 per annexation which will be shared equally amongst project owners if more than one project is included in the annexation. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Laguna Ridge CFD 2005-1 Application Fee is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Maintenance Services CFD 2006-1 Application Fee which is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.
- Street Maintenance District No. 1 (District) Application Fee for all Zones except Zone 1. The fee is \$70 per residential unit and \$280 per acre for non-residential projects or non-residential portions of mixed use projects, up to a maximum of \$7,000 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.
- Street Maintenance District No. 1 Application Fee for Zone 1. The fee is \$45 per residential unit, up to a maximum of \$4,500 per project to recover the cost of annexations to the District. This fee is due prior to the Resolution of Intention to Levy Street Maintenance Assessments.

OTHER DEVELOPMENT RELATED FEES TO OUTSIDE AGENCIES

Sacramento County

County Technical Resources at (916) 874-6544 should be contacted for information on permit, plan check and other fees related to sewer, regional drainage, and regional water facilities for the majority of the developing areas in the City of Elk Grove.

Other Water Agencies

Some areas of the City of Elk Grove receive water service from Elk Grove Water at (916) 685-3556 or from the Omochumne-Hartnell Water Service at (916) 682-5958. These entities can provide information on permit, plan check and other fees related to water in their respective service areas. Interested parties can look up the water purveyor that provides service to a certain address by going to <https://publicapps.saccounty.net/PurveyorLookup>.

Cosumnes Community Services District

The Cosumnes Community Services District (CSD) is the agency responsible for fire protection as well as park facilities and services throughout the City (the CSD and the City of Elk Grove jointly provide park facilities in newly developing areas of the City). The CSD's webpage is found at www.yourcsd.com.

The City of Elk Grove collects all fire protection and park facilities development impact fees due at the time of building permit issuance. The City also collects other fees, such as plan check fees, inspection fees and fire sprinkler fees. Quimby park in-lieu fees, and other related fees are administered and collected directly by the CSD for the areas where they are the facility/service provider.

The CCSD also administers a lighting and landscaping district. For information relating to this LLD, Quimby fees, and other CCSD related fees, call the CSD at (916) 405-7150.

Elk Grove Unified School District

The Elk Grove Unified School District administers a Community Facilities District that spans the entire City boundaries. For information on this Mello-Roos district, please contact the District at (916) 686-7711.

CITY OF WEST SACRAMENTO

BOOK OF FEES

| Description | Authority | Effective Date |
|-------------------------|---|--------------------------------------|
| PARK IMPACT FEES | Resolution 10-14 Inflationary Adjustment | Apr. 1, 2011 Jan. 1, 2018 |

Fees are supported by a Smith Group study entitled *Parks Master Plan*, dated September 2003, with development costs reflecting ENRCCI 6605. Costs in the Plan were adjusted, as follows: land acquisition adjusted from \$125,000 per acre to \$150,000 per acre; 70 acres of acquisition costs added to recreation corridors along the Main Drain; and administrative costs added. Subsequently, on July 31, 2003, the City Councils of both West Sacramento and Sacramento approved the Sacramento Riverfront Master Plan Update. The costs and associated fees have been updated based on the Interim Traffic and Park Impact Fee Study, prepared by the City of West Sacramento and Economic & Planning Systems, Inc. (dated February 2010).

Estimated costs in the above referenced plans have been updated and/or indexed to July 2017 (10789). Costs for Central Park and Riverfront Plan park improvements have been prorated between existing and new development.

| | Estimated | |
|--------------------------------------|--------------------------|---------------------|
| | Cost | Cost per EDU |
| <u>Residential – New Development</u> | | |
| Parks | \$41,881,357 | |
| Mini Parks | 256,480 | |
| Special Facilities | 45,521,574 | |
| Administration | 554,356 | |
| | <hr/> | <hr/> |
| | \$88,213,766 | \$5,378 |
| <u>Community – New Development</u> | | |
| Community Parks | \$64,763,816 | |
| Open Space Areas | 1,306,773 | |
| Recreation Corridors | 62,911,384 | |
| Special Facilities | 0 | |
| Administration | 277,179 | |
| | <hr/> | <hr/> |
| | \$129,259,151 | \$7,009 |
| <u>Community – All Development</u> | | |
| Central Park | \$77,531,715 | |
| Riverfront | 45,352,920 | |
| Special Facilities | 24,981,547 | |
| Administration | 277,179 | |
| | <hr/> | <hr/> |
| | \$148,143,359 | \$3,654 |
| TOTAL | <u>\$365,616,277</u> | <u>\$16,041</u> |

Fee Schedule

A. CHARGE: RESIDENTIAL FACILITIES PER DWELLING UNIT

| <u>Land Use Category</u> | <u>Unit Fee</u> |
|---------------------------|-----------------|
| Residential Dwelling Unit | |
| Single-family | \$5,378 |
| Multifamily | \$4,410 |

CITY OF WEST SACRAMENTO

BOOK OF FEES

| Description | Authority | Effective Date |
|-------------------------|---|--------------------------------------|
| PARK IMPACT FEES | Resolution 10-14 Inflationary Adjustment | Apr. 1, 2011 Jan. 1, 2018 |

B. CHARGE: COMMUNITYWIDE FACILITIES

| <u>Land Use Category</u> | <u>Unit Fee</u> |
|----------------------------------|-----------------|
| Residential Dwelling Unit | |
| Single-family | \$10,662 |
| Multifamily | \$8,742 |
| Nonresidential Per Bldg. Sq. Ft. | |
| Commercial | \$1.39 |
| Office | \$2.24 |
| Industrial ^[1] | \$0.96 |

[1] A specialty fee calculation can be requested by industrial projects if the applicant believes that the employment density of the project varies substantially from the general industrial category (750 square feet per employee). At the approval of the City Manager, staff can prepare a specialty fee calculation utilizing the Interim Traffic and Park Impact Fee Study as the basis. Information must be provided by the applicant substantiating the employment density of the project. Examples include industry data for similar projects, site plans, business plans, or other information deemed appropriate by staff.

C. ADMINISTRATIVE CHARGE

The purpose of this charge is to cover all costs incurred by the City to establish and administer the collection of this fee in accordance with the regulations set forth in AB 1600. The Park Impact Fee set forth in sections A and B includes 1% for this administrative charge.

D. CREDITS

Development in the West Capitol Avenue Action Plan area and the Washington Specific Plan area are eligible for a 50% credit against the fee for residential facilities.

E. AUTOMATIC ADJUSTMENTS

On March 3, 2010, the City Council approved interim park fees that reduced the fees by 14% for residential facilities and 20% for communitywide facilities. These reductions were not extended by the City Council at its March 16, 2011 meeting; therefore, these Interim Park Fees have been automatically adjusted to their previous level effective April 1, 2011, including all applicable adjustments for inflation.

HISTORY:

| AUTHORITY | DATE | ACTION |
|------------------|-------------|---|
| Res. 93-118 | 12/15/93 | Adoption of citywide park facilities development fee |
| Res. 03-31 | 5/14/04 | Update current land values |
| Res. 03-125 | 12/23/03 | Update for 2003 Park Master Plan |
| Res. 10-14 | 3/3/10 | Update for Interim Traffic and Park Fee Study |
| Res. 10-14 | 3/16/10 | Council approved that interim fees sunset per resolution and adjusted to previous levels effective 4/1/11 |

City of Rancho Cordova

Development Impact Fee Report

REVIEW DRAFT

Fiscal Year Ending
June 30, 2017

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Legal Requirements

A. REQUIREMENTS FOR DEVELOPMENT IMPACT FEES

State law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Within the AB1600 legal requirements, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Current California Government Code Section 66006(b) requires that for each separate fund the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

B. ADDITIONAL NOTES

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a Capital Improvement Plan (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures and project schedule) for the specific projects selected for implementation during the CIP period. The CIP describes the five-year plan for allocating funds from the Impact Fee Programs, Measure A Transportation Sales Tax, State and Federal Grants, Gas Tax, Roadway Funds, Supplemental Transportation Fees, Storm Water Utility Tax and Transit Related Service Area Tax. A copy of the City's most recent CIP was adopted as part of the biennial budget document and can be found under the Finance Department page on the City's website at www.cityofranhocordova.org.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding, and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods where budgetary demands exceeding financial resources.

C. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The Development Impact Fee Program has been in effect in Rancho Cordova since incorporation in fiscal year 2003/04. The Development Impact Fee Program consists of multiple components which were individually adopted by the City Council. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out.

The City's Capital Improvement Plan (CIP) projects are financed, in part, by the development impact fees outlined in the description of the development impact fees on the following pages. The City's CIP provide infrastructure to the residents and businesses in Rancho Cordova in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each

development fee type, are detailed within the adopted Nexus Studies establishing the individual Development Impact Fee program(s) and are on file with the City Clerk's Office.

Information on projects in the Development Impact Fee Program(s) can be found on pages 29-31. The information in these tables include: Current Projects, Project Phase, Construction Estimated Start Date, Construction Estimated Completion Date, Estimated Project Cost and Development Fee information including Funding to Date, Budget to Date and % of Total Project Cost.

D. FUNDING OF INFRASTRUCTURE

The 2016/17 - 2020/21 Capital Improvement Plan (CIP) identifies all funding sources and amounts for individual projects through 2020/21. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the Development Impact Fee Program(s). The funding and commencement dates for projects are adjusted, as needed, to reflect the needs of the community.

E. CURRENT PROJECTS

Construction is currently underway on the following projects:

- CP06-2024 - Douglas Road (Rancho Cordova Parkway to Borderlands Drive)
- CP07-2055 - White Rock Road Improvement, Phase I
- CP10-2084 - Mather Field Road - Pedestrian, ADA and Safety Improvements
- CP14-2141 - International Drive and Femoyer Road Traffic Signal
- CP16-2181 - Douglas Blvd Sewer Lift Station

Description of Development Impact Fee(s)

Community Facilities Fee (CFF) Program - This program was established by the City to cover the costs of municipal facilities required to serve an increased population as a result of new development. The city has identified these facilities to include a city hall, a police station, a community center, a city corporation yard, a city museum, a parking structure, library facilities and ongoing administration of the CFF program. The fee program was updated in April 2013 and combined fee components from the City's 2004 and 2005 Fee Studies into a single fee category while continuing to report the library fee separately since the City is holding these funds on behalf of the Sacramento Public Library Authority.

Community Facilities Impact Fee - To provide for new development's share of the cost of municipal facilities, furnishing and equipment required to service the City.

Library Impact Fee - To provide for new development's share of the cost of a library building, furnishings, equipment, books, financing and the purchase of land.

Sunrise Douglas (SD) Impact Fee Program - These specific plan development impact fees are imposed on development in the Sunridge Specific Plan (SRSP), which is part of the Sunrise Douglas Community Plan (SDCP) development area. It includes additional fees for fee program updates, interim sewer facilities, park development improvements, supplemental offsite water facilities, roadways improvements, transit shuttles, and administration of the fee program. These funds can only be spent on facilities in the SDCP Capital Improvement Plan (CIP) to mitigate impact as a result of development in the SDCP area.

SD Fee Program Update Impact Fee - To provide funding for program updates to the Sunrise Douglas Impact Fee Program.

SD Interim Sewer Impact Fee - To provide funding for the construction of interim sewer facilities to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any interim sewer facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the required interim sewer development fee.

SD Park Impact Fee - To provide funding for the construction of park and recreation facilities necessary for development within the SRSP area. Upon application by the property owner or his authorized agent, Cordova Recreation and Park District may authorize the construction of any park and recreation facilities, or portions thereof, as designated in the SDCP Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Supplemental Offsite Water Impact Fee - To provide funding for the construction of offsite water improvements to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite

water facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the supplemental offsite water development fee.

SD Roadway Impact Fee - To provide funding to construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any roadway facilities, or portions thereof, in order of priority as designated on the priority list in the SD Impact Fee Program. The developer will then either be reimbursed for these cost from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Transit Shuttle Impact Fee - To provide funding for the development and operation of a transit shuttle within the Sunrise Douglas Community Plan area.

SD Administration Impact Fee - To provide funding for the administrative duties associated with the SD Impact Fee program.

Traffic Mitigation Impact Fee - This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development, including program administration. The funds collected will be used for construction of the transportation improvements listed in the Transportation Capital Improvement Plan (CIP) Development Impact Fee Program.

Upon application by the property owner or his authorized agent, the City may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the priority list for the transportation impact fee program. The developer will then either be reimbursed for these cost from fees collected from other developers, only to the extent the funds are available, or a credit in lieu of all, or a portion of the required transportation impact fee.

Villages of Zinfandel (VOZ) Impact Fee Program - These specific plan fees are imposed on new development in the Villages of Zinfandel special planning area. It includes fees for offsite roadway improvement and the administration of the fee program. These funds can only be spent on facilities identified in the VOZ Development Impact Fee Program to mitigate impact as a result of development in the VOZ special planning area.

VOZ Roadway Impact Fee - To provide funding for the cost of constructing offsite roadway mitigation facilities required to serve residents within the Villages of Zinfandel Public Facilities Financing Plan area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite roadway mitigation facilities, or portions thereof, as designated in the Public Facilities Financing Plan - Offsite Roadway Mitigation Fee Program. The developer will than either be reimbursed for these cost from impact fees collected within the VOZ Public Facilities

Financing Plan area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the VOZ Public Facilities Financing Plan area.

VOZ Administration Impact Fee - To provide funding for the administrative duties associated with the VOZ Impact Fee program.

Housing Trust Development Impact Fee - A non-residential impact fee used to offset some of the increased burden of need for very low income housing, created by the construction of non-residential uses, which employ a significant number of low wage earners.

Current Fee Schedule

The Development Fee program is reviewed periodically to ensure the Development Impact Fee Program is accounting for all planned future development. The updated Development Impact Fee Program information is then used to determine the amount of fees available for the funding of the proposed capital improvement projects identified in the development of the five-year Capital Improvement Plan (CIP).

| DEVELOPMENT IMPACT FEES | | | | | |
|---------------------------------|-------------------|-------------------|-----------------|---------------|---------------|
| at June 30, 2017 | | | | | |
| Fee Category | Residential | | Non-Residential | | |
| | Single Family | Multi-Family | Office | Commercial | Industrial |
| | Per Unit | Per Unit | Per Sq. Ft | Per Sq. Ft | Per Sq. Ft |
| Community Facility Impact Fees: | | | | | |
| Community Facilities | 3,140.77 | 2,454.07 | 0.78 | 0.47 | 0.20 |
| Library | 643.30 | 503.06 | n/a | n/a | n/a |
| Total Fees | \$3,784.07 | \$2,957.13 | \$0.78 | \$0.47 | \$0.20 |

| DEVELOPMENT IMPACT FEES | | | | |
|-----------------------------------|--------------------|--------------------|-----------------|----------------|
| at June 30, 2017 | | | | |
| Fee Category | Residential | | Non-Residential | |
| | Single Family | Multi-Family | Office | Commercial |
| | Per Unit | Per Unit | Per Sq. Ft | Per Sq. Ft |
| Sunrise Douglas (SD) Impact Fees: | | | | |
| Fee Program Update | 82.31 | 24.06 | 0.02 | 0.03 |
| Interim Sewer | 959.72 | 719.79 | 0.20 | 0.10 |
| Park* | 9,387.40 | 7,394.29 | n/a | n/a |
| Supp. Offsite Water | 1,391.85 | 1,044.18 | 0.43 | 0.51 |
| Traffic Mitigation | 14,306.49 | 9,417.29 | 12.57 | 15.71 |
| Transit Shuttle | 78.52 | 196.28 | 0.25 | 0.43 |
| Program Admin | 630.71 | 427.57 | 0.50 | 0.64 |
| Total Fees | \$26,837.00 | \$19,223.46 | \$13.97 | \$17.42 |

* Park Development Fees vary by Development Agreement, amount included in fee schedule represents Fee set up Park Nexus Study

| DEVELOPMENT IMPACT FEES | | | | | | | |
|---------------------------------|------------------------------------|------------------------------------|----------------------|--------------------------|--------------------------|----------------------|--|
| at June 30, 2017 | | | | | | | |
| Fee Category | Residential | | | | Non-Residential | | |
| | Detached > 1,200 SF Per Unit | Detached ≤ 1,200 SF Per Unit | Attached Per Unit | Multi-Family Per Unit | Commercial Per Sq. Ft | Office Per Sq. Ft | Industrial/ Manufacturing Per Sq. Ft |
| Traffic Mitigation Impact Fees: | | | | | | | |
| Area 1 - Infill | \$9,775.61 | \$6,526.40 | \$6,526.40 | \$6,363.79 | \$9.18 | \$8.90 | \$4.63 |
| Area 2 - New Development | \$16,150.17 | \$14,211.62 | \$14,211.62 | \$11,304.90 | \$11.84 | \$9.10 | \$4.63 |

| DEVELOPMENT IMPACT FEES | | | | | | | |
|--|--|---------------------------------------|-------------------------------|----------------------|--------------------------|--------------------------|--------|
| at June 30, 2017 | | | | | | | |
| Fee Category | Residential | | | Non-Residential | | | |
| | Single Family Low Density Per Unit | Cluster Low Density Per Unit | Medium Density Per Unit | Office Per Sq. Ft | Commercial Per Sq. Ft | Industrial Per Sq. Ft | |
| Villages of Zinfandel (VOZ) Impact Fees: | | | | | | | |
| Traffic Mitigation | | 298.58 | 265.40 | 232.23 | 0.37 | 0.44 | 0.38 |
| Program Admin | | 8.96 | 7.96 | 6.97 | 0.01 | 0.01 | 0.01 |
| Total Fees | | \$307.54 | \$273.36 | \$239.20 | \$0.38 | \$0.45 | \$0.39 |

| DEVELOPMENT IMPACT FEES | | | | | | | |
|------------------------------------|-------------|---|---------------------|---|--------------------------|-----------------------------|-------------------------|
| at June 30, 2017 | | | | | | | |
| Fee Category | Residential | Non-Residential | | | | | |
| | | Office Per Sq. Ft | Hotel Per Sq. Ft | Research & Development Per Sq. Ft | Commercial Per Sq. Ft | Manufacturing Per Sq. Ft | Warehouse Per Sq. Ft |
| Very Low Income Housing Impact Fee | | | | | | | |
| Impact Fee | n/a | 0.97 | 0.92 | 0.82 | 0.77 | 0.61 | 0.26 |
| Program Admin | n/a | Between \$30 and \$100 as determined by Plan Review | | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

| Description | Community Facilities Fee Program | | Sunrise Douglas |
|-----------------------------------|-------------------------------------|------------------------|--------------------|
| | Community Facilities ⁽¹⁾ | Library ⁽²⁾ | Fee Program Update |
| REVENUES | | | |
| Fees | 1,390,111 | 274,201 | 18,223 |
| Interest | 2,403 | 36,664 | 1,856 |
| Other Revenues | 53 | - | - |
| Total Revenues | \$ 1,392,568 | \$ 310,865 | \$ 20,079 |
| EXPENDITURES | | | |
| Expenditures | 52,129 | 10,283 | - |
| Transfer Out | 965,650 | - | - |
| Total Expenditures | \$ 1,017,779 | \$ 10,283 | \$ - |
| REVENUE OVER/(UNDER) EXPENDITURES | \$ 374,788 | \$ 300,583 | \$ 20,079 |
| Fund Balance, Beginning of Year | 141,852 | 3,353,083 | \$ 166,579 |
| Fund Balance, End of Year | \$ 516,641 | \$ 3,653,665 | \$ 186,658 |

Notes:

- (1) An Updated Nexus Study was adopted in April 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component called Community Facilities. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.
- (2) Council approved consolidation of the SD Library Fee, the Villages of Zinfandel Library Fee into the Community Facility Fee - Library Fee. For reporting purposes all activity reported in the individual library funds prior to the implementation of the consolidated library fee have all been reported in CFF - Library Fee

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

| Description | Sunrise Douglas Fee Program | | | |
|--|-----------------------------|-----------------------|---------------------|---------------------|
| | Interim Sewer | Park | Suppl Offsite Water | Roadway |
| REVENUES | | | | |
| Fees | 161,642 | 1,415,542 | 96,716 | 2,716,730 |
| Interest | 3,393 | 47,213 | 1,159 | 194,550 |
| Other Revenues | - | - | - | 1,200,000 |
| Total Revenues | <u>\$ 165,035</u> | <u>\$ 1,462,755</u> | <u>\$ 97,875</u> | <u>\$ 4,111,280</u> |
| EXPENDITURES | | | | |
| Expenditures | 530,663 | 7,874,805 | - | 2,421,039 |
| Transfer Out | - | - | - | - |
| Total Expenditures | <u>\$ 530,663</u> | <u>\$ 7,874,805</u> | <u>\$ -</u> | <u>\$ 2,421,039</u> |
| REVENUE OVER/(UNDER) EXPENDITURES | \$ (365,627) | \$ (6,412,050) | \$ 97,875 | \$ 1,690,241 |
| Fund Balance, Beginning of Year | \$ 385,887 | \$ 7,146,275 | 45,710 | \$ 17,792,298 |
| Fund Balance, End of Year | \$ 20,260 | \$ 734,225 | \$ 143,585 | \$ 19,482,539 |

Notes:

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

| Description | Sunrise Douglas Fee Program | | Traffic Mitigation Impact Fee ⁽³⁾ |
|--|-----------------------------|--------------------|---|
| | Transit | Program Admin | |
| REVENUES | | | |
| Fees | 14,863 | 121,405 | 3,851,428 |
| Interest | 4,794 | 9,019 | 211,962 |
| Other Revenues | - | - | - |
| Total Revenues | <u>\$ 19,657</u> | <u>\$ 130,424</u> | <u>\$ 4,063,390</u> |
| EXPENDITURES | | | |
| Expenditures | - | 169,450 | 1,075,372 |
| Transfer Out | - | - | - |
| Total Expenditures | <u>\$ -</u> | <u>\$ 169,450</u> | <u>\$ 1,075,372</u> |
| REVENUE OVER/(UNDER) EXPENDITURES | \$ 19,657 | \$ (39,026) | \$ 2,988,018 |
| Fund Balance, Beginning of Year | \$ 444,608 | \$ 867,033 | 18,573,459 |
| Fund Balance, End of Year | \$ 464,265 | \$ 828,007 | \$ 21,561,477 |

Notes:

(3) An Updated Nexus Study was adopted in January 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2017

| Description | Village of Zinfandel Fee Program | | Very Low Income Housing |
|-----------------------------------|----------------------------------|---------------|----------------------------|
| | Roadway | Program Admin | |
| REVENUES | | | |
| Fees | - | - | 96,134 |
| Interest | 3,876 | 78 | 18,524 |
| Other Revenues | - | - | 496,939 |
| Total Revenues | \$ 3,876 | \$ 78 | \$ 611,597 |
| EXPENDITURES | | | |
| Expenditures | - | 518 | 162,879 |
| Transfer Out | - | - | - |
| Total Expenditures | \$ - | \$ 518 | \$ 162,879 |
| REVENUE OVER/(UNDER) EXPENDITURES | \$ 3,876 | \$ (439) | \$ 448,718 |
| Fund Balance, Beginning of Year | \$ 365,368 | \$ 7,605 | \$ (1,685,284) |
| Fund Balance, End of Year | \$ 369,245 | \$ 7,165 | \$ (1,236,566) |

Notes:

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|---------------------|-------------------|------------------------|-------------------|-------------------|
| REVENUES | | | | | |
| Fees | 257,416 | 724,056 | 669,537 | 1,257,874 | 1,390,111 |
| Interest | 226 | 8,365 | (29) | 547 | 2,403 |
| Other Revenues | 1,304,995 | 1,050 | - | - | 53 |
| Total Revenues | <u>1,562,636</u> | <u>733,471</u> | <u>669,508</u> | <u>1,258,421</u> | <u>1,392,568</u> |
| EXPENDITURES | | | | | |
| Expenditures | 8,587 | 1,027,081 | 24,869 | 47,170 | 52,129 |
| Transfer Out | 11,601 | 1,006,659 | 976,441 | 979,776 | 965,650 |
| Total Expenditures | <u>20,188</u> | <u>2,033,740</u> | <u>1,001,310</u> | <u>1,026,946</u> | <u>1,017,779</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 1,542,448 | (1,300,269) | (331,802) | 231,475 | 374,788 |
| Fund Balance, Beginning of Year | - | 1,542,448 | 242,180 | (89,622) | 141,852 |
| Fund Balance, End of Year | <u>\$ 1,542,448</u> | <u>\$ 242,180</u> | <u>\$ (89,622)</u> | <u>\$ 141,852</u> | <u>\$ 516,641</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|---------------------|-------------------|-------------|-------------------|-------------------|
| Current Year | 1,542,448 | 242,180 | - | 141,852 | 516,641 |
| Prior Year (2-yr Old Funds) | - | - | - | - | - |
| Prior Year (3-yr Old Funds) | - | - | - | - | - |
| Prior Year (4-yr Old Funds) | - | - | - | - | - |
| Prior Year (5-yr Old Funds) | - | - | - | - | - |
| Greater than Five Prior Fiscal Years | - | - | - | - | - |
| Total Revenues | <u>\$ 1,542,448</u> | <u>\$ 242,180</u> | <u>\$ -</u> | <u>\$ 141,852</u> | <u>\$ 516,641</u> |

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance For Last Five Fiscal Years

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|---------------------|---------------------|------------------------|---------------------|---------------------|
| REVENUES | | | | | |
| Fees | 51,403 | 143,529 | 125,215 | 274,631 | 274,201 |
| Interest | 3,733 | 19,228 | 9,903 | 14,799 | 36,664 |
| Other Revenues | 2,130,718 | - | - | - | - |
| Total Revenues | <u>2,185,853</u> | <u>162,757</u> | <u>135,118</u> | <u>289,430</u> | <u>310,865</u> |
| EXPENDITURES | | | | | |
| Expenditures | 848 | 519 | 4,696 | 10,299 | 10,283 |
| Transfer Out | 1,107 | 5,382 | - | - | - |
| Total Expenditures | <u>1,955</u> | <u>5,901</u> | <u>4,696</u> | <u>10,299</u> | <u>10,283</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 2,183,898 | 156,855 | 130,422 | 279,131 | 300,583 |
| Fund Balance, Beginning of Year | 602,776 | 2,786,674 | 2,943,529 | 3,073,952 | 3,353,083 |
| Fund Balance, End of Year | <u>\$ 2,786,674</u> | <u>\$ 2,943,529</u> | <u>\$ 3,073,952</u> | <u>\$ 3,353,083</u> | <u>\$ 3,653,665</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|
| Current Year | 2,185,853 | 162,757 | 135,118 | 289,430 | 310,865 |
| Prior Year (2-yr Old Funds) | 14,635 | 2,185,853 | 162,757 | 135,118 | 289,430 |
| Prior Year (3-yr Old Funds) | 12,998 | 14,635 | 2,185,853 | 162,757 | 135,118 |
| Prior Year (4-yr Old Funds) | 39,813 | 12,998 | 14,635 | 2,185,853 | 162,757 |
| Prior Year (5-yr Old Funds) | 111,010 ⁽¹⁾ | 39,813 ⁽¹⁾ | 12,998 ⁽¹⁾ | 14,635 ⁽¹⁾ | 2,185,853 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 422,365 ⁽¹⁾ | 527,473 ⁽¹⁾ | 562,591 ⁽¹⁾ | 565,290 ⁽¹⁾ | 569,643 ⁽¹⁾ |
| Total Revenues | <u>\$ 2,786,674</u> | <u>\$ 2,943,529</u> | <u>\$ 3,073,952</u> | <u>\$ 3,353,083</u> | <u>\$ 3,653,665</u> |

(1) The Community Facility Fees - Library Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of Library Branch(es) and therefore must be retained until enough fees have been collected to start construction of the project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|-------------------|-------------------|
| REVENUES | | | | | |
| Fees | 18,021 | 12,913 | 12,095 | 18,295 | 18,223 |
| Interest | 699 | 866 | 459 | 718 | 1,856 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>18,720</u> | <u>13,779</u> | <u>12,554</u> | <u>19,013</u> | <u>20,079</u> |
| EXPENDITURES | | | | | |
| Expenditures | - | - | - | - | - |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 18,720 | 13,779 | 12,554 | 19,013 | 20,079 |
| Fund Balance, Beginning of Year | 102,512 | 121,232 | 135,011 | 147,566 | 166,579 |
| Fund Balance, End of Year | <u>\$ 121,232</u> | <u>\$ 135,011</u> | <u>\$ 147,566</u> | <u>\$ 166,579</u> | <u>\$ 186,658</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Current Year | 18,720 | 13,779 | 12,554 | 19,013 | 20,079 |
| Prior Year (2-yr Old Funds) | 12,789 | 18,720 | 13,779 | 12,554 | 19,013 |
| Prior Year (3-yr Old Funds) | 11,916 | 12,789 | 18,720 | 13,779 | 12,554 |
| Prior Year (4-yr Old Funds) | 13,603 | 11,916 | 12,789 | 18,720 | 13,779 |
| Prior Year (5-yr Old Funds) | 10,215 ⁽¹⁾ | 13,603 ⁽¹⁾ | 11,916 ⁽¹⁾ | 12,789 ⁽¹⁾ | 18,720 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 53,989 ⁽¹⁾ | 64,204 ⁽¹⁾ | 77,807 ⁽¹⁾ | 89,723 ⁽¹⁾ | 102,512 ⁽¹⁾ |
| Total Revenues | <u>\$ 121,232</u> | <u>\$ 135,011</u> | <u>\$ 147,566</u> | <u>\$ 166,579</u> | <u>\$ 186,658</u> |

(1) The Sunrise Douglas Program Update Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for future program reviews and updates and therefor must be retained for future costs.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|-------------------|------------------|
| REVENUES | | | | | |
| Fees | 109,746 | 154,901 | 118,144 | 231,292 | 161,642 |
| Interest | 96,860 | 2,525 | 1,425 | 2,007 | 3,393 |
| Other Revenues | 1,813 | - | - | - | - |
| Total Revenues | <u>208,420</u> | <u>157,426</u> | <u>119,569</u> | <u>233,299</u> | <u>165,035</u> |
| EXPENDITURES | | | | | |
| Expenditures | 96,860 | 111,562 | 51,883 | 308,511 | 530,663 |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>96,860</u> | <u>111,562</u> | <u>51,883</u> | <u>308,511</u> | <u>530,663</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 111,560 | 45,864 | 67,686 | (75,212) | (365,627) |
| Fund Balance, Beginning of Year | 235,990 | 347,550 | 393,413 | 461,099 | 385,887 |
| Fund Balance, End of Year | <u>\$ 347,550</u> | <u>\$ 393,413</u> | <u>\$ 461,099</u> | <u>\$ 385,887</u> | <u>\$ 20,260</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|------------------|
| Current Year | 208,420 | 157,426 | 119,569 | 233,299 | 165,035 |
| Prior Year (2-yr Old Funds) | 138,064 | 208,420 | 157,426 | 119,569 | 233,299 |
| Prior Year (3-yr Old Funds) | 1,066 | 27,568 | 184,105 | 33,019 | (378,074) |
| Prior Year (4-yr Old Funds) | - | - | - | - | - |
| Prior Year (5-yr Old Funds) | - | - | - | - | - |
| Greater than Five Prior Fiscal Years | - | - | - | - | - |
| Total Revenues | <u>\$ 347,550</u> | <u>\$ 393,413</u> | <u>\$ 461,099</u> | <u>\$ 385,887</u> | <u>\$ 20,260</u> |

Result: Five Year Revenue Test met in accordance with Government Code 66001

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|---------------------|---------------------|------------------------|---------------------|-------------------|
| REVENUES | | | | | |
| Fees | 1,184,660 | 1,065,035 | 330,007 | 2,108,928 | 1,415,542 |
| Interest | 49,011 | 51,542 | 22,282 | 31,754 | 47,213 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>1,233,671</u> | <u>1,116,577</u> | <u>352,289</u> | <u>2,140,682</u> | <u>1,462,755</u> |
| EXPENDITURES | | | | | |
| Expenditures | 92,082 | 1,970,981 | 1,940,397 | 908,280 | 7,874,805 |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>92,082</u> | <u>1,970,981</u> | <u>1,940,397</u> | <u>908,280</u> | <u>7,874,805</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 1,141,589 | (854,404) | (1,588,109) | 1,232,402 | (6,412,050) |
| Fund Balance, Beginning of Year | 7,214,797 | 8,356,386 | 7,501,981 | 5,913,873 | 7,146,275 |
| Fund Balance, End of Year | <u>\$ 8,356,386</u> | <u>\$ 7,501,981</u> | <u>\$ 5,913,873</u> | <u>\$ 7,146,275</u> | <u>\$ 734,225</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------|
| Current Year | 1,233,671 | 1,116,577 | 352,289 | 2,140,682 | 734,225 |
| Prior Year (2-yr Old Funds) | 988,207 | 1,233,671 | 1,116,577 | 352,289 | - |
| Prior Year (3-yr Old Funds) | 850,253 | 988,207 | 1,233,671 | 1,116,577 | - |
| Prior Year (4-yr Old Funds) | 899,893 | 850,253 | 988,207 | 1,233,671 | - |
| Prior Year (5-yr Old Funds) | 430,900 ⁽¹⁾ | 899,893 ⁽¹⁾ | 850,253 ⁽¹⁾ | 988,207 ⁽¹⁾ | - |
| Greater than Five Prior Fiscal Years | 3,953,462 ⁽¹⁾ | 2,413,381 ⁽¹⁾ | 1,372,877 ⁽¹⁾ | 1,314,849 ⁽¹⁾ | - |
| Total Revenues | <u>\$ 8,356,386</u> | <u>\$ 7,501,981</u> | <u>\$ 5,913,873</u> | <u>\$ 7,146,275</u> | <u>\$ 734,225</u> |

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future construction of park and recreation facilities necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until enough fees have been collected to start construction of the project(s).

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|------------------|-------------------|
| REVENUES | | | | | |
| Fees | 279,838 | 589,856 | 119,292 | 503,807 | 96,716 |
| Interest | 1,045 | 1,942 | 124 | 71 | 1,159 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>280,883</u> | <u>591,798</u> | <u>119,416</u> | <u>503,879</u> | <u>97,875</u> |
| EXPENDITURES | | | | | |
| Expenditures | 135,638 | 539,786 | 378,106 | 504,325 | - |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>135,638</u> | <u>539,786</u> | <u>378,106</u> | <u>504,325</u> | <u>-</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 145,245 | 52,012 | (258,690) | (447) | 97,875 |
| Fund Balance, Beginning of Year | 107,589 | 252,834 | 304,846 | 46,157 | 45,710 |
| Fund Balance, End of Year | <u>\$ 252,834</u> | <u>\$ 304,846</u> | <u>\$ 46,157</u> | <u>\$ 45,710</u> | <u>\$ 143,585</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|-------------------|-------------------|------------------|------------------|-------------------|
| Current Year | 252,834 | 304,846 | 46,157 | 45,710 | 143,585 |
| Prior Year (2-yr Old Funds) | - | - | - | - | - |
| Prior Year (3-yr Old Funds) | - | - | - | - | - |
| Prior Year (4-yr Old Funds) | - | - | - | - | - |
| Prior Year (5-yr Old Funds) | - | - | - | - | - |
| Greater than Five Prior Fiscal Years | - | - | - | - | - |
| Total Revenues | <u>\$ 252,834</u> | <u>\$ 304,846</u> | <u>\$ 46,157</u> | <u>\$ 45,710</u> | <u>\$ 143,585</u> |

Result: Five Year Revenue Test met in accordance with Government Code 66001

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|----------------------|----------------------|------------------------|----------------------|----------------------|
| REVENUES | | | | | |
| Fees | 3,116,386 | 2,514,167 | 1,732,406 | 2,480,252 | 2,716,730 |
| Interest | 92,598 | 96,441 | 49,246 | 76,895 | 194,550 |
| Other Revenues | - | - | - | 500,000 | 1,200,000 |
| Total Revenues | 3,208,984 | 2,610,609 | 1,781,651 | 3,057,146 | 4,111,280 |
| EXPENDITURES | | | | | |
| Expenditures | 10,000 | 1,984,196 | 1,351,341 | 240,588 | 2,421,039 |
| Transfer Out | 2,983,792 | 90,084 | - | - | - |
| Total Expenditures | 2,993,792 | 2,074,280 | 1,351,341 | 240,588 | 2,421,039 |
| REVENUES OVER (UNDER) EXPENDITURES | 215,192 | 536,329 | 430,311 | 2,816,558 | 1,690,241 |
| Fund Balance, Beginning of Year | 13,793,908 | 14,009,100 | 14,545,429 | 14,975,740 | 17,792,298 |
| Fund Balance, End of Year | \$ 14,009,100 | \$ 14,545,429 | \$ 14,975,740 | \$ 17,792,298 | \$ 19,482,539 |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Current Year | 3,208,984 | 2,610,609 | 1,781,651 | 3,057,146 | 4,111,280 |
| Prior Year (2-yr Old Funds) | 2,124,368 | 4,603,706 | 2,610,609 | 1,781,651 | 3,057,146 |
| Prior Year (3-yr Old Funds) | 2,529,532 | 2,124,368 | 4,603,706 | 2,610,609 | 1,781,651 |
| Prior Year (4-yr Old Funds) | 4,199,835 | 2,529,532 | 2,124,368 | 4,603,706 | 2,610,609 |
| Prior Year (5-yr Old Funds) | 1,946,381 ⁽¹⁾ | 2,677,214 ⁽¹⁾ | 2,529,532 ⁽¹⁾ | 2,124,368 ⁽¹⁾ | 4,603,706 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | - | - | 1,325,873 | 3,614,818 | 3,318,147 ⁽¹⁾ |
| Total Revenues | \$ 14,009,100 | \$ 14,545,429 | \$ 14,975,740 | \$ 17,792,298 | \$ 19,482,539 |

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future roadway improvements necessary to serve the growing population within the Sunrise Douglas Community Plan Area and therefor must be retained until enough fees have been collected to start construction of the various roadway projects.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|-------------------|-------------------|
| REVENUES | | | | | |
| Fees | 17,190 | 12,317 | 11,538 | 17,453 | 14,863 |
| Interest | 2,733 | 2,997 | 1,520 | 2,008 | 4,794 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>19,923</u> | <u>15,315</u> | <u>13,058</u> | <u>19,462</u> | <u>19,657</u> |
| EXPENDITURES | | | | | |
| Expenditures | - | - | - | 43,134 | - |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>-</u> | <u>-</u> | <u>-</u> | <u>43,134</u> | <u>-</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 19,923 | 15,315 | 13,058 | (23,673) | 19,657 |
| Fund Balance, Beginning of Year | 419,985 | 439,908 | 455,222 | 468,280 | 444,608 |
| Fund Balance, End of Year | <u>\$ 439,908</u> | <u>\$ 455,222</u> | <u>\$ 468,280</u> | <u>\$ 444,608</u> | <u>\$ 464,265</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Current Year | 19,923 | 15,315 | 13,058 | 19,462 | 19,657 |
| Prior Year (2-yr Old Funds) | 16,685 | 14,775 | 15,315 | 13,058 | 19,462 |
| Prior Year (3-yr Old Funds) | 17,307 | 16,685 | 14,775 | 15,315 | 13,058 |
| Prior Year (4-yr Old Funds) | 22,552 | 17,307 | 16,685 | 14,775 | 15,315 |
| Prior Year (5-yr Old Funds) | 26,570 ⁽¹⁾ | 22,552 ⁽¹⁾ | 17,307 ⁽¹⁾ | 16,685 ⁽¹⁾ | 14,775 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 336,871 ⁽¹⁾ | 368,589 ⁽¹⁾ | 391,141 ⁽¹⁾ | 365,313 ⁽¹⁾ | 381,998 ⁽¹⁾ |
| Total Revenues | <u>\$ 439,908</u> | <u>\$ 455,222</u> | <u>\$ 468,280</u> | <u>\$ 444,608</u> | <u>\$ 464,265</u> |

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future development and operation of a transit shuttle to service the growing population within the Sunrise Douglas Community Plan Area and therefore must be retained until the population is large enough to support this service.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|-------------------|-------------------|
| REVENUES | | | | | |
| Fees | 138,579 | 98,948 | 92,684 | 140,193 | 121,405 |
| Interest | 4,949 | 5,325 | 2,628 | 3,834 | 9,019 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>143,529</u> | <u>104,273</u> | <u>95,312</u> | <u>144,028</u> | <u>130,424</u> |
| EXPENDITURES | | | | | |
| Expenditures | 161,076 | 80,669 | 68,869 | 96,511 | 169,450 |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>161,076</u> | <u>80,669</u> | <u>68,869</u> | <u>96,511</u> | <u>169,450</u> |
| REVENUES OVER (UNDER) EXPENDITURES | (17,548) | 23,604 | 26,443 | 47,517 | (39,026) |
| Fund Balance, Beginning of Year | 787,017 | 769,469 | 793,073 | 819,516 | 867,033 |
| Fund Balance, End of Year | <u>\$ 769,469</u> | <u>\$ 793,073</u> | <u>\$ 819,516</u> | <u>\$ 867,033</u> | <u>\$ 828,007</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Current Year | 143,529 | 104,273 | 95,312 | 144,028 | 130,424 |
| Prior Year (2-yr Old Funds) | 96,822 | 97,912 | 104,273 | 95,312 | 144,028 |
| Prior Year (3-yr Old Funds) | 109,831 | 96,822 | 97,912 | 104,273 | 95,312 |
| Prior Year (4-yr Old Funds) | 101,935 | 109,831 | 96,822 | 97,912 | 104,273 |
| Prior Year (5-yr Old Funds) | 133,464 ⁽¹⁾ | 101,935 ⁽¹⁾ | 109,831 ⁽¹⁾ | 96,822 ⁽¹⁾ | 97,912 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 183,889 ⁽¹⁾ | 282,300 ⁽¹⁾ | 315,366 ⁽¹⁾ | 328,687 ⁽¹⁾ | 256,059 ⁽¹⁾ |
| Total Revenues | <u>\$ 769,469</u> | <u>\$ 793,073</u> | <u>\$ 819,516</u> | <u>\$ 867,033</u> | <u>\$ 828,007</u> |

(1) The Sunrise Douglas Program Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|----------------------|----------------------|------------------------|----------------------|----------------------|
| REVENUES | | | | | |
| Fees | 1,643,890 | 1,028,811 | 1,066,695 | 2,788,012 | 3,851,428 |
| Interest | 135,577 | 130,903 | 62,420 | 84,824 | 211,962 |
| Other Revenues | - | 15,000 | 15,000 | 7,700 | - |
| Total Revenues | <u>1,779,467</u> | <u>1,174,715</u> | <u>1,144,114</u> | <u>2,880,535</u> | <u>4,063,390</u> |
| EXPENDITURES | | | | | |
| Expenditures | 212,633 | 408,139 | 1,839,192 | 2,530,573 | 1,075,372 |
| Transfer Out | 3,055,968 | 1,086,341 | 12,500 | - | - |
| Total Expenditures | <u>3,268,601</u> | <u>1,494,480</u> | <u>1,851,692</u> | <u>2,530,573</u> | <u>1,075,372</u> |
| REVENUES OVER (UNDER) EXPENDITURES | (1,489,133) | (319,765) | (707,578) | 349,962 | 2,988,018 |
| Fund Balance, Beginning of Year | 20,739,973 | 19,250,840 | 18,931,074 | 18,223,497 | 18,573,459 |
| Fund Balance, End of Year | <u>\$ 19,250,840</u> | <u>\$ 18,931,074</u> | <u>\$ 18,223,497</u> | <u>\$ 18,573,459</u> | <u>\$ 21,561,477</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Current Year | 1,779,467 | 1,174,715 | 1,144,114 | 2,880,535 | 4,063,390 |
| Prior Year (2-yr Old Funds) | 1,705,134 | 3,397,828 | 1,174,715 | 1,144,114 | 2,880,535 |
| Prior Year (3-yr Old Funds) | 1,843,019 | 1,705,134 | 3,397,828 | 1,174,715 | 1,144,114 |
| Prior Year (4-yr Old Funds) | 2,741,220 | 1,843,019 | 1,705,134 | 3,397,828 | 1,174,715 |
| Prior Year (5-yr Old Funds) | 5,785,133 ⁽¹⁾ | 2,741,220 ⁽¹⁾ | 1,843,019 ⁽¹⁾ | 1,705,134 ⁽¹⁾ | 3,397,828 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 5,396,866 ⁽¹⁾ | 8,069,159 ⁽¹⁾ | 8,958,687 ⁽¹⁾ | 8,271,133 ⁽¹⁾ | 8,900,895 ⁽¹⁾ |
| Total Revenues | <u>\$ 19,250,840</u> | <u>\$ 18,931,074</u> | <u>\$ 18,223,497</u> | <u>\$ 18,573,459</u> | <u>\$ 21,561,477</u> |

(1) The Traffic Mitigation Fund reports funds being held beyond the five-years as described by AB1600. While projects are being completed or an annual basis, this fund is accumulation funds for the development and construction of a new interchange, a multi-million dollar project which is not expected to start construction in the next five year CIP funding cycle, therefor the funds must be retained until a funding level that allows construction to start has been reached.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-------------------|-------------------|------------------------|-------------------|-------------------|
| REVENUES | | | | | |
| Fees | 10,223 | 19,908 | 14,528 | 8,462 | - |
| Interest | 1,956 | 2,174 | 1,142 | 1,621 | 3,876 |
| Other Revenues | - | 3,085 | - | - | - |
| Total Revenues | <u>12,179</u> | <u>25,168</u> | <u>15,670</u> | <u>10,082</u> | <u>3,876</u> |
| EXPENDITURES | | | | | |
| Expenditures | - | - | - | - | - |
| Transfer Out | 760 | - | - | - | - |
| Total Expenditures | <u>760</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| REVENUES OVER (UNDER) EXPENDITURES | 11,419 | 25,168 | 15,670 | 10,082 | 3,876 |
| Fund Balance, Beginning of Year | 303,029 | 314,448 | 339,616 | 355,286 | 365,368 |
| Fund Balance, End of Year | <u>\$ 314,448</u> | <u>\$ 339,616</u> | <u>\$ 355,286</u> | <u>\$ 365,368</u> | <u>\$ 369,245</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Current Year | 12,179 | 25,168 | 15,670 | 10,082 | 3,876 |
| Prior Year (2-yr Old Funds) | 9,625 | 39,818 | 25,168 | 15,670 | 10,082 |
| Prior Year (3-yr Old Funds) | 7,815 | 9,625 | 39,818 | 25,168 | 15,670 |
| Prior Year (4-yr Old Funds) | 6,514 | 7,815 | 9,625 | 39,818 | 25,168 |
| Prior Year (5-yr Old Funds) | 29,186 ⁽¹⁾ | 6,514 ⁽¹⁾ | 7,815 ⁽¹⁾ | 9,625 ⁽¹⁾ | 39,818 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 249,129 ⁽¹⁾ | 250,676 ⁽¹⁾ | 257,190 ⁽¹⁾ | 265,005 ⁽¹⁾ | 274,630 ⁽¹⁾ |
| Total Revenues | <u>\$ 314,448</u> | <u>\$ 339,616</u> | <u>\$ 355,286</u> | <u>\$ 365,368</u> | <u>\$ 369,245</u> |

(1) The Villages of Zinfandel Roadway Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future construction of offsite roadway mitigation facilities to service residents within the Villages of Zinfandel Public Facilities Financing Plan and therefore must be retained until enough fees have been collected to fund a construction project.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|-----------------|-----------------|------------------------|-----------------|-----------------|
| REVENUES | | | | | |
| Fees | 826 | 627 | 539 | - | - |
| Interest | 43 | 45 | 24 | 34 | 78 |
| Other Revenues | - | - | - | - | - |
| Total Revenues | <u>869</u> | <u>672</u> | <u>563</u> | <u>34</u> | <u>78</u> |
| EXPENDITURES | | | | | |
| Expenditures | 1,326 | - | - | - | 518 |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>1,326</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>518</u> |
| REVENUES OVER (UNDER) EXPENDITURES | (457) | 672 | 563 | 34 | (439) |
| Fund Balance, Beginning of Year | 6,793 | 6,336 | 7,008 | 7,571 | 7,605 |
| Fund Balance, End of Year | <u>\$ 6,336</u> | <u>\$ 7,008</u> | <u>\$ 7,571</u> | <u>\$ 7,605</u> | <u>\$ 7,165</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Current Year | 1,217 | 869 | 563 | 34 | 78 |
| Prior Year (2-yr Old Funds) | 192 | 192 | 869 | 563 | 34 |
| Prior Year (3-yr Old Funds) | 646 | 646 | 192 | 869 | 563 |
| Prior Year (4-yr Old Funds) | 276 | 276 | 646 | 192 | 869 |
| Prior Year (5-yr Old Funds) | 1,279 ⁽¹⁾ | 1,279 ⁽¹⁾ | 276 ⁽¹⁾ | 646 ⁽¹⁾ | 192 ⁽¹⁾ |
| Greater than Five Prior Fiscal Years | 3,183 ⁽¹⁾ | 3,074 ⁽¹⁾ | 5,025 ⁽¹⁾ | 5,301 ⁽¹⁾ | 5,429 ⁽¹⁾ |
| Total Revenues | <u>\$ 6,793</u> | <u>\$ 6,336</u> | <u>\$ 7,571</u> | <u>\$ 7,605</u> | <u>\$ 7,165</u> |

(1) The Villages of Zinfandel Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost, including a complete review of the program, and therefore must be retained to cover future cost.

Result: Five Year Findings required in accordance with Government Code 66001 adopted in 2014 with Resolution 4-2014 ⁽¹⁾

**Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years**

| Description | 2012-13 | 2013-14 | Fiscal Year 2014-15 | 2015-16 | 2016-17 |
|---|--------------------|---------------------|------------------------|-----------------------|-----------------------|
| REVENUES | | | | | |
| Fees | 24,694 | 42,156 | 27,972 | 12,585 | 96,134 |
| Interest | 207 | - | 100 | 8,551 | 18,524 |
| Other Revenues | - | - | - | 108,323 | 496,939 |
| Total Revenues | <u>24,901</u> | <u>42,156</u> | <u>28,072</u> | <u>129,459</u> | <u>611,597</u> |
| EXPENDITURES | | | | | |
| Expenditures | 219,428 | 581,332 | 962,183 | 244,059 | 162,879 |
| Transfer Out | - | - | - | - | - |
| Total Expenditures | <u>219,428</u> | <u>581,332</u> | <u>962,183</u> | <u>244,059</u> | <u>162,879</u> |
| REVENUES OVER (UNDER) EXPENDITURES | (194,527) | (539,175) | (934,111) | (114,600) | 448,718 |
| Fund Balance, Beginning of Year | 97,130 | (97,397) | (636,572) | (1,570,683) | (1,685,284) |
| Fund Balance, End of Year | <u>\$ (97,397)</u> | <u>\$ (636,572)</u> | <u>\$ (1,570,683)</u> | <u>\$ (1,685,284)</u> | <u>\$ (1,236,566)</u> |

Five Year Revenue Test Using First In First Out Method

| Available Revenue | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Current Year | - | - | - | - | - |
| Prior Year (2-yr Old Funds) | - | - | - | - | - |
| Prior Year (3-yr Old Funds) | - | - | - | - | - |
| Prior Year (4-yr Old Funds) | - | - | - | - | - |
| Prior Year (5-yr Old Funds) | - | - | - | - | - |
| Greater than Five Prior Fiscal Years | - | - | - | - | - |
| Total Revenues | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

Result: Five Year Revenue Test met in accordance with Government Code 66001

Notes to the Annual Development Impact Fee Report

The Notes address two items required by California Government Code Section 66006(b). Notes 1-3 provides information on any interfund transfer or loans made from a development fee account or fund, including the public improvement on which the transferred or loaned fee will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Note 4 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 - 2017 SERIES A & B REFUNDING CERTIFICATES OF PARTICIPATION

On January 25, 2017 \$11,925,000 and \$4,470,000 in Refunding Certificated of Participation (COP's) were issued by the Rancho Cordova Finance Corporation (the "Corporation") to refund both the 2005 & 2007 Certificates of Participations, which were issued for City Hall Facility Acquisition and City Operations. Principal payments of \$190,000 to \$1,235,000 are due annually on February 1st through February 1, 2035. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to these COP's. As of June 30, 2017, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled \$14,844,155. During FY 2016-17 the CFF - Community Facilities Fee made payments totaling \$834,539, including bank fees.

Future payments on these COP's are as follows:

| Long Term Debt Obligation | | | |
|----------------------------------|--|------------------|-------------------|
| at June 30, 2017 | | | |
| For the Year Ending June 30 | 2017 Series A & B CFF - Community Facilities Obligation | | |
| | Principal | Interest | Total |
| 2018 | 425,000 | 413,317 | 838,317 |
| 2019 | 434,375 | 396,713 | 831,088 |
| 2020 | 437,500 | 388,677 | 826,177 |
| 2021 | 446,875 | 379,052 | 825,927 |
| 2022 | 459,375 | 368,059 | 827,434 |
| 2023-2027 | 2,553,125 | 1,584,761 | 4,137,886 |
| 2028-2032 | 3,231,250 | 904,211 | 4,135,461 |
| 2033-2035 | 2,259,375 | 162,489 | 2,421,864 |
| Total Payments Due | 10,246,875 | 4,597,280 | 14,844,155 |

NOTE #2 - DEFERRED IMPACT FEES

In May 2008, the City enacted a Temporary Fee Deferral Program for certain development impact fees. This program allows residential and non-residential developers to defer eligible impact fees normally paid at the time of building permit issuance to the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the fee deferral application was approved. Although originally set to expire after one year, through various Council actions, the program has been extended to June 30, 2019.

Developer impact fees deferred at June 30, 2017 are as follows:

| DEVELOPMENT IMPACT FEE DEFERRALS | | | | |
|--|---------------|--------------|-----------------|------|
| at June 30, 2017 | | | | |
| Fee Program | Residential | | Non-Residential | |
| | Single Family | Multi-Family | All Types | |
| Community Facility Fee - Library | - | - | - | - |
| Transportation Impact Fee | - | - | - | - |
| Villages of Zinfandel - Traffic Mitigation | - | - | - | - |
| Total Fees Deferred | \$ - | \$ - | \$ - | \$ - |

NOTE #3 - REFUNDS PAYABLE *As defined by California Government Code Section 66006 (b)*

When the City no longer needs the funds for the purposed collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB1600, the City may be required to refund, on a prorated basis, to property owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

At this time, all fees being collected pursuant to the Development Impact Fee Program(s) have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing services area to serve new development.

Development Fee Project Identification - California Government Code Section

66006 and 66001 require the City to make certain findings and meet reporting requirements on the use of development fees.

The following table, on pages 29-31, illustrates several of the reporting requirements defined in the Legal Requirement section on pages 1-3.

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Identify the purpose to which the fee is to be put.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

Most of the current projects including all funding sources and approximate dates on funding can be found in the 2016/17 – 2020/21 Capital Improvement Program (CIP). Some projects identified as “Future” in the Project Phase column will not be identified in the CIP but will be found in the corresponding Development Fee Program instead.

Information regarding completed projects which received full or partial funding from development impact fees can be obtained by contacting the Finance Department.

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

| Project Number | Current Project(s) | Project Phase (1) | Estimated Start Date | Completion Date | Estimated Project Cost | Development Impact Fees | | |
|--|---|-------------------|----------------------|-----------------|------------------------|-------------------------|----------------------|--------------------|
| | | | | | | Budget to Date (2) | Funding to Date (2) | Attrib. to New Dev |
| Community Facility Fee - Community Facilities | | | | | | | | |
| | Administrative Duties associated with Community Facilities Fee Program (inc. updates) | Admin | 2004 | Post 2019-20 | n/a | 753,765 | 753,765 | 100% |
| | Animal Control Vehicles | Future | Post 2019-20 | Post 2019-20 | 106,000 | - | - | 63% |
| | City Hall Cost | Future | Post 2019-20 | Post 2019-20 | 54,856,000 | - | - | 63% |
| | Community Center | Future | Post 2019-20 | Post 2019-20 | 46,834,000 | - | - | 63% |
| | Corportation Yard | Future | Post 2019-20 | Post 2019-20 | 26,291,000 | - | 1,026,842 | 63% |
| | Debt Service Payment(s) - COPS 2005 A | Debt Service | 2005 | 2035 | 6,808,976 | 5,342,225 | 2,636,329 | 63% |
| | Debt Service Payment(s) - COPS 2007 A&B | Debt Service | 2005 | 2035 | 37,259,947 | 25,803,240 | 10,005,961 | 63% |
| | Hansen Computer System | Future | Post 2019-20 | Post 2019-20 | 1,310,000 | - | - | 63% |
| | Museum | Future | Post 2019-20 | Post 2019-20 | 19,993,000 | - | - | 63% |
| | Parking Structure | Future | Post 2019-20 | Post 2019-20 | 16,571,000 | - | - | 63% |
| | Police Facilities | Future | Post 2019-20 | Post 2019-20 | 56,085,000 | - | - | 63% |
| | Police Vehicles & Equipment | Future | Post 2019-20 | Post 2019-20 | 4,172,000 | - | - | 63% |
| Total Community Facility Fee - Community Facilities | | | | | \$ 270,286,923 | \$ 31,899,230 | \$ 14,422,897 | |
| Community Facility Fee - Library | | | | | | | | |
| | Administrative Duties | Admin | 2004 | Post 2019-20 | n/a | 22,851 | 22,851 | 100% |
| | Regional Library Facility | Future | Post 2019-20 | Post 2019-20 | 43,858,000 | - | - | 79% |
| Total Community Facility Fee - Library | | | | | \$ 43,858,000 | \$ 22,851 | \$ 22,851 | |
| Sunrise Douglas - Fee Program Update | | | | | | | | |
| | Sunrise Douglas Fee Program Updates | Admin | 2004 | Post 2019-20 | n/a | 118,166 | 118,166 | 100% |
| Sunrise Douglas - Interim Sewer | | | | | | | | |
| | Chrysanthy Blvd Lift Station | Future | Post 2019-20 | Post 2019-20 | 1,466,569 | - | - | 16% |
| | Chrysanthy Blvd Trunk Sewer | Future | Post 2019-20 | Post 2019-20 | 1,506,556 | - | - | 28% |
| CP16-2181 | Douglas Blvd Lift Station | Construction | 2016 | 2017 | 1,188,000 | 115,000 | 575 | 100% |
| | Folsom South Canal Crossing: Sewer Costs | Future | Post 2019-20 | Post 2019-20 | 1,545,991 | - | - | 19% |
| | Kiefer Lift Station | Reimb/Credit | 2003 | 2006 | 1,431,280 | 1,431,280 | 1,428,040 | 100% |
| | Sewer Forcemain: Chrysanthy Blvd Lift Station to Mayhew Road Outfall | Future | Post 2019-20 | Post 2019-20 | 5,802,192 | - | - | 17% |
| | Sewer Forcemain: Douglas Lift station to Chrysanthy Blvd | Reimb/Credit | 2003 | 2007 | 660,607 | 660,607 | - | 100% |
| | Sewer Forcemain: Kiefer Blvd lift station to Chrysanthy Blvd | Reimb/Credit | 2003 | 2006 | 1,766,886 | 1,766,886 | 1,216,468 | 100% |
| | Sewer Studies | Future | Post 2019-20 | Post 2019-20 | 30,000 | - | - | 100% |
| Total Sunrise Douglas - Interim Sewer | | | | | \$ 15,398,081 | \$ 3,973,773 | \$ 2,645,083 | |
| Sunrise Douglas - Park | | | | | | | | |
| PM11-7114 | Administrative Duties associated with Sunrise Douglas Park Fee Program | Admin | 2005 | Post 2019-20 | n/a | 731,185 | 731,185 | 100% |
| | Anatolia Bike Trail | Reimb/Credit | 2004 | 2007 | 1,300,542 | 930,146 | 555,222 | 100% |
| | Anatolia Park A - Community Park | Design | 2015 | 2017 | 6,500,000 | 6,500,000 | 118,419 | 100% |
| | Developer Fee Credits | Reimb/Credit | 2005 | Post 2019-20 | n/a | 2,031,985 | 2,031,985 | 100% |
| | Sunridge Park | Preliminary | 2004 | 2007 | 7,411,814 | 7,411,814 | 3,019,307 | 100% |
| Total Sunrise Douglas - Park | | | | | \$ 15,212,356 | \$ 17,605,130 | \$ 6,456,118 | |
| Sunrise Douglas - Suppl Offsite Water | | | | | | | | |
| | Anatolia GTWP, Excelsior Raw Water Line, Vineyard Wells 1-3 | Reimb/Credit | 2003 | 2007 | 29,771,437 | 7,015,347 | 4,135,369 | 24% |
| | Folsom South Canal Crossing: Water Costs | Future | Post 2019-20 | Post 2019-20 | 1,566,583 | - | - | 18% |
| | North Douglas Tank Site Land | Reimb/Credit | 2003 | 2007 | 1,386,000 | 969,000 | 250,516 | 100% |
| | Vineyard Wells 4-7 | Future | Post 2019-20 | Post 2019-20 | 3,520,000 | - | - | 10% |
| Total Sunrise Douglas - Suppl Offsite Water | | | | | \$ 36,244,020 | \$ 7,984,347 | \$ 4,385,885 | |
| Sunrise Douglas - Roadway (Fund 2246) | | | | | | | | |
| CP08-2063 | Americanos Blvd, Douglas Rd to Chrysanthy Blvd | Preliminary | 2008 | Post 2019-20 | 2,969,000 | 2,969,000 | 317,765 | 100% |
| | Americanos Blvd Phase II, Chrysanthy Blvd to Kiefer Blvd | Future | Post 2019-20 | Post 2019-20 | 3,276,000 | - | - | 100% |

City of Rancho Cordova

Development Fee Program Identification - Active & Future Projects

| Project Number | Current Project(s) | Project Phase | Estimated Start Date | Completion Date | Estimated Project Cost | Development Impact Fees | | |
|--|---|---------------|----------------------|-----------------|------------------------|-------------------------|----------------------|--------------------|
| | | | | | | Budget to Date | Funding to Date | Attrib. to New Dev |
| CP06-2022 | Chrysanthy Blvd, Sunrise Blvd to Rancho Cordova Pkwy | Construction | 2006 | 2017 | 3,690,000 | 3,334,000 | 1,485,321 | 90% |
| | Chrysanthy Blvd Phase II, Rancho Cordova Pkwy to Grant Line Rd | Future | Post 2019-20 | Post 2019-20 | 10,091,000 | - | - | 100% |
| CP06-2024 | Douglas Road Phase I, Rancho Cordova Pkwy to Borderlands Dr | Reimb/Credit | 2006 | 2015 | 2,146,000 | 2,146,000 | 1,529,489 | 100% |
| CP13-2124 | Douglas Road & Grantline Rd Traffic Signal | Preliminary | 2013 | 2017 | 1,121,000 | 363,000 | 265,910 | 32% |
| CP07-2032 | Douglas Road, Americanos Blvd to Grant Line Rd | Preliminary | 2007 | Post 2019-20 | 6,488,000 | 4,596,000 | 2,562 | 71% |
| CP10-2083 | Douglas Road, Rancho Cordova Pkwy to Americanos Blvd | Preliminary | 2010 | 2017 | 2,600,000 | 2,600,000 | 629 | 100% |
| CP09-2074 | Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd | Preliminary | 2009 | Post 2019-20 | 8,931,000 | 10,000 | 78 | 0% |
| CP07-2036 | Kiefer Blvd, Sunrise Blvd to Jaeger Road | Reimb/Credit | 2007 | Post 2019-20 | 7,510,626 | 3,999,964 | 3,999,964 | 86% |
| CP07-2035 | Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd | Reimb/Credit | 2007 | Post 2019-20 | 7,380,000 | 6,809,000 | 945 | 92% |
| CP06-2048 | Right of Way (ROW) Program/Contingency | Ongoing | 2006 | Post 2019-20 | 1,875,000 | 314,000 | - | 17% |
| CP11-2100 | Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16 | Preliminary | 2011 | 2017 | 12,000,000 | 1,231,000 | 47,007 | 10% |
| CP06-2028 | Sunrise Blvd, Douglas Rd to Kiefer Blvd | Reimb/Credit | 2006 | Post 2019-20 | 16,334,786 | 15,887,765 | 15,887,765 | 92% |
| PM16-7199 | FY 15-16 Project Development | Planning | 2015 | 2016 | 166,000 | 40,000 | 6,304 | 24% |
| PM16-7202 | FY 15-16 Transportation Master Plan Development | Planning | 2015 | 2016 | 150,000 | 30,000 | 14,213 | 20% |
| PM16-7213 | PW Project Impact Fee Tracking | Planning | 2015 | 2016 | 1,472,802 | 200,000 | 1,272 | 14% |
| Total Sunrise Douglas - Roadway | | | | | \$ 83,443,413 | \$ 41,290,729 | \$ 23,559,225 | |
| Sunrise Douglas - Transit | | | | | | | | |
| | Acquisition of 20 transit shuttles | Future | 2004 | Post 2019-20 | 1,100,000 | 1,100,000 | - | 100% |
| CP15-2164 | Anatolia Transit Signs | Construction | 2015 | 2016 | 50,000 | 50,000 | 43,134 | 100% |
| Total Sunrise Douglas - Transit | | | | | \$ 1,150,000 | \$ 1,150,000 | \$ 43,134 | |
| Sunrise Douglas - Admin | | | | | | | | |
| | Administrative Duties associated with the Sunrise Douglas Fee Program | Admin | 2004 | Post 2019-20 | n/a | 1,225,049 | 1,225,049 | 100% |
| Traffic Mitigation - Impact Fee (Fund 2250) | | | | | | | | |
| | Americanos Blvd Phase III, International Dr to Douglas Rd | Future | Post 2019-20 | Post 2019-20 | 8,849,000 | - | - | 100% |
| CP13-2122 | Aramon Dr/Studarus Dr & Coloma Rd Traffic Signal | Construction | 2014 | 2015 | 572,000 | 40,000 | 39,182 | 7% |
| | Centennial Drive, International Drive to Grant Line Road | Future | Post 2019-20 | Post 2019-20 | 9,904,000 | - | - | 100% |
| CP07-2032 | Douglas Road, Americanos Blvd to Grant Line Rd | Preliminary | 2007 | Post 2019-20 | 6,488,000 | 1,854,000 | - | 29% |
| CP13-2111 | Douglas Road - Sunrise to Wst City Boundary | Preliminary | 2013 | Post 2019-20 | 13,012,000 | 62,000 | 75,614 | 0% |
| CP13-2124 | Douglas Road and Grant Line Road Traffic Signal | Preliminary | 2013 | 2017 | 1,121,000 | 55,000 | 69,160 | 5% |
| CP11-2093 | Easton Valley Parkway (6th Ave), Sunrise Blvd to City Limits | Future | 2015 | Post 2019-20 | 9,758,000 | 9,758,000 | - | 100% |
| Traffic Mitigation - Impact Fee - Continued | | | | | | | | |
| CP09-2069 | International Drive, Sunrise Blvd to Rancho Cordova Pkwy Loop | Preliminary | 2009 | Post 2019-20 | 45,000,000 | 45,000,000 | - | 100% |
| CP14-2141 | International Drive & Femoyer Rd Traffic Signal | Construction | 2014 | 2015 | 650,000 | 232,000 | 181,423 | 36% |
| CP09-2074 | Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd | Preliminary | 2009 | Post 2019-20 | 8,931,000 | 8,921,000 | - | 100% |
| CP07-2036 | Kiefer Blvd, Sunrise Blvd to Jaeger Road | Reimb/Credit | 2007 | Post 2019-20 | 7,510,626 | 2,490,760 | 2,490,760 | 86% |
| CP10-2084 | Mather Field Rd - Pedestrian, ADA & Safety Improvements | Construction | 2010 | 2016 | 2,796,000 | 109,000 | 86,139 | 4% |
| CP15-2161 | Pedestrian Promenade Construction | Preliminary | 2015 | 2020 | 8,500,000 | 850,000 | 12,974 | 10% |
| CP07-2035 | Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd | Reimb/Credit | 2007 | Post 2019-20 | 7,380,000 | 571,000 | - | 8% |
| CP05-2003 | Rancho Cordova Parkway Interchange | Preliminary | 2005 | Post 2019-20 | 100,000,000 | 7,582,000 | 4,256,543 | 8% |
| | Rancho Cordova Parkway South, Kiefer Blvd to Grant Line Rd | Future | Post 2019-20 | Post 2019-20 | 3,709,000 | - | - | 100% |
| CP06-2048 | Right of Way (ROW) Program/Contingency | Ongoing | 2006 | Post 2019-20 | 1,875,000 | 963,000 | - | 51% |
| CP09-2070 | Rio Del Oro Parkway, Sunrise Blvd to White Rock Rd | Future | Post 2019-20 | Post 2019-20 | 11,462,000 | - | - | 100% |
| CP13-2123 | Signal Interconnect on Coloma Road | Construction | 2014 | 2015 | 981,000 | 45,000 | 38,892 | 5% |
| CP15-2160 | Sunrise Blvd and Justinia Dr Signal Project | Preliminary | 2015 | 2017 | 500,000 | 34,000 | - | 7% |
| CP11-2100 | Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16 | Preliminary | 2011 | 2017 | 12,000,000 | 47,000 | 42,175 | 1% |
| CP13-2116 | Traffic Management Center | Preliminary | 2014 | 2017 | 4,152,000 | 142,000 | 107,635 | 3% |
| | Villagio, Douglas Rd to White Rock Rd | Future | Post 2019-20 | Post 2019-20 | 2,496,000 | - | - | 100% |
| CP15-2146 | White Rock Road and Gold Valley Dr Signal and Intersection Improvements | Preliminary | 2014 | 2016 | 375,000 | 375,000 | 41,848 | 100% |
| CP07-2055 | White Rock Road Improvements Phase I, Sunrise to Rancho Cordova Pkwy | Construction | 2007 | 2015 | 10,215,000 | 4,284,000 | 1,613,330 | 42% |
| CP14-2132 | Zinfandel Complex Phase I Feasibility Study | Preliminary | 2014 | 2018 | 5,481,000 | 221,000 | 125,053 | 4% |

City of Rancho Cordova Development Fee Program Identification - Active & Future Projects

| Project Number | Current Project(s) | Project Phase (1) | Estimated Start Date | Completion Date | Estimated Project Cost | Development Impact Fees | | | Attrib. to New Dev |
|---|--|----------------------|----------------------|-----------------|------------------------|-------------------------|------------------------|--|--------------------|
| | | | | | | Budget to Date (2) | Funding to Date (2) | | |
| PM16-7196 | PW General Engineering-Consultants | Planning | 2015 | 2016 | 213,000 | 213,000 | 200,862 | | 100% |
| PM16-7199 | FY 15-16 Project Development | Planning | 2015 | 2016 | 166,000 | 40,000 | 10,005 | | 24% |
| PM16-7202 | FY 15-16 Transportation Master Plan Development | Planning | 2015 | 2016 | 150,000 | 80,000 | 75,993 | | 53% |
| PM16-7213 | PW Project Impact Fee Tracking | Planning | 2015 | 2016 | 1,892,696 | 451,696 | 70,516 | | 24% |
| PM16-7248 | Short Range Transit Improvement Plan | Planning | 2015 | 2016 | 75,000 | 19,698 | 3,338 | | 26% |
| PM16-7249 | Circulation Plan Update | Planning | 2015 | 2016 | 98,100 | 78,000 | 42,915 | | 80% |
| Total Traffic Mitigation - Impact Fee | | | | | \$ 283,717,626 | \$ 83,635,760 | \$ 9,584,356 | | |
| Traffic Mitigation - Admin | | | | | | | | | |
| | Administrative Duties associated with Traffic Mitigation Fee Program (including updates) | Admin | 2004 | Post 2019-20 | n/a | 715,550 | 715,550 | | 100% |
| CP09-2067 | Villages of Zinfandel Traffic Signals | Future | 2009 | 2019 | 1,766,000 | 16,000 | 2,244 | | 1% |
| PM16-7213 | PW Project Impact Fee Tracking | Planning | 2015 | 2016 | 1,892,696 | 192,000 | 75,873 | | 10% |
| PM16-7248 | Short Range Transit Improvement Plan | Planning | 2015 | 2016 | 75,000 | 33,000 | 12,886 | | 44% |
| Total Traffic Mitigation - Admin | | | | | \$ 1,766,000 | \$ 731,550 | \$ 806,553 | | |
| Villages of Zinfandel - Roadway | | | | | | | | | |
| CP06-2048 | Right of Way (ROW) Program/Contingency | Ongoing | 2006 | Post 2019-20 | 1,875,000 | 170,000 | - | | 9% |
| Total Villages of Zinfandel - Roadway | | | | | \$ 1,875,000 | \$ 170,000 | \$ - | | |
| Villages of Zinfandel - Program Admin | | | | | | | | | |
| | Admin. Duties associated with the (VOZ) Fee Program (including updates) | Admin | 2005 | Post 2019-20 | n/a | 7,197 | 7,197 | | 100% |
| Housing Trust Development Impact Fee | | | | | | | | | |
| | Administrative Duties associated with Housing Program | Admin | 2007 | Post 2019-20 | n/a | 163,502 | 163,502 | | 100% |
| AD10-3006 | Mather Veteran's Village, Phase 1 | Construction | 2010 | 2016 | 22,033,675 | 1,270,863 | 1,265,588 | | 6% |
| CP14-2150 | Mather Veteran's Village, Phase 2 | Construction | 2014 | 2018 | 9,435,000 | 396,093 | 244,205 | | 4% |
| CP16-2177 | Mather Veteran's Village, Phase 3 | Preliminary | 2016 | 2018 | 19,499,659 | 55,000 | 34,420 | | 0% |
| CP10-2094 | Senior's Horizons at New Rancho | Preliminary | 2010 | 2018 | 16,617,365 | 2,146,180 | 1,168,513 | | 13% |
| Total Housing Trust Development Impact Fee | | | | | \$ 67,585,699 | \$ 4,031,638 | \$ 2,876,229 | | |



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**City of Folsom
Community Development Department**

50 Natoma Street
Folsom, California 95630
(916) 355-7222 Fax (916) 355-7274

DEVELOPMENT IMPACT AND PERMIT FEES

Effective through June 30th 2018

Road Fees (FMC 12.04.060)

City of Folsom

| | | |
|--------------------------|------------|-----------------|
| Dwelling / Single Family | \$7,774.00 | Per Unit |
| Dwelling / Multi-Family | \$5,442.00 | Per Unit |
| Manufactured Homes | \$5,442.00 | Per Unit |
| Office / Industrial | \$5.08 | Per Square Foot |
| Commercial / Retail | \$11.67 | Per Square Foot |
| Hospital | \$11.67 | Per Square Foot |
| Hotel / Motel | \$11.67 | Per Square Foot |
| Other Uses | \$5.08 | Per Square Foot |

Additional Land Uses

| | | |
|----------------------|-------------|---------------------|
| High Trip Commercial | \$46.33 | Per Square Foot |
| Gas Stations | \$10,388.00 | Per Fueling Station |

County of Sacramento

| | | |
|----------------------------------|---|-----------------------|
| Single Family Residential | \$1,218.00 | Per Unit |
| Single Family Residential Senior | \$974.00 | Per Unit |
| Multi-Family Residential | \$852.00 | Per Unit |
| Multi-Family Residential Senior | \$730.00 | Per Unit |
| Office Use | \$1,463.00 | Per 1,000 Square Feet |
| Retail Use | \$1,827.00 | Per 1,000 Square Feet |
| Industrial Use | \$974.00 | Per 1,000 Square Feet |
| Hotel / Motel | \$706.00 | Per Sleeping Room |
| Extended Stay Hotel/Motel | \$627.00 | Per Sleeping Room |
| Golf Course | \$1,014.00 | Per Acre |
| Movie Theater | \$2,318.00 | Per Screen |
| Religious Center | \$1,133.00 | Per 1,000 Square Feet |
| Hospital | \$2,043.00 | Per 1,000 Square Feet |
| Service Station | \$1,584.00 | Per Fueling Pump |
| Supermarket | \$1,827.00 | Per 1,000 Square Feet |
| Warehouse / Self-Storage | \$305.00 | Per 1,000 Square Feet |
| Assisted Living Facility | \$351.00 | Per Bed |
| Congregate Care | \$258.00 | Per Bed |
| Child Day Care | \$560.00 | Per Student |
| Private School (K-12) | \$317.00 | Per Student |
| Auto Repair/Body Shop | \$1,827.00 | Per 1,000 Square Feet |
| Gym/Fitness Center | \$1,827.00 | Per 1,000 Square Feet |
| Drive-through Car Wash | \$1,827.00 | Per 1,000 Square Feet |
| All Other | Average weekday trip generation rate X \$128.00 | |

Water Meter Buy-In and Connection Fees (FMC 13.24.010)

| <u>Residential</u> | <u>Buy-In</u> | <u>Connection</u> | <u>Total Fee</u> |
|--------------------|---------------|-------------------|------------------|
| Single Family | \$320 | \$2,879 | \$3,199 |
| Multi-Family | \$320 | \$1,760 | \$2,080 |
| Lexington Hills | \$320 | \$1,662 | \$1,982 |
| Mobile Homes | \$320 | \$1,760 | \$2,080 |

| <u>Commercial</u> | <u>Buy-In</u> | <u>Connection</u> | <u>Total Fee</u> |
|-------------------|---------------|-------------------|------------------|
| ¾" Meter | \$496 | \$2,602 | \$3,192 |
| 1" Meter | \$1,237 | \$6,720 | \$7,957 |
| 1 ½" Meter | \$2,473 | \$12,979 | \$15,919 |
| 2" Meter | \$3,956 | \$20,771 | \$25,474 |
| 3" Meter | \$7,915 | \$41,554 | \$50,963 |
| 4" Meter | \$12,370 | \$63,951 | \$79,656 |
| 6" Meter | \$24,750 | \$129,947 | \$159,369 |
| 8" Meter | \$39,612 | \$207,989 | \$255,079 |
| 10" Meter | \$55,994 | \$299,249 | \$367,002 |

WATER METER FEES (Displacement Meters)

| <u>Size</u> | <u>Cost</u> | <u>EndPoint Unit</u> | <u>Installation*</u> | <u>Total</u> |
|-------------|-------------|----------------------|----------------------|--------------|
| 5/8" | \$169 | \$99 | \$55 | \$323 |
| 3/4" | \$201 | \$99 | \$55 | \$355 |
| 1" | \$256 | \$99 | \$55 | \$410 |

WATER METER FEES (Turbo)

| <u>Size</u> | <u>Cost</u> | <u>EndPoint Unit</u> | <u>Installation*</u> | <u>Total</u> |
|-------------|-------------|----------------------|----------------------|--------------|
| 1 ½" | \$906 | \$99 | \$55 | \$1,060 |
| 2" | \$1,067 | \$99 | \$55 | \$1,221 |
| 3" | \$1,319 | \$99 | \$14 | \$1,432 |
| 4" | \$2,529 | \$99 | \$14 | \$2,642 |
| 6" | \$4,521 | \$99 | \$14 | \$4,634 |
| 8" | \$7,643 | \$99 | \$14 | \$7,756 |
| 10" | \$9,952 | \$99 | \$14 | \$10,065 |

WATER METER FEES (Compound)

| <u>Size</u> | <u>Cost</u> | <u>EndPoint Unit</u> | <u>Installation*</u> | <u>Total</u> |
|-------------|-------------|----------------------|----------------------|--------------|
| 1 ½" | \$1,234 | \$99 | \$55 | \$1,388 |
| 2" | \$1,419 | \$99 | \$55 | \$1,573 |
| 3" | \$1,786 | \$99 | \$14 | \$1,899 |
| 4" | \$3,071 | \$99 | \$14 | \$3,184 |
| 6" | \$5,274 | \$99 | \$14 | \$5,387 |
| 8" | \$8,579 | \$99 | \$14 | \$8,692 |
| 10" | \$11,058 | \$99 | \$14 | \$11,171 |

*Meters larger than 2" are installed by the contractor, all firefly units and meters 2" or smaller are installed by the Utilities Department.

Drainage Fee (FMC 17.95.030)

| | | |
|-------------------------------|------------|----------|
| Per Dwelling Unit (All Types) | \$987.00 | Per Unit |
| Commercial / Industrial | \$5,998.00 | Per Acre |

Humbug /Willow Creek Fee (Commercial: Within 400' of creek; Residential: All)

| | | |
|---------------------|----------|-----------------|
| Per Dwelling Unit | \$263.00 | Per Unit |
| Multi-Family | \$166.00 | Per Unit |
| Manufactured Home | \$143.00 | Per Unit |
| Commercial / Retail | \$0.064 | Per Square Foot |
| Office / Industrial | \$0.064 | Per Square Foot |

Capital Improvement Fees (FMC 3.80.010)

| | <u>General Capital</u> | <u>Fire Capital</u> | <u>Police Capital</u> | <u>Park Equipment</u> |
|--|----------------------------|-------------------------|---------------------------|---------------------------|
| <u>Residential</u> | | | | |
| Single Family (Per Unit) | \$1,519.00 | \$1,033.00 | \$572.00 | \$89.00 |
| Multi-Family (Per Unit) | \$1,519.00 | \$999.00 | \$648.00 | \$89.00 |
| Manufactured Homes (Per Unit) | \$1,512.00 | \$1,031.00 | \$148.00 | \$42.00 |
| Commercial Lodging (Per Unit) | \$217.00 | \$894.00 | \$33.00 | \$00.00 |
| <u>Commercial / Retail / Industrial</u> | | | | |
| Commercial/ Retail (per sq. ft.) | \$0.474 | \$0.604 | \$0.963 | \$0.017 |
| Industrial (per sq. ft.) | \$0.471 | \$0.263 | \$0.832 | \$0.017 |

Transportation Management Fee

| | | |
|------------------------|---------|-----------------|
| Single Family | \$35.00 | Per Unit |
| Multi-Family | \$25.00 | Per Unit |
| Commercial/ Industrial | \$0.15 | Per Square Foot |

Quimby Act (Parkland Dedication In-lieu Fees)

This only applies only to residential projects with a Final Map recordation requirement. Contact Brad Nelson with Parks & Recreation for an estimate at 916-355-7375.

| | | |
|------------------------------------|----------|----------|
| American River Canyon North | | |
| Units 4B and 4C | \$706.12 | Per Unit |
| Unit 5A | \$729.75 | Per Unit |

City Wide Park Fee (FMC 4.10)

| | | |
|----------------------------|------------|-----------------|
| Single Family | \$6,697.00 | Per Unit |
| Multi-Family | \$4,449.00 | Per Unit |
| Residential Senior Housing | \$3,440.00 | Per Unit |
| Manufactured Home | \$2,571.00 | Per Unit |
| Commercial/Industrial | \$0.450 | Per Square Foot |

Light Rail Fee (FMC 10.50.040)

| | | |
|---------------------|----------|-----------------|
| Per Dwelling Unit | \$689.00 | Per Unit |
| Multi-Family | \$474.00 | Per Unit |
| Manufactured Home | \$474.00 | Per Unit |
| Commercial / Retail | \$0.219 | Per Square Foot |
| Office / Industrial | \$0.091 | Per Square Foot |

Housing Trust Fund Fee

| | | |
|-----------------------|---------|-----------------|
| Commercial/Industrial | *\$1.59 | Per Square Foot |
|-----------------------|---------|-----------------|

Fire Department Knox Box

| | | |
|---------------------|---------|------------|
| Commercial / Retail | \$25.00 | Per Permit |
| Office / Industrial | \$25.00 | Per Permit |

School Impact Mitigation Fee

| | | |
|------------|---------|------------|
| Per Permit | \$45.00 | Per Permit |
|------------|---------|------------|

Business License Fee

| | | |
|------------|---------|------------|
| Per Permit | \$26.00 | Per Permit |
|------------|---------|------------|

Solid Waste Capital Fees

Residential

| | |
|-----------------|--------------|
| Unit / Dwelling | \$345 / Unit |
| Mobile Home | \$159 / Unit |

Commercial / Multi- Family

| | |
|------------------|-------------|
| 2 Yard Dumpster | \$3,867.00 |
| 3 Yard Dumpster | \$3,895.00 |
| 4 Yard Dumpster | \$3,949.00 |
| 6 Yard Dumpster | \$4,110.00 |
| 15 Yard Roll-off | \$12,662.00 |
| 20 Yard Roll-off | \$13,002.00 |
| 30 Yard Roll-off | \$13,525.00 |
| 40 Yard Roll-off | \$13,818.00 |

Alternative Solid Waste Option: Admin Fees

Based on the plan selected on the Solid Waste Management Application

| | |
|---------------|---|
| Single Family | \$21 first 3,000 Square Foot + \$7/ each additional 1,000 Square Foot |
| Multi-Family | \$50 first 10,000 Square Foot + \$25/ each additional 5,000 Square Foot |
| Commercial | \$250 first 50,000 Square Foot + \$50/ each additional 10,000 Square Foot |

Inclusionary Housing Building Permit Fee

| | | |
|---------------------|------------|----------|
| La Collina dal Lago | \$3,552.63 | Per Unit |
| Veranda | \$3,800.00 | Per Unit |
| Harvest | TBD | Per Unit |
| Domain | \$4,600.00 | Per Unit |
| Parkway Village H | TBD | Per Unit |
| Prospect Ridge | TBD | Per Unit |

Building Plan Check & Inspection Fees

Building Permit Fees based on project valuation.
Commercial Planning Plan Check: 10% of Plan Check Fee
General Plan Update Fee: 3% of Plan Check & inspection Fees

FAF General and Critical Fees

Applicability depends on project site location. FAF General Fee applied at issuance of building permit. FAF Critical Fee amounts, if due, are collected prior to the issuance of the first building permit. For further information please contact Zach Perras, Community Development Department, at 916.351.3537.



Development Fee Book

Effective October 1, 2017



Economic & Community Development Department



ROCKLIN
CALIFORNIA

SCHEDULE A¹

**ADMINISTRATION AND FINANCE
(RMC §3.32.050A)**

| <u>SERVICE PROVIDED</u> | <u>FEE</u> | <u>% of COST RECOVERY</u> |
|--|------------|---------------------------|
| BUSINESS LICENSE APPLICATION (S-15000) | \$14 | 100% |
| RETURNED CHECK PROCESSING (S-15100) | | |
| - \$25 1 st | \$25 | 58% |
| - \$35 each add'l limited by CA Civil Code §1719 | \$35 | 81% |
| RECORDS REQUEST: | | |
| Section §6253 of the Govt. Code limits the fee recovery for these services. | | |
| Building Records Research (S-06700) | .10/pg | N/A |
| Police Crime Report Reprod. Less than 50 pgs, no charge; 50 to 75 pgs \$5.00; over 75 pgs, .10/pg(S-07700) | .10/pg | N/A |
| Fire Report Reproduction Charges (S-10900) | .10/pg | N/A |
| Records Research Services (S-15200) | .10/pg | N/A |
| Document Printing and Copying – paper items (S-15300) | .10/pg | N/A |
| Document Printing and Copying – digital items (S-15300) | \$5.00 | Flat Fee |
| AGENDA MAILING SERVICE (S-15400) | | |
| City Council | \$94 | 100% |
| Planning Commission | \$94 | 100% |
| Recreation Commission | \$47 | 100% |
| CREATION OF FINANCING DISTRICT (bonds)(S-15500) | \$28,934 | 100% |
| CREATION OF FINANCING DISTRICT (services) (S-15600) | \$28,779 | 100% |
| FINANCING DISTRICT BOUNDARY CHANGE (S-15900) | \$7,233 | 100% |
| FINANCING DIST-MAX TAX/ASSESS CHARGE (S-15910) | \$10,124 | 100% |
| ANNEXATION INTO EXISTING CFD (S-15905) | \$3,087 | 100% |
| ANNEXATION INTO EXISTING L&L (S-15906) | \$2,876 | 100% |
| FRANCHISE APPLICATION -- CATV (-) | \$5,000 | - |
| Established by RMC §5.16.040. | | |
| Any consultant expenses incurred are to be charged at rate billed. | | |
| RDA FINANCIAL ASSISTANCE REVIEW (S-15950) | \$4,733 | 100% |

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California. (-) indicates the service is not included in the Study.

REFERENCE TO SCHEDULE E¹

COMMUNITY DEVELOPMENT/BUILDING (RMC §3.32.050E)

I. BUILDING PERMIT PROCESSING (S-06300) 100% of Cost Recovery

Building permit processing includes all the necessary work associated with accepting, processing and issuing building permit applications, including filing, record keeping and reports.

- A. Permit Processing Fee - \$53.00

II. BUILDING PLAN CHECK (S-06400/10400)

Building plan check fees are based on a percentage of the building permit fee which is found in Section III-A of this schedule. It is necessary to first determine the building permit fee in order to calculate the plan check fee.

- A. Building - 75% of Building Permit Fee (See Section III-A)
- B. SFR Mastered Plans (Productions) - 70% of Plan Check Fee.
Reduced plan check fees up to 70% may be applied to all other buildings and structures when determined appropriate by the Building Official.
- C. Non-Residential (When required and for individual permits):
 - 1. Plumbing - 50% of Plumbing Permit Fee
 - 2. Electrical - 50% of Electrical Permit Fee
 - 3. Mechanical - 50% of Mechanical Permit Fee
- D. Minimum Plan Check Fee - \$35
 - 1. Energy Plan Check Fee - 5% of Building Permit Fee
 - 2. Disabled Access Plan Check Fee - 5% of Building Permit Fee
- E. Special Consultant Services (Per consultant agreement)
- F. Additional Plan Review required by changes, additions, or revisions to approved plans (Use hourly rate)

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California.

III. BUILDING INSPECTION (S-06500)

100% of Cost Recovery

Building inspection costs are recovered by collection of permit fees. Permit fees are based on a combination of project valuation, building size and fixed rate schedule. In order to calculate the building permit fee, the project valuation must first be determined.

Valuation Determinations

Valuation rate for most structures is as per ICC publication, "Building Journal", rate schedule (updated periodically). Where not applicable, the Building Official may accept actual documented value or will assign an appropriate value.

Valuation Criteria for One and Two Family Residential (Wood Frame):

| | |
|---------------------|--------------------------|
| 0-1300 Sq. Ft. | Lower Rate |
| 1301-2400 Sq. Ft. | Median Rate (calculated) |
| 2401 Sq. Ft. and Up | Higher Rate |

A. Building Permit Fee - Valuation Table

Minimum Building Permit Fee (Individual or Combination) - \$60.00

(Does not Include Building Permit Processing Fee and Records Maintenance Fee)

| <u>Value</u> | | <u>Building Permit Fee</u> |
|-----------------------|---|---|
| \$1-\$500 | - | \$19 |
| \$501-\$2,000 | - | \$19 for first \$500 + \$2.50 ea add'l \$100 or fraction thereof, to and include \$2,000 |
| \$2,001 - \$25,000 | - | \$57 for first \$2,000 + \$11.50 for ea add'l \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001-\$50,000 | - | \$320 for first \$25,000 + \$8.30 ea add'l \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001-\$100,000 | - | \$527 for first \$50,000 + \$5.75 ea add'l \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001-\$500,000 | - | \$813 for the first \$100,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| \$500,001-\$1,000,000 | - | \$2,594 for the first \$500,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 |
| \$1,000,001 and up | - | \$4,502 for the first \$1,000,000 plus \$2.50 for each \$1,000 or fraction thereof |

III. BUILDING INSPECTION (cont'd) (S-06500) 100% of Cost Recovery

Plumbing inspection costs are recovered by collection of plumbing permit fees. Plumbing permit fees are based on a combination of building size and fixed rate schedule. In order to calculate the plumbing permit fee, see the schedule below.

B. Plumbing Permit Fees

Minimum Plumbing Permit Fee (Individual or Combination) - \$60.00
(Does not Include Building Permit Processing Fee and Records Maintenance Fee)

1. Permit Issuance

a. For Issuing Each Permit \$16.00

2. System Rate:

a. For New Residential Structures
 (Includes All Piping Systems) .038 x Sq. Ft. (Living Area)

b. For New Commercial Offices, Stores, & Similar Uses
 (Includes All Environmental Systems and
 General Equipment) (Rate x Sq. Ft.)

| | | | |
|--------|-----------------|--------|-----------------|
| .023 x | 0 - 5,000 | .014 x | 30,001 - 40,000 |
| .021 x | 5,001 - 10,000 | .012 x | 40,001 - 50,000 |
| .019 x | 10,001 - 20,000 | .010 x | 50,001 & up |
| .017 x | 20,001 - 30,000 | | |

c. For Alterations, Additions, Repairs Use Unit Fee Schedule

d. For Installation of Special Equipment or Systems
 (i.e., Commercial Kitchen, Floor Drain System,
 Grease Traps, Etc.) Use Unit Fee Schedule

3. Unit Fee Schedule:

a. For Each Building Sewer \$16.00

b. For Each Fixture or Trap \$ 7.50

c. For Each Water Heater \$ 7.50

d. For Each Gas Piping System:
 One to Five Outlets \$ 5.30
 Over Five, Per Outlet \$ 1.00

III. BUILDING INSPECTION (cont'd) (S-06500)

100% of Cost Recovery

B. Plumbing Permit Fees (cont'd)

3. Unit Fee Schedule: (cont'd)

| | | |
|----|--|---------|
| e. | For Each Grease Trap or Interceptor | \$ 7.50 |
| f. | Rainwater Systems (Per Drain Inside Building) | \$ 7.50 |
| g. | For Each Private Disposal System | \$42.50 |
| h. | For Repair of Drainage or Vent Piping or Fixtures | \$ 7.50 |
| i. | For the Installation, Alteration, or Repair of Water Piping or Water Treatment Equipment | \$ 7.50 |
| j. | For Each Lawn Sprinkler System on One Meter | \$ 7.50 |
| k. | For Vacuum Breakers Not Included in Sprinkler Systems: | |
| | One to Five | \$ 5.30 |
| | Over Five | \$ 1.00 |
| l. | For Backflow Preventer | |
| | 2-Inch or Smaller | \$ 7.50 |
| | Over 2-Inch | \$16.00 |
| m. | Pools: | |
| | Private | \$21.00 |
| | Public | \$32.00 |
| | Fill Line, W.H., Gas Pipe, Backwash Rec. (each) | \$ 2.00 |
| n. | Solar Water Heater & Pool Heater | \$32.00 |

III. BUILDING INSPECTION (cont'd) (S-06500)

100% of Cost Recovery

Mechanical inspection costs are recovered by collection of mechanical permit fees. Mechanical permit fees are based on a combination of building size and fixed rate schedule. In order to calculate the mechanical permit fee, see the schedule below.

C. Mechanical Permit Fees

Minimum Mechanical Permit Fee (Individual or Combination) - \$60.00

(Does not Include Building Permit Processing Fee and Records Maintenance Fee)

1. Permit Issuance:

a. For Issuing Each Permit \$16.00

2. System Rate:

a. For New Residential Structures
(Includes All Systems) .038 x Sq. Ft. (Living Area)

b. For New Commercial Offices, Stores, & Similar Uses
(Includes All Environmental Systems and
General Equipment) (Rate x Sq. Ft.)

| | | | |
|--------|-----------------|--------|-----------------|
| .023 x | 0 - 5,000 | .014 x | 30,001 - 40,000 |
| .021 x | 5,001 - 10,000 | .012 x | 40,001 - 50,000 |
| .019 x | 10,001 - 20,000 | .010 x | 50,001 & up |
| .017 x | 20,001 - 30,000 | | |

c. For Alterations, Additions, Repairs Use Unit Fee Schedule

d. For Installation of Special Equipment or Systems
(i.e., Commercial Kitchen Hoods or
Miscellaneous Exhaust Systems,
Refrigeration Equipment, Etc.) Use Unit Fee Schedule

3. Unit Fee Schedule:

a. For Each Furnace (Includes Ducts):

| | |
|--------------------|---------|
| Up to 100,00 BTU/H | \$ 9.50 |
| Over 100,00 BTU/H | \$11.50 |

b. For Each Floor Furnace:

| | |
|---------------------------------|---------|
| Suspended Heater or Wall Heater | \$ 9.50 |
| Floor-Mounted Heater | \$ 9.50 |

c. For Each Appliance Vent (Separate) \$ 4.75

d. For Each HVAC Repair, Addition, Alteration \$ 9.50

III. BUILDING INSPECTION (cont'd) (S-06500)

100% of Cost Recovery

C. Mechanical Permit Fees: (cont'd)

3. Unit Fee Schedule: (cont'd)

| | | |
|----|--|---------|
| e. | For Each Boiler or Compressor/Absorption Unit: | |
| | B/C Up to 3 HP/A-U Up to 100,000 BTU/H | \$ 9.50 |
| | B/C 4 HP-15HP/A-U 100,001 Up to 500,000 BTU/H | \$17.50 |
| | B/C 16HP-30HP/A-U 500,0001 Up to 1,000,000 BTU/H | \$24.00 |
| | B/C 30HP-50HP/A-U 1,000,001 Up to 1,700,000 BTU/H | \$35.00 |
| | B/C Over 50HP/A-U over 1,700,000 | \$59.50 |
| f. | For Each Air Handling Unit (Separate): | |
| | Up to 10,000 CFM | \$ 7.00 |
| | Over 10,000 CFM | \$11.50 |
| g. | For Each Permanent EVAP Cooler | \$ 7.00 |
| h. | For Each Vent Fan (Single Duct) | \$ 7.00 |
| i. | For Miscellaneous Ventilation or Exhaust System | \$ 7.00 |
| j. | For Each Mechanically Exhausted Hood | \$ 7.00 |
| k. | For Each Incinerator: | |
| | Domestic | \$11.50 |
| | Commercial | \$48.00 |
| l. | For Each Hazardous Process Piping System HPP | |
| | One to Four outlets | \$ 5.00 |
| m. | For Each Piping System of 5 or More Outlets, Per Outlet | \$ 1.00 |
| n. | For Each Non-Hazardous Process Piping System NPP | |
| | One to Four outlets | \$ 2.00 |
| o. | For Each Piping System of Five or More Outlets, Per Outlets | \$.50 |
| p. | For Each Appliance Regulated But Not Listed | \$ 7.00 |

III. BUILDING INSPECTION (cont'd) (S-06500)

100% of Cost Recovery

Electrical inspection costs are recovered by collection of electrical permit fees. Electrical permit fees are based on a combination of building size and fixed rate schedule. In order to calculate the electrical permit fee, see the schedule below.

D. Electrical Permit Fees

Minimum Electrical Permit Fee (Individual or Combination) - \$60.00

(Does not Include Building Permit Processing Fee and Records Maintenance Fee)

1. Permit Issuance:

a. For Issuing Each Permit \$16.00

2. System Rate:

a. For New Residential Structures (Includes All Wiring on Building and Premises) .038 x Sq. Ft. (Living Area)

b. For New Commercial Offices, Stores, & Similar Uses (Includes All Service Board, General Lighting, Outlets, Equipment Wiring) (Rate x Sq. Ft.)

| | | | |
|--------|-----------------|--------|-----------------|
| .023 x | 0 - 5,000 | .014 x | 30,001 - 40,000 |
| .021 x | 5,001 - 10,000 | .012 x | 40,001 - 50,000 |
| .019 x | 10,001 - 20,000 | .010 x | 50,001 & up |
| .017 x | 20,001 - 30,000 | | |

c. For Alterations, Additions, Repairs Use Unit Fee Schedule

d. For Installation of Special Equipment or Systems (i.e., Commercial Kitchen, Special Processing Equipment, Etc.) Use Unit Fee Schedule

e. Swimming Pools \$32.00

f. For Spas, Whirlpools, Etc. Use Unit Fee Schedule

g. Temporary Power Pole \$16.00

h. Temporary Lighting System \$ 8.00

3. Unit Fee Schedule:

a. Pole Light Standards, Lights & Outlets, Each

| | |
|-----------------|--------|
| First 20 | \$.80 |
| Each Thereafter | \$.45 |

III. BUILDING INSPECTION (cont'd) (S-06500)

100% of Cost Recovery

D. Electrical Permit Fees (cont'd)

3. Unit Fee Schedule:(cont'd)

- b. Power Apparatus: For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners, heat pumps, cooking or baking equipment, and other apparatus, as follows:

Rating in Horsepower (HP); (kW); Kilovolt-Amperes (KVA);
or Kilovolt-Amperesreactive (KVAR):

| | |
|--------------------------------|---------|
| Up to and including 1, each | \$ 3.00 |
| Over 1 and not over 10, each | \$ 8.00 |
| Over 10 and not over 50, each | \$16.00 |
| Over 50 and not over 100, each | \$32.00 |
| Over 100, each | \$48.00 |

- c. Busways: For Trolley and Plug-in Type Busways:

For Each 100 Fee or Fraction Thereof \$ 4.75

- d. Signs, Outline Lighting, Marquees:

For Each Branch Circuit \$16.00
For Each Branch Circuit Within \$ 3.00

- e. Services:

600 Volts Up to 200 Amps \$19.50
600 Volts Over 200 Amps \$39.75
Over 600 Volts or Over 1,000 Amp \$79.50

- f. Miscellaneous Apparatus, Conduits, Conductors, Repairs \$11.50

IV. BUILDING-SPECIAL SERVICES

The following service categories are based on actual hourly rates or a set fee. Whenever hourly rates are referenced in this fee schedule, the rate used is the fully burdened hourly rate as referenced in the MSI Study. (See Appendix "A".)

| | | |
|----|--|--|
| A | Inspections outside of normal business hours (2 Hour Minimum) | Hourly Rate |
| B. | Reinspection Fee (3/4 Hour Minimum) | Hourly Rate |
| C. | Inspection for which no fee is specifically indicated (½ Hour Minimum) | Hourly Rate |
| D. | Building Preliminary Project Review (S-06600) | No Charge <u>0% of Cost Recovery</u> |
| E. | Additional plan review required by changes additions, or revisions to approved plan | Hourly Rate |
| F. | Special Consultant Service City Handling Charge | (As per Consultant Agreement) Hourly Rate |
| G. | Certificate of Occupancy Processing (S-06900) | \$92.00 <u>100% of Cost Recovery</u> |
| H. | Temporary Certificate of Occupancy (S-01600) (Major Projects) | \$516.00 <u>100% of Cost Recovery</u> |
| I. | Building Miscellaneous Services (S-07000) | Hourly Rate <u>100% of Cost Recovery</u> |
| J. | Building Records Report (S-06800) -Minimum (Hourly thereafter) | \$28.00 <u>100% of Cost Recovery</u> |
| K. | Records Maintenance Fee (Per Permit) | \$3.00 |
| L. | Electronic Plan Scanning per sheet (S-06410) | \$3.00 per sheet <u>100% of Cost Recovery</u> |

CITY OF ROCKLIN

SCHEDULE H-1

**PARK DEVELOPMENT FEES
(ROCKLIN MUNICIPAL CODE CHAPTERS 16.28, 17.71)**

Park Fee Schedule shall be as follows:

| | A. With Dedication of Land | B. Without Dedication of Land |
|---------------|----------------------------------|----------------------------------|
| Single family | \$1,299 per dwelling unit or lot | \$1,985 per dwelling unit or lot |
| Multiple | 1,199 per dwelling unit or lot | 1,799 per dwelling unit or lot |
| Apartment | 1,099 per dwelling unit or lot | 1,648 per dwelling unit or lot |
| Mobile Home | 751 per dwelling unit | 1,126 per dwelling unit |
| Second Units | 500 per dwelling unit | 750 per dwelling unit |

A. Parkland dedication may be required at the discretion of the City. Credit for parkland dedication shall be equivalent to fair market value.

B. City and developer may enter into an agreement allowing the developer to install park improvements. Such park improvements and location shall be as specified by the City.

Time of collection shall be as follows:

A. Subdivision Ordinance Park Fee:

1. On any subdivision or parcel map, fees in the amounts set forth above shall be collected prior to issuance of building permit. This includes condominiums and townhomes.

2. On or before June 30, 1994, the time of collection of park fees shall be reviewed. At that time the City Council has the authority to require fees to be paid prior to final map.

3. For those maps that record prior to June 30, 1994, where park fees have not been paid, the entire unpaid park fees are due.

4. The park fee paid shall be the park fee which is in effect at the time of issuance of a building permit.

B. Zoning Code Use Permit Park Fee

1. On any single family home, multiple family dwelling, apartment or mobile home for which a use permit is required, park fees in the amount set forth above shall be collected not later than six (6) months from approval of the use permit or prior to any application for a building permit, whichever occurs first, unless a later time for payment has been designated by the approving body.

Definitions: For the purposes of calculating park fees, the following terms shall have the following meanings:

- (a) **Single Family:** Detached, individual dwelling units, including manufactured housing on individual lots.
- (b) **Multiple Family:** Duplexes, tri-plexes, townhouses and condominiums.
- (c) **Apartments:** Four or more dwelling units on one lot, intended for lease or rental of individual units.
- (d) **Mobile Homes:** Mobile home units without permanent foundations: mobile home parks.
- (e) **Secondary Units:** An independent single family dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a lot already improved with a legal single family dwelling unit. The secondary residential unit may be either attached to or detached from the existing dwelling unit

CITY OF ROCKLIN

SCHEDULE H-2

COMMUNITY PARK FEE

(Resolution #99-82)

The purpose of the Community Park and Recreational Facilities Improvement Fee (Community Park Fee) is to finance community park and city-wide recreational facilities improvements to reduce the impacts of increased use of existing facilities by the expanding population caused by new development within the city. This fee shall be charged and paid upon the application for any building permit for all non-exempt new development within the City of Rocklin.

The Community Park Fee schedule shall be as follows:

| <u>Type of Residential Use</u> | <u>Fee Amount</u> |
|--------------------------------|---------------------|
| Single Family Residential | \$711/dwelling unit |
| Multi-Family Residential | \$569/dwelling unit |

Definition:

“New Development” shall mean construction of a residential structure on a legal lot which has not been the site of previous residential construction for which a building permit is required.

“Exempt Development” shall mean all other development including but not limited to, additions, alterations, remodels, and structures other than residential dwelling units.

Single Family residential shall mean all detached-individual dwelling units, manufactured housing units on individual lots, duplexes, and half-plexes.

Multi-Family residential shall mean triplexes, apartments, townhouses, and condominiums.

This fee shall be in effect on May 30, 1999 and thereafter.

SCHEDULE I

TRAFFIC FEE
(Resolution 2011-125)

A. The amount of the traffic impact fee shall be based on land use and shall be determined by the Chief Building Official in accordance with the following table:

| <u>LAND USE</u> | | <u>FEE</u> |
|-----------------------------|-------------------|------------------|
| Single-family Residential | 1-8 units/acre | \$ 3,774/DUE |
| Multi-family Residential | Over 8 units/acre | \$ 2,378/DUE |
| Retail & Commercial Centers | | \$ 6.038/sq. ft. |
| Office | | \$ 6.604/sq. ft |
| Industrial | | \$ 3.396/sq. ft |

B. It is recognized that within these five categories of land uses, certain uses may deviate in traffic impact potential from the "average" uses. Typically, these deviations occur within the retail and recreational category. Table 5 (see below) in the Plan represents a partial list of uses which may deviate from the "average" impact. Such deviations will be considered on a case-by-case basis. Each case will be evaluated based upon traffic engineering data.

C. When an application for a building permit is filed to convert an existing development to another type of development that falls within a different land use category listed in paragraph A, above, the Chief Building Official shall determine the amount of the traffic impact fee under this paragraph. The amount of the traffic impact fee shall be the difference obtained by subtracting the traffic impact fee calculated for the existing development using the table in paragraph A from the traffic impact fee calculated for the proposed development using the table in paragraph A. If the difference is 0 or a negative number, no impact fee shall be owing.

| Table 5 | |
|--|------------------------|
| <i>Partial List of Land Uses Which May Deviate From Average Dwelling Unit Equivalents</i> | |
| Auto Dealerships | Hardware Stores |
| Banks | Hospitals |
| Churches | Hotels/Motels |
| Coffee Shops | Lumber Yards |
| Convalescent Homes | Mini-Storage |
| Convenience Markets | Nurseries |
| Discount Clubs | Regional Centers |
| Fast-food Establishments | Restaurants |
| Furniture Stores | Retirement Communities |
| Golf Courses | Warehouses |

SCHEDULE J

DC WATERSHED DRAINAGE FEE

(Ordinance 672)

| ZONE | TYPE | DRAINAGE FEE |
|---------------------------------|--|------------------------------------|
| Secret Ravine | Residential: up to 4 dwelling units per acre | \$311/unit |
| Secret Ravine | Residential: more than 4 dwelling units per acre | \$119/unit |
| Secret Ravine | Commercial/Industrial | \$1,427/acre of impervious surface |
| Antelope Creek | Residential: up to 4 dwelling units per acre | \$274/unit |
| Antelope Creek | Residential: more than 4 dwelling units per acre | \$113/unit |
| Antelope Creek | Commercial/Industrial | \$1,350/acre of impervious surface |
| Pleasant Grove Watershed | | None |

In determining residential impact fees, the calculation is based on the higher rate being for single family residences in a zone which allows no more than four dwelling units per acre. The lower fee is calculated based on zoning which allows more than four dwelling units per acre.

The higher fee applies to the following residential zones:

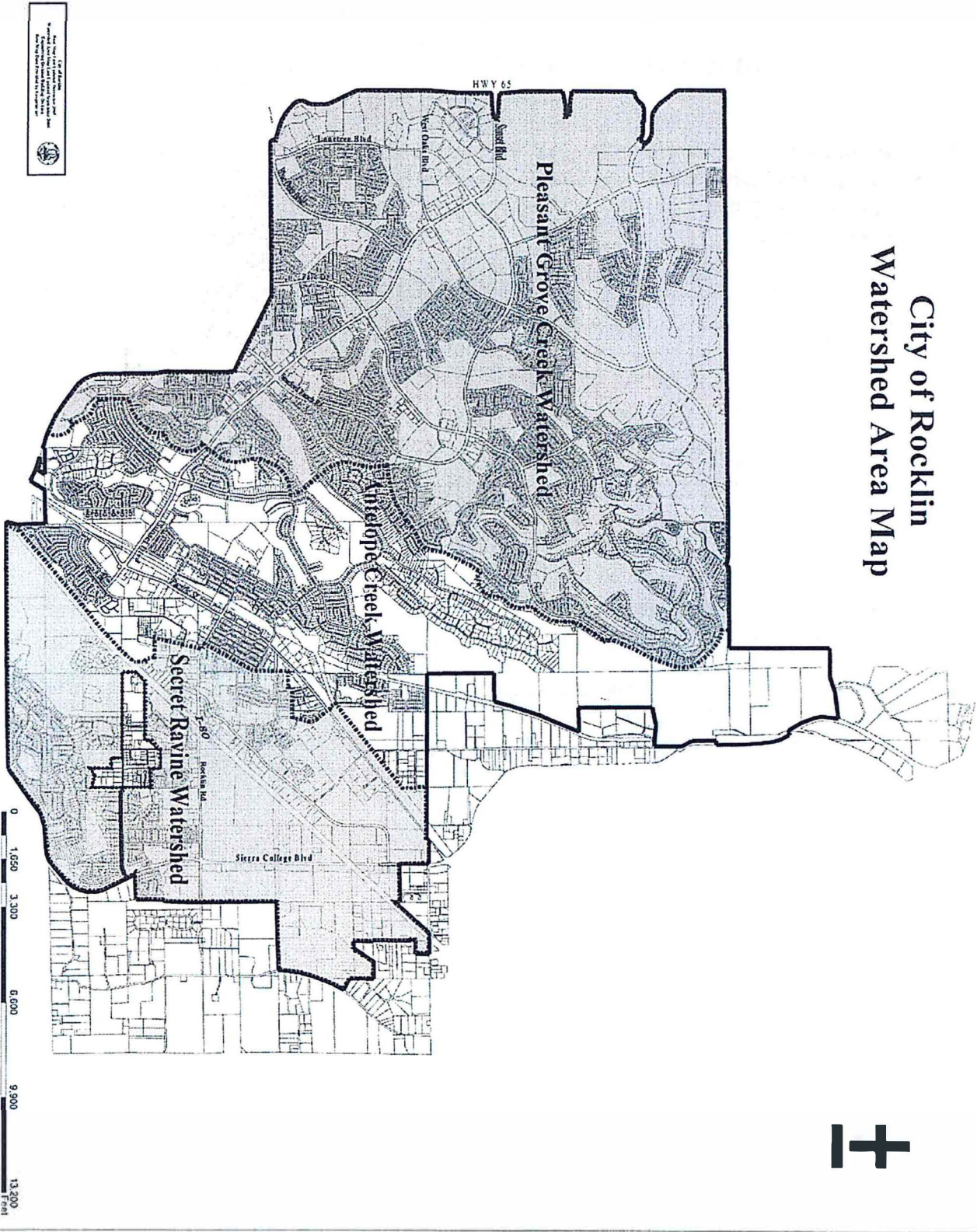
- R1-12.5
- R1-15
- RE-20
- RE-30
- RE-30 NH
- All RA zones.
- PD-4 or lower

The lower fee applies to the following residential zones:

- R1-10
- R1-7.5
- R1-6
- R1-5
- PD 4.5 or higher

See Attached Map

City of Rocklin Watershed Area Map



SCHEDULE K

City of Rocklin Impact Mitigation Fees

HIGHWAY 65 INTERCHANGE IMPROVEMENT FEE

(Resolution 2007-01)

The Board of Directors of the "Bizz Johnson" Highway Interchange Joint Powers Authority has adopted a resolution imposing and charging an Interchange Traffic Fee on all new development within the City Limits of Rocklin, Roseville, and within affected areas of Placer County. The fee is identified as the Highway Interchange Improvement Fee.

The purpose of this fee is to finance the four interchanges located on the "Bizz Johnson" Highway to reduce the impact of increased traffic created by new development

The Highway 65 Interchange Improvement Fee is determined through a combination of factors relating to the project location and the type of development.

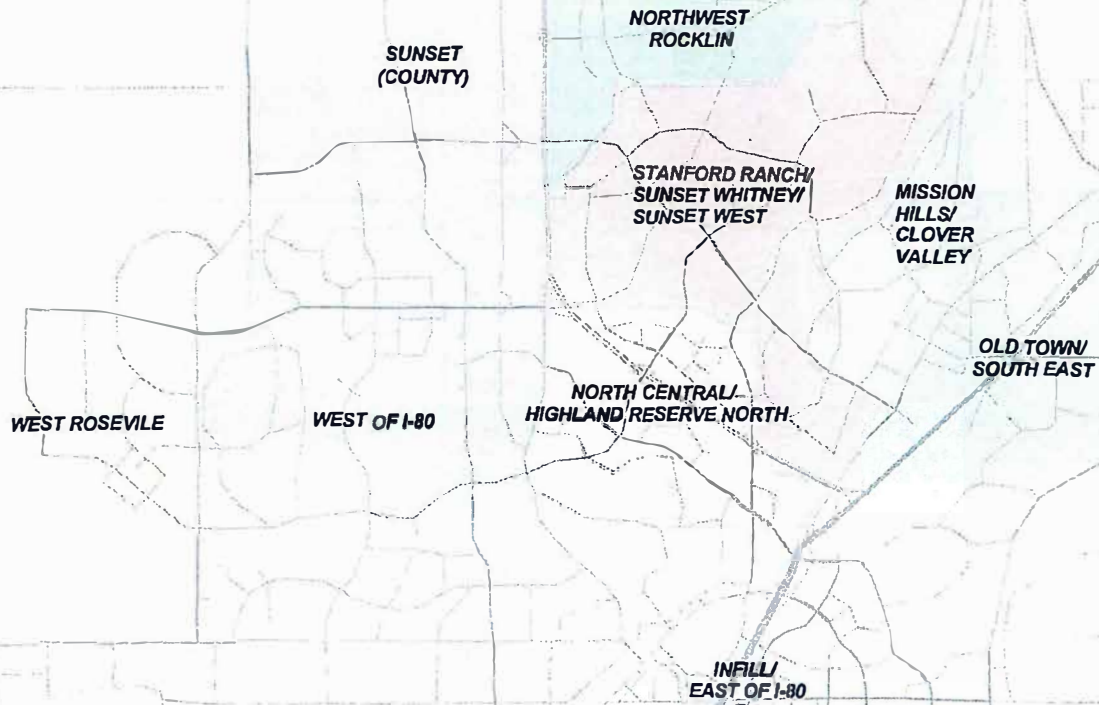
The fee for a single family dwelling within the City of Rocklin varies between \$294 to \$1447 per unit, subject to location.

The City of Rocklin is divided into four (4) Highway 65 Fee Districts. Depending on the location and land use category, the fee for a typical commercial development varies widely and is as indicated on the attached schedules by district.

Because these fees are subject to change, we suggest that early in your planning process, you contact the Building Division, (916) 625-5120 to find what fee has been established for the particular use and location of your project.

**HIGHWAY 65 JPA
REVISED
FEE DISTRICTS**

Figure 1



DO NOT INCLUDE COUNTY "ISLANDS"

DKS Associates

Highway 65 JPA Impact Fees

Jurisdiction: Rocklin JULY 2017 ANNUAL ADJUSTMENT FACTOR = 1.0237
 District: Stanford Ranch/Sunset Whitney/Sunset West
 Cost per DUE: \$1,079.00

| ITE Code | Land Use Category | Unit | DUE per Unit | Fee per Unit |
|----------------------|----------------------------------|------------------|--------------|--------------|
| Industrial | | | | |
| 110 | Light Industrial | 1,000 s.f. | 0.910 | \$981.89 |
| 120 | Heavy Industrial | 1,000 s.f. | 0.178 | \$192.06 |
| 130 | Industrial Park | 1,000 s.f. | 0.798 | \$861.04 |
| 140 | Manufacturing | 1,000 s.f. | 0.685 | \$739.12 |
| 150 | Warehousing | 1,000 s.f. | 0.300 | \$323.70 |
| 151 | Mini-Warehousing | 1,000 s.f. | 0.148 | \$159.69 |
| Residential | | | | |
| 210 | Single Family | DU | 1.000 | \$1,079.00 |
| 220 | Apartment | DU | 0.620 | \$668.98 |
| 230 | Condominium | DU | 0.780 | \$841.62 |
| 240 | Mobile Home Park | DU | 0.590 | \$636.61 |
| 251 | Senior Adult Housing - Detached | DU | 0.270 | \$291.33 |
| 252 | Senior Adult Housing - Attached | DU | 0.230 | \$248.17 |
| 253 | Congregate Care | DU | 0.070 | \$75.53 |
| 260 | Recreational Home | DU | 0.109 | \$117.61 |
| Lodging | | | | |
| 310 | Hotel | Room | 0.545 | \$588.06 |
| 311 | All Suites Hotel | Room | 0.364 | \$392.76 |
| 312 | Business Hotel | Room | 0.563 | \$607.48 |
| 320 | Motel | Room | 0.355 | \$383.05 |
| Recreational | | | | |
| 411 | City Park | Acre | 0.184 | \$198.54 |
| 430 | Golf Course | Hole | 3.732 | \$4,026.83 |
| 444 | Movie Theater | 1,000 s.f. | 1.486 | \$1,603.39 |
| 492 | Health/Fitness Club | 1,000 s.f. | 1.589 | \$1,714.53 |
| 493 | Athletic Club | 1,000 s.f. | 2.682 | \$2,893.88 |
| 495 | Recreational Community Center | 1,000 s.f. | 1.233 | \$1,330.41 |
| Institutional | | | | |
| 520 | Elementary School | 1,000 s.f. | 0.832 | \$897.73 |
| 556 | Private School (K - 12) | 1,000 s.f. | 1.170 | \$1,262.43 |
| 530 | High School | 1,000 s.f. | 0.751 | \$810.33 |
| 560 | Church | 1,000 s.f. | 0.386 | \$416.49 |
| 565 | Day Care Center | 1,000 s.f. | 3.653 | \$3,941.59 |
| 590 | Library | 1,000 s.f. | 5.125 | \$5,529.88 |
| Medical | | | | |
| 610 | Hospital | 1,000 s.f. | 0.917 | \$989.44 |
| 620 | Nursing Home | 1,000 s.f. | 0.311 | \$335.57 |
| 630 | Clinic | 1,000 s.f. | 4.575 | \$4,936.43 |
| Office | | | | |
| 710 | Up to 50,000 s.f. | 1,000 s.f. | 3.998 | \$4,313.84 |
| | 50,001-150,000 s.f. | 1,000 s.f. | 1.783 | \$1,923.86 |
| | 150,001-300,000 s.f. | 1,000 s.f. | 1.379 | \$1,487.94 |
| | 300,001-500,000 s.f. | 1,000 s.f. | 1.239 | \$1,336.88 |
| | 500,001-800,000 s.f. | 1,000 s.f. | 1.164 | \$1,255.96 |
| | > 800,000 s.f. | 1,000 s.f. | 1.145 | \$1,235.46 |
| 720 | Medical - Dental Office Building | 1,000 s.f. | 2.804 | \$3,025.52 |
| Retail | | | | |
| 812 | Lumber Yard | 1,000 s.f. | 0.550 | \$593.45 |
| 814 | Specialty Center | 1,000 s.f. | 1.522 | \$1,642.24 |
| 815 | Discount Store | 1,000 s.f. | 1.022 | \$1,102.74 |
| 816 | Hardware Store | 1,000 s.f. | 0.592 | \$638.77 |
| 817 | Nursery | 1,000 s.f. | 0.849 | \$916.07 |
| 820 | Shopping Center | | | |
| | < 200,000 s.f. | 1,000 s.f. | 1.272 | \$1,372.49 |
| | 200,001-500,000 s.f. | 1,000 s.f. | 1.384 | \$1,493.34 |
| | 500,000s.f.-1,000,000 s.f. | 1,000 s.f. | 1.441 | \$1,554.84 |
| | >1,000,000 s.f. | 1,000 s.f. | 1.528 | \$1,648.71 |
| 931 | Quality Restaurant | 1,000 s.f. | 2.959 | \$3,192.76 |
| 932 | High Turnover Restaurant | 1,000 s.f. | 2.845 | \$3,069.76 |
| 933 | Fast Food w/o Drive-In | 1,000 s.f. | 4.357 | \$4,701.20 |
| 934 | Fast Food Drive-In | 1,000 s.f. | 5.439 | \$5,868.68 |
| 941 | Quick Lube Vehicle Shop | Service Pos. | 1.895 | \$2,044.71 |
| 942 | Automobile Care Center | 1,000 s.f. | 1.136 | \$1,225.74 |
| 841 | New Car Sales | 1,000 s.f. | 0.956 | \$1,031.52 |
| 843 | Automobile Parts Sales | 1,000 s.f. | 3.358 | \$3,623.28 |
| 944 | Gas Station | Fueling Position | 1.054 | \$1,137.27 |
| 945 | Gas Station w/Convenience Market | Fueling Position | 1.027 | \$1,108.13 |
| 946 | Gas/Serv. Stn. W/Conv. Mkt./Wash | Fueling Position | 1.053 | \$1,136.19 |
| 848 | Tire Store | 1,000 s.f. | 1.461 | \$1,576.42 |
| 850 | Supermarket | 1,000 s.f. | 1.547 | \$1,669.21 |
| 851 | Convenience Market 24-hour | 1,000 s.f. | 3.459 | \$3,732.26 |
| 852 | Convenience Market < 24-hour | 1,000 s.f. | 2.282 | \$2,462.28 |
| 853 | Convenience Market w/Gas Pumps | 1,000 s.f. | 3.361 | \$3,626.52 |
| 861 | Discount Club | 1,000 s.f. | 1.519 | \$1,639.00 |
| 862 | Home Improvement Superstore | 1,000 s.f. | 0.436 | \$470.44 |
| 863 | Electronics Superstore | 1,000 s.f. | 0.972 | \$1,048.79 |
| 864 | Toy/Childrens Superstore | 1,000 s.f. | 1.060 | \$1,143.74 |
| 880 | Drugstore W/O Drive-Thru | 1,000 s.f. | 1.421 | \$1,533.26 |
| 881 | Drugstore W/Drive-Thru | 1,000 s.f. | 1.819 | \$1,962.70 |
| 890 | Furniture Store | 1,000 s.f. | 0.253 | \$272.99 |
| 911 | Walk-In Bank | 1,000 s.f. | 2.989 | \$3,225.13 |
| 912 | Drive-In Bank | 1,000 s.f. | 4.432 | \$4,782.13 |

Highway 65 JPA Impact Fees

Jurisdiction: Rocklin JULY 2017 ANNUAL ADJUSTMENT FACTOR = 1.0237
 District: Mission Hills/Clover Valley
 Cost per DUE: \$624.00

| ITE Code | Land Use Category | Unit | DUE per Unit | Fee per Unit |
|----------------------|----------------------------------|------------------|--------------|--------------|
| Industrial | | | | |
| 110 | Light Industrial | 1,000 s.f. | 0.910 | \$567.84 |
| 120 | Heavy Industrial | 1,000 s.f. | 0.178 | \$111.07 |
| 130 | Industrial Park | 1,000 s.f. | 0.798 | \$497.95 |
| 140 | Manufacturing | 1,000 s.f. | 0.685 | \$427.44 |
| 150 | Warehousing | 1,000 s.f. | 0.300 | \$187.20 |
| 151 | Mini-Warehousing | 1,000 s.f. | 0.148 | \$92.35 |
| Residential | | | | |
| 210 | Single Family | DU | 1.000 | \$624.00 |
| 220 | Apartment | DU | 0.620 | \$386.88 |
| 230 | Condominium | DU | 0.780 | \$486.72 |
| 240 | Mobile Home Park | DU | 0.590 | \$368.16 |
| 251 | Senior Adult Housing - Detached | DU | 0.270 | \$168.48 |
| 252 | Senior Adult Housing - Attached | DU | 0.230 | \$143.52 |
| 253 | Congregate Care | DU | 0.070 | \$43.68 |
| 260 | Recreational Home | DU | 0.109 | \$68.02 |
| Lodging | | | | |
| 310 | Hotel | Room | 0.545 | \$340.08 |
| 311 | All Suites Hotel | Room | 0.364 | \$227.14 |
| 312 | Business Hotel | Room | 0.563 | \$351.31 |
| 320 | Motel | Room | 0.355 | \$221.52 |
| Recreational | | | | |
| 411 | City Park | Acre | 0.184 | \$114.82 |
| 430 | Golf Course | Hole | 3.732 | \$2,328.77 |
| 444 | Movie Theater | 1,000 s.f. | 1.486 | \$927.26 |
| 492 | Health/Fitness Club | 1,000 s.f. | 1.589 | \$991.54 |
| 493 | Athletic Club | 1,000 s.f. | 2.682 | \$1,673.57 |
| 495 | Recreational Community Center | 1,000 s.f. | 1.233 | \$769.39 |
| Institutional | | | | |
| 520 | Elementary School | 1,000 s.f. | 0.832 | \$519.17 |
| 536 | Private School (K - 12) | 1,000 s.f. | 1.170 | \$730.08 |
| 530 | High School | 1,000 s.f. | 0.751 | \$468.62 |
| 560 | Church | 1,000 s.f. | 0.386 | \$240.86 |
| 565 | Day Care Center | 1,000 s.f. | 3.653 | \$2,279.47 |
| 590 | Library | 1,000 s.f. | 5.125 | \$3,198.00 |
| Medical | | | | |
| 610 | Hospital | 1,000 s.f. | 0.917 | \$572.21 |
| 620 | Nursing Home | 1,000 s.f. | 0.311 | \$194.06 |
| 630 | Clinic | 1,000 s.f. | 4.575 | \$2,854.80 |
| Office | | | | |
| 710 | Up to 50,000 s.f. | 1,000 s.f. | 3.998 | \$2,494.75 |
| | 50,001-150,000 s.f. | 1,000 s.f. | 1.783 | \$1,112.59 |
| | 150,001-300,000 s.f. | 1,000 s.f. | 1.379 | \$860.50 |
| | 300,001-500,000 s.f. | 1,000 s.f. | 1.239 | \$773.14 |
| | 500,001-800,000 s.f. | 1,000 s.f. | 1.164 | \$726.34 |
| | > 800,000 s.f. | 1,000 s.f. | 1.145 | \$714.48 |
| 720 | Medical - Dental Office Building | 1,000 s.f. | 2.804 | \$1,749.70 |
| Retail | | | | |
| 812 | Lumber Yard | 1,000 s.f. | 0.550 | \$343.20 |
| 814 | Specialty Center | 1,000 s.f. | 1.522 | \$949.73 |
| 815 | Discount Store | 1,000 s.f. | 1.022 | \$637.73 |
| 816 | Hardware Store | 1,000 s.f. | 0.592 | \$369.41 |
| 817 | Nursery | 1,000 s.f. | 0.849 | \$529.78 |
| 820 | Shopping Center | | | |
| | < 200,000 s.f. | 1,000 s.f. | 1.272 | \$793.73 |
| | 200,001-500,000 s.f. | 1,000 s.f. | 1.384 | \$863.62 |
| | 500,000s.f.-1,000,000 s.f. | 1,000 s.f. | 1.441 | \$899.18 |
| | > 1,000,000 s.f. | 1,000 s.f. | 1.528 | \$953.47 |
| 931 | Quality Restaurant | 1,000 s.f. | 2.959 | \$1,846.42 |
| 932 | High Turnover Restaurant | 1,000 s.f. | 2.845 | \$1,775.28 |
| 933 | Fast Food w/o Drive-In | 1,000 s.f. | 4.357 | \$2,718.77 |
| 934 | Fast Food Drive-In | 1,000 s.f. | 5.439 | \$3,393.94 |
| 941 | Quick Lube Vehicle Shop | Service Pos. | 1.895 | \$1,182.48 |
| 942 | Automobile Care Center | 1,000 s.f. | 1.136 | \$708.86 |
| 841 | New Car Sales | 1,000 s.f. | 0.956 | \$596.54 |
| 843 | Automobile Parts Sales | 1,000 s.f. | 3.358 | \$2,095.39 |
| 944 | Gas Station | Fueling Position | 1.054 | \$657.70 |
| 945 | Gas Station w/Convenience Market | Fueling Position | 1.027 | \$640.85 |
| 946 | Gas/Serv. Stn. W/Conv. Mkt./Wash | Fueling Position | 1.053 | \$657.07 |
| 848 | Tire Store | 1,000 s.f. | 1.461 | \$911.66 |
| 850 | Supermarket | 1,000 s.f. | 1.547 | \$965.33 |
| 851 | Convenience Market 24-hour | 1,000 s.f. | 3.459 | \$2,158.42 |
| 852 | Convenience Market < 24-hour | 1,000 s.f. | 2.282 | \$1,423.97 |
| 853 | Convenience Market w/Gas Pumps | 1,000 s.f. | 3.361 | \$2,097.26 |
| 861 | Discount Club | 1,000 s.f. | 1.519 | \$947.86 |
| 862 | Home Improvement Superstore | 1,000 s.f. | 0.436 | \$272.06 |
| 863 | Electronics Superstore | 1,000 s.f. | 0.972 | \$606.53 |
| 864 | Toy/Childrens Superstore | 1,000 s.f. | 1.060 | \$661.44 |
| 880 | Drugstore W/O Drive-Thru | 1,000 s.f. | 1.421 | \$886.70 |
| 881 | Drugstore W/Drive-Thru | 1,000 s.f. | 1.819 | \$1,135.06 |
| 890 | Furniture Store | 1,000 s.f. | 0.253 | \$157.87 |
| 911 | Walk-In Bank | 1,000 s.f. | 2.989 | \$1,865.14 |
| 912 | Drive-In Bank | 1,000 s.f. | 4.432 | \$2,765.57 |

Highway 65 JPA Impact Fees

Jurisdiction: Rocklin
 District: Old Town/Southeast
 Cost per DUE: \$571.00
 JULY 2017 ANNUAL ADJUSTMENT FACTOR = 1.0237

| ITE Code | Land Use Category | Unit | DUE per Unit | Fee per Unit |
|----------------------|----------------------------------|------------------|--------------|--------------|
| Industrial | | | | |
| 110 | Light Industrial | 1,000 s.f. | 0.910 | \$519.61 |
| 120 | Heavy Industrial | 1,000 s.f. | 0.178 | \$101.64 |
| 130 | Industrial Park | 1,000 s.f. | 0.798 | \$455.66 |
| 140 | Manufacturing | 1,000 s.f. | 0.685 | \$391.14 |
| 150 | Warehousing | 1,000 s.f. | 0.300 | \$171.30 |
| 151 | Mini-Warehousing | 1,000 s.f. | 0.148 | \$84.51 |
| Residential | | | | |
| 210 | Single Family | DU | 1.000 | \$571.00 |
| 220 | Apartment | DU | 0.620 | \$354.02 |
| 230 | Condominium | DU | 0.780 | \$445.38 |
| 240 | Mobile Home Park | DU | 0.590 | \$336.89 |
| 251 | Senior Adult Housing - Detached | DU | 0.270 | \$154.17 |
| 252 | Senior Adult Housing - Attached | DU | 0.230 | \$131.33 |
| 253 | Congregate Care | DU | 0.070 | \$39.97 |
| 260 | Recreational Home | DU | 0.109 | \$62.24 |
| Lodging | | | | |
| 310 | Hotel | Room | 0.545 | \$311.20 |
| 311 | All Suites Hotel | Room | 0.364 | \$207.84 |
| 312 | Business Hotel | Room | 0.563 | \$321.47 |
| 320 | Motel | Room | 0.355 | \$202.71 |
| Recreational | | | | |
| 411 | City Park | Acre | 0.184 | \$105.06 |
| 430 | Golf Course | Hole | 3.732 | \$2,130.97 |
| 444 | Movie Theater | 1,000 s.f. | 1.486 | \$848.51 |
| 492 | Health/Fitness Club | 1,000 s.f. | 1.589 | \$907.32 |
| 493 | Athletic Club | 1,000 s.f. | 2.682 | \$1,531.42 |
| 495 | Recreational Community Center | 1,000 s.f. | 1.233 | \$704.04 |
| Institutional | | | | |
| 520 | Elementary School | 1,000 s.f. | 0.832 | \$475.07 |
| 536 | Private School (K - 12) | 1,000 s.f. | 1.170 | \$668.07 |
| 530 | High School | 1,000 s.f. | 0.751 | \$428.82 |
| 560 | Church | 1,000 s.f. | 0.386 | \$220.41 |
| 565 | Day Care Center | 1,000 s.f. | 3.653 | \$2,085.86 |
| 590 | Library | 1,000 s.f. | 5.125 | \$2,926.38 |
| Medical | | | | |
| 610 | Hospital | 1,000 s.f. | 0.917 | \$523.61 |
| 620 | Nursing Home | 1,000 s.f. | 0.311 | \$177.58 |
| 630 | Clinic | 1,000 s.f. | 4.575 | \$2,612.33 |
| Office | | | | |
| 710 | Up to 50,000 s.f. | 1,000 s.f. | 3.998 | \$2,282.86 |
| | 50,001-150,000 s.f. | 1,000 s.f. | 1.783 | \$1,018.09 |
| | 150,001-300,000 s.f. | 1,000 s.f. | 1.379 | \$787.41 |
| | 300,001-500,000 s.f. | 1,000 s.f. | 1.239 | \$707.47 |
| | 500,001-800,000 s.f. | 1,000 s.f. | 1.164 | \$664.64 |
| | > 800,000 s.f. | 1,000 s.f. | 1.145 | \$653.80 |
| 720 | Medical - Dental Office Building | 1,000 s.f. | 2.804 | \$1,601.08 |
| Retail | | | | |
| 812 | Lumber Yard | 1,000 s.f. | 0.550 | \$314.05 |
| 814 | Specialty Center | 1,000 s.f. | 1.522 | \$869.06 |
| 815 | Discount Store | 1,000 s.f. | 1.022 | \$583.56 |
| 816 | Hardware Store | 1,000 s.f. | 0.592 | \$338.03 |
| 817 | Nursery | 1,000 s.f. | 0.849 | \$484.78 |
| 820 | Shopping Center | | | |
| | < 200,000 s.f. | 1,000 s.f. | 1.272 | \$726.31 |
| | 200,001-500,000 s.f. | 1,000 s.f. | 1.384 | \$790.26 |
| | 500,000s.f.-1,000,000 s.f. | 1,000 s.f. | 1.441 | \$822.81 |
| | >1,000,000 s.f. | 1,000 s.f. | 1.528 | \$872.49 |
| 931 | Quality Restaurant | 1,000 s.f. | 2.959 | \$1,689.59 |
| 933 | High Turnover Restaurant | 1,000 s.f. | 2.845 | \$1,624.50 |
| 933 | Fast Food w/o Drive-In | 1,000 s.f. | 4.357 | \$2,487.85 |
| 944 | Fast Food Drive-In | 1,000 s.f. | 5.439 | \$3,105.67 |
| 941 | Quick Lube Vehicle Shop | Service Pos. | 1.895 | \$1,082.05 |
| 942 | Automobile Care Center | 1,000 s.f. | 1.136 | \$648.66 |
| 841 | New Car Sales | 1,000 s.f. | 0.956 | \$545.88 |
| 843 | Automobile Parts Sales | 1,000 s.f. | 3.358 | \$1,917.42 |
| 844 | Gas Station | Fueling Position | 1.054 | \$601.83 |
| 945 | Gas Station w/Convenience Market | Fueling Position | 1.027 | \$586.42 |
| 946 | Gas/Serv. Stn. W/Conv. Mkt./Wash | Fueling Position | 1.053 | \$601.26 |
| 848 | Tire Store | 1,000 s.f. | 1.461 | \$834.23 |
| 850 | Supermarket | 1,000 s.f. | 1.547 | \$883.34 |
| 851 | Convenience Market 24-hour | 1,000 s.f. | 3.459 | \$1,975.09 |
| 852 | Convenience Market < 24-hour | 1,000s.f. | 2.282 | \$1,303.02 |
| 853 | Convenience Market w/Gas Pumps | 1,000 s.f. | 3.361 | \$1,919.13 |
| 861 | Discount Club | 1,000 s.f. | 1.519 | \$867.35 |
| 862 | Home Improvement Superstore | 1,000 s.f. | 0.436 | \$248.96 |
| 863 | Electronics Superstore | 1,000 s.f. | 0.972 | \$555.01 |
| 864 | Toy/Childrens Superstore | 1,000 s.f. | 1.060 | \$605.26 |
| 880 | Drugstore W/O Drive-Thru | 1,000 s.f. | 1.421 | \$811.39 |
| 881 | Drugstore W/Drive-Thru | 1,000 s.f. | 1.819 | \$1,038.65 |
| 890 | Furniture Store | 1,000 s.f. | 0.253 | \$144.46 |
| 911 | Walk-In Bank | 1,000 s.f. | 2.989 | \$1,706.72 |
| 912 | Drive-In Bank | 1,000 s.f. | 4.432 | \$2,530.67 |

Highway 65 JPA Impact Fees

Jurisdiction: Rocklin
 District: Northwest Rocklin
 Cost per DUE: \$884.00
 JULY 2017 ANNUAL ADJUSTMENT FACTOR = 1.0237

| ITE Code | Land Use Category | Unit | DUE per Unit | Fee per Unit |
|----------------------|----------------------------------|------------------|--------------|--------------|
| Industrial | | | | |
| 110 | Light Industrial | 1,000 s.f. | 0.910 | \$804.44 |
| 120 | Heavy Industrial | 1,000 s.f. | 0.178 | \$157.35 |
| 130 | Industrial Park | 1,000 s.f. | 0.798 | \$705.43 |
| 140 | Manufacturing | 1,000 s.f. | 0.685 | \$605.54 |
| 150 | Warehousing | 1,000 s.f. | 0.300 | \$265.20 |
| 151 | Mini-Warehousing | 1,000 s.f. | 0.148 | \$130.83 |
| Residential | | | | |
| 210 | Single Family | DU | 1.000 | \$884.00 |
| 220 | Apartment | DU | 0.620 | \$548.08 |
| 230 | Condominium | DU | 0.780 | \$689.52 |
| 240 | Mobile Home Park | DU | 0.590 | \$521.56 |
| 251 | Senior Adult Housing - Detached | DU | 0.270 | \$238.68 |
| 252 | Senior Adult Housing - Attached | DU | 0.230 | \$203.32 |
| 253 | Congregate Care | DU | 0.070 | \$61.88 |
| 260 | Recreational Home | DU | 0.109 | \$96.36 |
| Lodging | | | | |
| 310 | Hotel | Room | 0.545 | \$481.78 |
| 311 | All Suites Hotel | Room | 0.364 | \$321.78 |
| 312 | Business Hotel | Room | 0.563 | \$497.69 |
| 320 | Motel | Room | 0.355 | \$313.82 |
| Recreational | | | | |
| 411 | City Park | Acre | 0.184 | \$162.66 |
| 430 | Golf Course | Hole | 3.732 | \$3,299.09 |
| 444 | Movie Theater | 1,000 s.f. | 1.486 | \$1,313.62 |
| 492 | Health/Fitness Club | 1,000 s.f. | 1.589 | \$1,404.68 |
| 493 | Athletic Club | 1,000 s.f. | 2.682 | \$2,370.89 |
| 495 | Recreational Community Center | 1,000 s.f. | 1.233 | \$1,089.97 |
| Institutional | | | | |
| 520 | Elementary School | 1,000 s.f. | 0.832 | \$735.49 |
| 536 | Private School (K - 12) | 1,000 s.f. | 1.170 | \$1,034.28 |
| 530 | High School | 1,000 s.f. | 0.751 | \$663.88 |
| 560 | Church | 1,000 s.f. | 0.386 | \$341.22 |
| 565 | Day Care Center | 1,000 s.f. | 3.653 | \$3,229.25 |
| 590 | Library | 1,000 s.f. | 5.125 | \$4,530.50 |
| Medical | | | | |
| 610 | Hospital | 1,000 s.f. | 0.917 | \$810.63 |
| 620 | Nursing Home | 1,000 s.f. | 0.311 | \$274.92 |
| 630 | Clinic | 1,000 s.f. | 4.575 | \$4,044.30 |
| Office | | | | |
| 710 | Up to 50,000 s.f. | 1,000 s.f. | 3.998 | \$3,534.23 |
| | 50,001-150,000 s.f. | 1,000 s.f. | 1.783 | \$1,576.17 |
| | 150,001-300,000 s.f. | 1,000 s.f. | 1.379 | \$1,219.04 |
| | 300,001-500,000 s.f. | 1,000 s.f. | 1.239 | \$1,095.28 |
| | 500,001-800,000 s.f. | 1,000 s.f. | 1.164 | \$1,028.98 |
| | > 800,000 s.f. | 1,000 s.f. | 1.145 | \$1,012.18 |
| 720 | Medical - Dental Office Building | 1,000 s.f. | 2.804 | \$2,478.74 |
| Retail | | | | |
| 812 | Lumber Yard | 1,000 s.f. | 0.550 | \$486.20 |
| 814 | Specialty Center | 1,000 s.f. | 1.522 | \$1,345.45 |
| 815 | Discount Store | 1,000 s.f. | 1.022 | \$903.45 |
| 816 | Hardware Store | 1,000 s.f. | 0.592 | \$523.33 |
| 817 | Nursery | 1,000 s.f. | 0.849 | \$750.52 |
| 820 | Shopping Center | | | |
| | < 200,000 s.f. | 1,000 s.f. | 1.272 | \$1,124.45 |
| | 200,001-500,000 s.f. | 1,000 s.f. | 1.384 | \$1,223.46 |
| | 500,000s.f.-1,000,000 s.f. | 1,000 s.f. | 1.441 | \$1,273.84 |
| | >1,000,000 s.f. | 1,000 s.f. | 1.528 | \$1,350.75 |
| 931 | Quality Restaurant | 1,000 s.f. | 2.959 | \$2,615.76 |
| 932 | High Turnover Restaurant | 1,000 s.f. | 2.845 | \$2,514.98 |
| 933 | Fast Food w/o Drive-In | 1,000 s.f. | 4.357 | \$3,851.59 |
| 934 | Fast Food Drive-In | 1,000 s.f. | 5.439 | \$4,808.08 |
| 941 | Quick Lube Vehicle Shop | Service Pos. | 1.895 | \$1,675.18 |
| 942 | Automobile Care Center | 1,000 s.f. | 1.136 | \$1,004.22 |
| 841 | New Car Sales | 1,000 s.f. | 0.956 | \$845.10 |
| 843 | Automobile Parts Sales | 1,000 s.f. | 3.358 | \$2,968.47 |
| 944 | Gas Station | Fueling Position | 1.054 | \$931.74 |
| 945 | Gas Station w/Convenience Market | Fueling Position | 1.027 | \$907.87 |
| 946 | Gas/Serv. Stn. W/Conv. Mkt/Wash | Fueling Position | 1.053 | \$930.85 |
| 848 | Tire Store | 1,000 s.f. | 1.461 | \$1,291.52 |
| 850 | Supermarket | 1,000 s.f. | 1.547 | \$1,367.55 |
| 851 | Convenience Market 24-hour | 1,000 s.f. | 3.459 | \$3,057.76 |
| 852 | Convenience Market < 24-hour | 1,000 s.f. | 2.282 | \$2,017.29 |
| 853 | Convenience Market w/Gas Pumps | 1,000 s.f. | 3.361 | \$2,971.12 |
| 861 | Discount Club | 1,000 s.f. | 1.519 | \$1,342.80 |
| 862 | Home Improvement Superstore | 1,000 s.f. | 0.436 | \$385.42 |
| 863 | Electronics Superstore | 1,000 s.f. | 0.972 | \$859.25 |
| 864 | Toy/Childrens Superstore | 1,000 s.f. | 1.060 | \$937.04 |
| 880 | Drugstore W/O Drive-Thru | 1,000 s.f. | 1.421 | \$1,256.16 |
| 881 | Drugstore W/Drive-Thru | 1,000 s.f. | 1.819 | \$1,608.00 |
| 890 | Furniture Store | 1,000 s.f. | 0.253 | \$223.65 |
| 911 | Walk-In Bank | 1,000 s.f. | 2.989 | \$2,642.28 |
| 912 | Drive-In Bank | 1,000 s.f. | 4.432 | \$3,917.89 |

SCHEDULE L

City of Rocklin Impact Mitigation Fees

CONSTRUCTION TAX*
(Section 3.16, Rocklin Municipal Code)

Purpose:

For the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the city.

Tax Rate:

| | |
|----------------------------|--------------------|
| Multi Family / Industrial | .01397 x Valuation |
| Single Family / Commercial | .01050 x Valuation |

Construction Tax is not applicable to:

- A. Garages, sheds, carports, gazebos, pools, spas, patios, decks, patio or deck covers, and similar structures or outdoor appurtenances accessory to any existing residential building;
- B. Alterations, repairs, and remodeling of existing residential buildings, including increases in interior floor area of up to six hundred square feet or twenty percent of the existing living area of the building, whichever is greater. This exception shall not apply to the creation or addition of a separate living unit to an existing residential building;
- C. Alterations, repairs, or remodeling of any existing nonresidential building or structure that does not increase the total interior floor area of the building or structure. This exception does not apply to initial interior improvements of partially constructed shell buildings;
- D. Reconstruction or repair of any building or structure which was damaged by earthquake, fire, flood or other natural cause over which the owner had no control; provided, that the dwelling is rebuilt or repaired to approximately the same configuration and same square footage as before the damage occurred, and the building permit for the work is applied for within one year of the occurrence of the damages. Compliance with any applicable ordinance or law is not a cause over which the owner had no control;
- E. Additions, repairs or replacements of plumbing, mechanical, electrical, air pollution control, fire extinguishing, processing or similar equipment to existing buildings;
- F. Additions of minor accessory structures which do not significantly impact the need for public facilities.

**This fee is to be coordinated with the Public Facilities Impact Fee (Schedule P) for applicable projects.*

CITY OF ROCKLIN

SCHEDULE N

PLACER COUNTY CAPITAL FACILITIES IMPACT FEE
(COUNTY IMPACT FEE)
(Resolution No. 2000-108)

The City of Rocklin is collecting the County Impact Fee at the request of Placer County. The purpose of the Fee is to mitigate the impacts of growth within the city limits on facilities needed to accommodate general county services. The Placer County Board of Supervisors has determined the fees are necessary in order to finance public facilities and to assure that new development pays its fair share for those improvements.

The County Impact Fee schedule shall be as follows:

| <u>LAND USE*</u> | <u>FEE</u> |
|---------------------------------------|------------------------------|
| Single-Family Residential | \$2,723.07/per dwelling unit |
| Multi-Family Residential | \$1,983.05/per dwelling unit |
| Age-Restricted Senior Citizen Housing | \$1,790.37/per dwelling unit |
| Office Space | \$0.52/per square foot |
| Retail Space | \$0.33/per square foot |
| Industrial Space | \$0.27/per square foot |
| Warehouse Space | \$0.07/per square foot |

Note: Fees are adjusted for inflation each October, therefore, the fees for future years are not yet available.

*Recognizing that these land use categories are general in nature, each project will be reviewed consistent with the determination made for imposition of City development impact fees.

SCHEDULE O

SPRTA FEE (Resolution 2008-02)

South Placer Regional Transportation Improvement Program Traffic Fee

The South Placer Regional Transportation Authority (“Authority”) was formed to provide for the coordinated planning, design, financing, acquisition, determination of the timing of construction, and construction, of certain transportation improvements located in the area of the jurisdiction of the Authority.

The purpose of the fee is to finance the public facilities (the “Facilities”) described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program to reduce the impacts of increased traffic caused by New Development within the area of jurisdiction of the Authority.

The Fee shall be used to finance the Facilities, including but not limited to, planning, design, administration, environmental compliance, and construction costs.

SPRTA Impact Fees

UPDATED: 5/1/2017

Jurisdiction: Rocklin
 District: Rocklin
 Cost per DUE: \$1,739

2015 Annual Adjustment Factor for Inflation = 1.0246904
 2016 Annual Adjustment Factor for Inflation = 1.0323580
 2017 Annual Adjustment Factor for Inflation = 1.0245216
 Cost per DUE With Inflation = \$1,885

| ITE Code | Land Use Category | Unit | DUE per Unit | Fee per Unit |
|----------------------|----------------------------------|------------------|--------------|--------------|
| Industrial | | | | |
| 110 | Light Industrial | 1,000 s.f. | 0.910 | \$1,715.08 |
| 120 | Heavy Industrial | 1,000 s.f. | 0.178 | \$335.48 |
| 130 | Industrial Park | 1,000 s.f. | 0.798 | \$1,504.00 |
| 140 | Manufacturing | 1,000 s.f. | 0.685 | \$1,291.02 |
| 150 | Warehousing | 1,000 s.f. | 0.300 | \$565.41 |
| 151 | Mini-Warehousing | 1,000 s.f. | 0.148 | \$278.94 |
| Residential | | | | |
| 210 | Single Family | DU | 1.000 | \$1,884.71 |
| 220 | Apartment | DU | 0.620 | \$1,168.52 |
| 231 | Attached Condominium/Townhome | DU | 0.780 | \$1,470.07 |
| 240 | Mobile Home Park | DU | 0.590 | \$1,111.98 |
| 251 | Senior Adult Housing - Detached | DU | 0.270 | \$508.87 |
| 252 | Senior Adult Housing - Attached | DU | 0.230 | \$433.48 |
| 253 | Congregate Care | DU | 0.070 | \$131.93 |
| 260 | Recreational Home | DU | 0.109 | \$205.43 |
| Lodging | | | | |
| 310 | Hotel | Room | 0.545 | \$1,027.16 |
| 311 | All Suites Hotel | Room | 0.364 | \$686.03 |
| 312 | Business Hotel | Room | 0.563 | \$1,061.09 |
| 320 | Motel | Room | 0.355 | \$669.07 |
| Recreational | | | | |
| 411 | City Park | Acre | 0.184 | \$346.79 |
| 430 | Golf Course | Hole | 3.732 | \$7,033.72 |
| 444 | Movie Theater | 1,000 s.f. | 1.486 | \$2,800.67 |
| 492 | Health/Fitness Club | 1,000 s.f. | 1.589 | \$2,994.80 |
| 493 | Athletic Club | 1,000 s.f. | 2.682 | \$5,054.78 |
| 495 | Recreational Community Center | 1,000 s.f. | 1.233 | \$2,323.84 |
| Institutional | | | | |
| 520 | Elementary School | 1,000 s.f. | 0.832 | \$1,568.08 |
| 536 | Private School (K - 12) | 1,000 s.f. | 1.170 | \$2,205.11 |
| 530 | High School | 1,000 s.f. | 0.751 | \$1,415.41 |
| 560 | Church | 1,000 s.f. | 0.386 | \$727.50 |
| 565 | Day Care Center | 1,000 s.f. | 3.653 | \$6,884.83 |
| 590 | Library | 1,000 s.f. | 5.125 | \$9,659.12 |
| Medical | | | | |
| 610 | Hospital | 1,000 s.f. | 0.917 | \$1,728.28 |
| 620 | Nursing Home | 1,000 s.f. | 0.311 | \$586.14 |
| 630 | Clinic | 1,000 s.f. | 4.575 | \$8,622.53 |
| Office | | | | |
| 710 | Up to 50,000 s.f. | 1,000 s.f. | 3.998 | \$7,535.06 |
| | 50,001-150,000 s.f. | 1,000 s.f. | 1.783 | \$3,360.43 |
| | 150,001-300,000 s.f. | 1,000 s.f. | 1.379 | \$2,599.01 |
| | 300,001-500,000 s.f. | 1,000 s.f. | 1.239 | \$2,335.15 |
| | 500,001-800,000 s.f. | 1,000 s.f. | 1.164 | \$2,193.80 |
| | > 800,000 s.f. | 1,000 s.f. | 1.145 | \$2,157.99 |
| 720 | Medical - Dental Office Building | 1,000 s.f. | 2.804 | \$5,284.72 |
| Retail | | | | |
| 812 | Lumber Yard | 1,000 s.f. | 0.550 | \$1,036.59 |
| 814 | Specialty Center | 1,000 s.f. | 1.522 | \$2,868.52 |
| 815 | Discount Store | 1,000 s.f. | 1.022 | \$1,926.17 |
| 816 | Hardware Store | 1,000 s.f. | 0.592 | \$1,115.75 |
| 817 | Nursery | 1,000 s.f. | 0.849 | \$1,600.12 |
| 820 | Shopping Center | | | |
| | < 200,000 s.f. | 1,000 s.f. | 1.272 | \$2,397.35 |
| | 200,001-500,000 s.f. | 1,000 s.f. | 1.384 | \$2,608.43 |
| | 500,000s.f.-1,000,000 s.f. | 1,000 s.f. | 1.441 | \$2,715.86 |
| | >1,000,000 s.f. | 1,000 s.f. | 1.528 | \$2,879.83 |
| 931 | Quality Restaurant | 1,000 s.f. | 2.959 | \$5,576.85 |
| 932 | High Turnover Restaurant | 1,000 s.f. | 2.845 | \$5,361.99 |
| 933 | Fast Food w/o Drive-In | 1,000 s.f. | 4.357 | \$8,211.67 |
| 934 | Fast Food Drive-In | 1,000 s.f. | 5.439 | \$10,250.92 |
| 941 | Quick Lube Vehicle Shop | Service Pos. | 1.895 | \$3,571.52 |
| 942 | Automobile Care Center | 1,000 s.f. | 1.136 | \$2,141.03 |
| 841 | New Car Sales | 1,000 s.f. | 0.956 | \$1,801.78 |
| 843 | Automobile Parts Sales | 1,000 s.f. | 3.358 | \$6,328.84 |
| 944 | Gas Station | Fueling Position | 1.054 | \$1,986.48 |
| 945 | Gas Station w/Convenience Market | Fueling Position | 1.027 | \$1,935.59 |
| 946 | Gas/Serv. Stn. W/Conv. Mkt./Wash | Fueling Position | 1.053 | \$1,984.60 |
| 848 | Tire Store | 1,000 s.f. | 1.461 | \$2,753.56 |
| 850 | Supermarket | 1,000 s.f. | 1.547 | \$2,915.64 |
| 851 | Convenience Market 24-hour | 1,000 s.f. | 3.459 | \$6,519.20 |
| 852 | Convenience Market < 24-hour | 1,000 s.f. | 2.282 | \$4,300.90 |
| 853 | Convenience Market w/Gas Pumps | 1,000 s.f. | 3.361 | \$6,334.50 |
| 861 | Discount Club | 1,000 s.f. | 1.519 | \$2,862.87 |
| 862 | Home Improvement Superstore | 1,000 s.f. | 0.436 | \$821.73 |
| 863 | Electronics Superstore | 1,000 s.f. | 0.972 | \$1,831.93 |
| 864 | Toy/Childrens Superstore | 1,000 s.f. | 1.060 | \$1,997.79 |
| 880 | Drugstore W/O Drive-Thru | 1,000 s.f. | 1.421 | \$2,678.17 |
| 881 | Drugstore W/Drive-Thru | 1,000 s.f. | 1.819 | \$3,428.28 |
| 890 | Furniture Store | 1,000 s.f. | 0.253 | \$476.83 |
| 911 | Walk-In Bank | 1,000 s.f. | 2.989 | \$5,633.39 |
| 912 | Drive-In Bank | 1,000 s.f. | 4.432 | \$8,353.02 |

SCHEDULE P

**PUBLIC FACILITIES IMPACT FEE*
(Ordinance 893)**

PUBLIC FACILITIES FEE

| Land Use | Facility Standard Cost Per Capita¹ | Density² | Fee |
|--------------------------------|--|----------------------------|---------------------|
| <i>Residential³</i> | | | |
| Single Family | \$ 1,439 | 2.91 | \$4,187 per unit |
| Multiple Family | 1,439 | 1.48 | \$2,130 per unit |
| <i>Nonresidential</i> | | | |
| Commercial/Retail | \$ 446 | 2.50 | \$ 1.12 per sq. ft. |
| Office | 446 | 3.33 | \$ 1.49 per sq. ft. |
| Light Industrial | 446 | 1.67 | \$ 0.74 per sq. ft. |

¹Standard per resident for residential development and per employee for nonresidential development

²Persons per housing unit for residential units; employees per 1,000 square feet for nonresidential development

³Based on Uniform Building Code (UBC) occupancy designations, Single Family Residential (R-3) includes single family residences, second units, and individual lot town homes. Multiple Family Residential (R-1) includes apartments and airspace condominiums.

** This fee is to be coordinated with the Construction Tax (Schedule L) for applicable projects.*

Coordination with existing Construction Tax

The City will continue to collect the construction tax at its current rate at the time of the building permit. The City will credit the public facilities fee owed on each development project for the amount of the construction tax paid. If the construction tax exceeds the public facilities fee, the entire remaining amount of the construction tax will still be paid.

Sometimes building permits for the same project are issued in two stages. For example, some nonresidential structures are first constructed as a building shell without interior (tenant) improvements. Later a second permit is issued for the tenant improvements. The public facilities fee will be paid on the first permit only, so the same project does not pay for its facilities impact fee twice. The construction tax will continue to be paid on all permits. If the public facilities fee exceeds the construction tax on the first permit, there will be no refund of the fee or additional credits applied against the construction tax paid on the subsequent permits for improvements to the same structure. If the size of the original structure is expanded at a later date, then the public facilities would again apply but only on the incremental increase in building square feet, with the same procedure for a credit against the construction tax.

CITY OF ROCKLIN

SCHEDULE Q

NORTHWEST ROCKLIN COMMUNITY PARK FEE
(Ordinance 932)

The following fees are only applicable to development within the Whitney Ranch/Sunset Ranchos and Highway 65 Planning Areas within North West Rocklin.

| WHITNEY RANCH COMMUNITY PARK FEE | | | |
|---|----------------------------|--------------------------|---|
| ZONING AREA | COMMUNITY PARK COST | PLUS 4% ADMIN FEE | TOTAL WHITNEY RANCH COMMUNITY PARK FEE |
| Whitney Ranch | | | |
| Single Family | \$3,676 | \$147 | \$3,823 per unit |
| PD-20 | \$2,124 | \$85 | \$2,209 per unit |
| PD-BP | \$11,593 | \$464 | \$12,057 per acre |
| PD-C | \$6,763 | \$271 | \$7,033 per acre |
| Hwy 65 Corridor | | | |
| BP | \$11,593 | \$464 | \$12,057 per acre |
| C | \$6,763 | \$271 | \$7,033 per acre |
| BP/C | \$6,763 | \$271 | \$7,033 per acre |

CITY OF ROCKLIN

SCHEDULE R

WHITNEY INTERCHANGE FEE

(Ordinance 932)

(Fee Updated by Reso 2015-2)

The following fees are only applicable to development within the Whitney Ranch/Sunset Ranchos and Highway 65 Planning Areas within North West Rocklin.

| OWNER | COST PER UNIT OR ACRE |
|--|----------------------------------|
| WHITNEY RANCH | |
| Sunset Ranchos Investors (SRI, LLC) | |
| Single Family | \$622 per unit |
| PD-20 | \$448 per unit |
| PD-BP | \$21,016 per acre |
| PC-C and PD-NC | \$23,839 per acre |
| | |
| Shehadeh/Taylor, LLC (SWP) | |
| PD-C | \$49,657 per acre |
| | |
| HIGHWAY 65 CORRIDOR | |
| Orchard Creek (JBC) | |
| C | \$49,251 per acre |
| BP/C | \$49,251 per acre |
| | |
| Evergreen (Placer Ranch) | |
| BP | \$20,107 per acre |
| C | \$22,808 per acre |
| BP/C | \$22,808 per acre |
| | |
| WJU | |
| BP/C | \$35,719 per acre |
| LI | \$10,524 per acre |

CITY OF ROCKLIN

SCHEDULE S

NORTHWEST ROCKLIN SEWER TRUNK LINE PROJECT FACILITIES FEE

(Resolution 2013-200)

Subject to certain exemptions (as listed below), the following fees apply to development within the Northwest Rocklin Annexation Area.

| <u>Development</u> | <u>Sewer Trunk Fee</u> |
|--------------------------------------|--------------------------|
| Residential (single and multifamily) | \$268 per unit |
| Non-Residential | \$156 per 1,000 bldg. sf |

The following building activities are exempt from the Northwest Rocklin Sewer Trunk Line Project Facilities Fee:

- Alterations or repairs of existing residential buildings with up to a twenty percent increase in total interior floor area (excluding second units).
- Alterations or repairs of existing nonresidential buildings that do not increase total interior floor area.
- Construction of garages, sheds, carports, gazebos, pools, spas, patios, decks, patio or deck covers, and similar structures that are accessory to a residential building.
- Additions of minor accessory structures which do not significantly impact the need for public facilities.
- Reconstruction or repair of any structure damaged by natural disaster, provided that the building is rebuilt or repaired to approximately the same configuration and same square footage as before the damage occurred.

SCHEDULE F¹
ENGINEERING AND GENERAL SERVICES
(RMC §3.32.050F)

| <u>SERVICE PROVIDED</u> | | <u>FEE</u> | <u>% COST RECOVERY</u> |
|--|------------------------|--|-----------------------------|
| FINAL MAP CHECK- SUBDIVISION | (S-05100) | \$8,009 | 100% |
| FINAL RESIDENT PARCEL MAP CHECK | (S-05105) | \$2,407 | 100% |
| FINAL COMMERCIAL PARCEL MAP CHECK | (S-05108) | \$5,799 | 100% |
| IMPROVEMENT PLAN REVISION | (S-05110) | \$503 | 100% |
| PUBLIC IMPROVEMENTS AND SUBDIVISION PLAN CHECK/ INSPECTION FEE | (S-04800) (S-04900) | See Table A See Table A | 100% (varies by project) |
| CERTIFICATE OF COMPLIANCE PROCESSING | (S-04000) | \$3,652 | 100% |
| GRADING PLAN CHECK | (S-04600) | \$2,091 | 100% |
| GRADING INSPECTION | (S-04700) | \$1,303 | 100% |
| LANDSCAPE PLAN CHECK/INSPECTION | (S-05700) | \$2,492 | 100% |
| RECORD OF SURVEY PLAN CHECK | (S-05120) | \$2,874 | 100% |
| ENCROACHMENT PERMIT | (S-05200) | \$326 | 100% |
| REVERSION TO ACREAGE | (S-05300) | \$6,202 | 100% |
| FLOOD ZONE DESIGNATION LETTER | (S-05400) | \$145 | 100% |
| FLOOD ZONE DEVELOPMENT PERMIT | (S-05410) | \$1,018 | 100% |
| FLOOD ZONE DEVELOPMENT VARIANCE | (-) | Hourly Rate | |
| FLOOD ZONE DEVELOPMENT APPEAL | (-) | Hourly Rate | |
| OVERWIDE/OVERWEIGHT TRANSPORTATION PERMIT | (S-05000) | \$90 ann. permit \$16 indiv. permit | Vehicle Cd 35795 |

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California. (-) indicates the service is not included in the Study.

TABLE A
ENGINEERING AND GENERAL SERVICES
(RMC§3.32.050F)

(S-04800, S-04900)

| PROJECT COST Dollars | PLAN CHECK (Factor) | INSPECTION (Factor) |
|---------------------------------------|--------------------------------------|--------------------------------------|
| 0 to 100,000 | .0220 | .0404 |
| 200,000 | .0216 | .0390 |
| 300,000 | .0212 | .0374 |
| 400,000 | .0208 | .0360 |
| 500,000 | .0204 | .0346 |
| 600,000 | .0200 | .0332 |
| 700,000 | .0196 | .0318 |
| 800,000 | .0192 | .0304 |
| 900,000 | .0188 | .0288 |
| 1,000,000 | .0184 | .0272 |
| 2,000,000 | .0168 | .0258 |
| 3,000,000 | .0154 | .0244 |
| 4, 000,000 | .0140 | .0230 |
| 5,000,000 | .0126 | .0216 |
| 6,000,000 | .0112 | .0202 |
| 7,000,000 | .0098 | .0188 |
| 8,000,000 | .0084 | .0174 |
| 9,000,000 | .0070 | .0160 |
| 10,000,000 | .0056 | .0146 |

| | | |
|--|----------|------|
| \$20,001 to \$30,000 | \$10,803 | 100% |
| \$30,001 to \$40,000 | \$14,403 | 100% |
| \$40,001 to \$60,000 | \$21,606 | 100% |
| \$60,001 to \$80,000 | \$28,807 | 100% |
| \$80,001 to \$100,000 | \$36,009 | 100% |
| \$100,001 to \$120,000 | \$43,210 | 100% |
| \$120,001 to \$140,000 | \$50,412 | 100% |
| \$140,001 to \$160,000 | \$57,614 | 100% |
| \$160,001 to \$180,000 | \$64,816 | 100% |
| \$180,001 to \$200,000 | \$72,017 | 100% |
| \$200,001 to \$220,000 | \$79,219 | 100% |
| \$220,001 to \$240,000 | \$86,421 | 100% |
| \$240,001 to \$260,000+ | \$93,623 | 100% |
| DESIGN REVIEW-Signs: PC review (S-02920) | \$4,233 | 100% |
| DESIGN REVIEW-Commercial includes all non-residential and multifamily (S-02900) | \$9,888 | 100% |
| DESIGN REVIEW-Residential (S-02910) | \$6,097 | 100% |
| DEVELOPMENT ACTIVITY REPORTS (S-04400) | \$31 | 100% |
| DEVELOPMENT AGREEMENT (S-03200) (Major) | \$28,178 | 100% |
| DEVELOPMENT AGREEMENT (S-03300) (Minor) | \$11,761 | 100% |
| DEVELOPMENT AGREEMENT (Amendment) (S-03350) | \$8,016 | 100% |
| GENERAL DEVELOPMENT PLAN | | |
| First 100 acres (S-00600) | \$13,475 | 100% |
| Incremental fee each additional 100 acres | \$1,122 | 100% |
| Modification <20 acres (S-00610) | \$10,366 | 100% |
| Modification >20 acres (S-00620) | \$10,850 | 100% |
| Modification-Text amendment (S-00630) | \$12,015 | 100% |
| GENERAL PLAN AMENDMENT: | | |
| First 100 acres. (S-02700) | \$11,434 | 100% |
| Incremental fee each additional 100 acres (S-02710) | \$2,565 | 100% |
| HISTORICAL REVIEW (Plus use permit) (S-06100) | \$1,224 | 100% |
| HOME OCCUPATION PERMIT (S-01200) | \$69 | 50% |
| Basic Fee (charge for planner time in most cases) | | 50% |
| If additional Fire Dept. review is required | \$52 | |
| HOME OCCUPATION (Modification-relocation; new address; and name change) (S-01300) | \$26 | 50% |
| LOT LINE ADJUSTMENT (one adjusted line) (S-05500) | \$1,960 | 100% |
| Each line after the first line | \$297 | 100% |

| | | |
|--|-------------------------------|------|
| MOBILE PUSH CART REVIEW (S-02600) | \$1,470 | 100% |
| Mobile Pushcart Renewal | \$294 | |
| MODIFICATION TO APPROVED PROJECTS (S-04300) | \$3,481 | 100% |
| PROJECT PROCESSING COST OVERRUNS (S-04310) | Fully burdened hourly rate | N/A |
| SIGN PERMIT (S-06220) | \$104 | 100% |
| SPECIAL EVENT (City Council Review) (S-03000) | \$4,653 | 100% |
| SPECIAL EVENT (Administrative Staff Review) (S-03100) | \$285 | 50% |
| SPECIAL EVENT (Modification) (S-03110) | \$22 | 50% |
| STREET NAME CHANGE (S-05800) | \$2,372 | 100% |
| STREET ADDRESS CHANGE (S-05900) | \$491 | 100% |
| STREET / EASEMENT VACATION (S-06000) | \$4,220 | 100% |
| SUBDIVISION ORDINANCE TEXT AMEND (S-02500) | \$10,072 | 100% |
| SPECIFIC USE PERMIT (STAFF)(S-01910) | \$1,172 | 100% |
| TIME EXTENSION (S-04200) | \$4,587 | 100% |
| TENTATIVE SUBDIVISION MAP: (1st 50 lots) (S-03400) | \$17,715 | 100% |
| Incremental fee each additional 50 lot increment (S-03410) | \$2,188 | 100% |
| TENTATIVE SUBDIVISION MAP (Modification) (S-03500) | \$10,337 | 100% |
| TENTATIVE PARCEL MAP (S-03600) | \$9,888 | 100% |
| TREE PERMIT-PC (S-06200) | \$915 | 100% |
| TREE PERMIT-CC (S-06210) | \$1,232 | 100% |
| VARIANCE (PC review) (S-01400) | \$5,036 | 100% |
| VARIANCE (Administrative-Staff level review (S-01500) | \$729 | 100% |
| ZONE CHANGE: Less than 20 acres (S-00200) | \$9,846 | 100% |
| ZONE CHANGE: Greater than 20 acres (S-00300) | \$10,850 | 100% |
| ZONING ORDINANCE TEXT AMENDMENT (S-00400) | \$8,823 | 100% |
| ZONING ORD. TEXT INTERPRETATION (S-00500) | \$2,335 | 100% |
| WRITTEN ZONE VERIFICATION (S-04500) | \$169 | 100% |

SCHEDULE M

City of Rocklin Impact Mitigation Fees

OAK TREE MITIGATION FEE

**(Chapter 17.77 of the Rocklin Municipal Code)
(Ordinance 676)**

Purpose:

To address the decline of oak woodlands due to urbanization through a considered attempt to balance the benefits of preservation and the cost thereof against the social benefits of private property ownership and development.

Rate:

| | |
|-------------------------------------|------|
| Mitigation for a 5 gallon oak tree | \$30 |
| Mitigation for a 15 gallon oak tree | \$96 |
| Mitigation for one inch of oak tree | \$96 |

Application:

For the acquisition of land deemed appropriate for oak tree reforestation; for activities related to the planting, acquisition and maintenance of oak trees; for compensation for arborists retained by the City in connection with the administration of the Oak Tree Preservation Ordinance and Guidelines, and any related programs; for oak tree preservation educational programs; and for activities related to the administration of this fund and the Oak Tree Preservation Ordinance.

Fees are not applicable to:

- A. For the removal of dead, dying or diseased oak trees on undeveloped property where no tree preservation permit is pending.
- B. For the removal of dead, dying or diseased oak trees on multifamily, commercial or industrial property.
- C. For the removal of dead or diseased oak trees on developed single family, duplex or triplex lots.

SCHEDULE C¹
PUBLIC SAFETY
(RMC §3.32.050C)

| <u>SERVICE PROVIDED</u> | <u>FEE</u> | <u>% of Cost Recovery</u> |
|--|------------------------------------|---------------------------|
| PARKING ENFORCEMENT (S-07100) | Estab. By Reso. 2009-192 | Varies |
| VEHICLE CODE ENFORCEMENT (S-07200) | Established by State Bail Schedule | Varies |
| DISTURBANCE CALL BACK (S-07300) | | 100% |
| Hourly – per Officer | | |
| - 1 st Officer | \$236/hr | 100% |
| - Each Add'l Officer | \$164/hr | 100% |
| SOLICITOR PERMIT (S-074050) | \$45 | 100% |
| FINGERPRINTING - ADULT (S-07500) max per Penal Code §13300 | \$15 | 35% |
| IMPOUNDED VEHICLE RELEASE (S-07600) | \$157 | 55% |
| REPOSSESSED VEHICLE RECEIPT (S-07650) | \$15 | 69% |
| POLICE REPORT REPRODUCTION (S-07710) | | Varies |
| Gov't Code §6253 limits fee recovery | | |
| - Less than 50 pages | No Charge | |
| - 50 – 75 pages | \$5 | |
| - Over 75 pages | \$.10/page | |
| POLICE PHOTO/VIDEO REPRODUCTION (S-07800) | | 6-17% |
| Video: VHS | \$15 | |
| Per CD if over 5 CDs required | \$5 | |
| Photo: per page if over 5 pages | \$5 | |
| Audio: per CD if over 5 CDs required | \$5 | |
| CONCEALED WEAPON PERMIT REVIEW (S-07900) | \$404 | 100% |
| VEHICLE CITE CORRECTION - SIGN-OFF (S-08000) | | |
| Rocklin Issued Citations | No Charge | 0% |
| Non-Rocklin Issued Citations | \$22 | 100% |
| VIN VERIFICATION (S-08100) | \$40 | 100% |
| RECORDS CHECK CLEARANCE LETTER (S-08250) | \$22 | 100% |

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California. (-) indicates the service is not included in the Study.

| | | |
|---|---|----------|
| BOOKING (S-08300) | Billed Amount | 100% |
| PRIVATE SPECIAL EVENT CONTROL (S-08500) | Fully burdend hourly rate with 3 hour min charge for all personnel involved per MOU | 100% |
| ANIMAL LICENSE/CONTROL (S-08700) | | 16 - 95% |
| 1 yr Altered | \$15 | |
| 3 yrs Altered | \$43 | |
| 1 yr Non-Altered | \$30 | |
| 3 yrs Non-Altered | \$86 | |
| POTENTIALLY DANGEROUS DOG LICENSE (S-08710) | \$197 | 71% |
| DEAD ANIMAL REMOVAL (S-08800) | No Charge | 0% |
| ANIMAL TRAPPING AND REMOVAL/RELEASE (S-09000) | \$88 | 100% |
| ANIMAL CATCH AND RETURN TO OWNER (S-09100) | \$66 | 100% |
| DUI INVOLVED EMERGENCY RESPONSE (S-09200) (includes prior S-08400) | Actual fully burdened Hours billed | 100% |
| ACCIDENT INVESTIGATION/REPORT (S-09300) (limited by Gov. Code §6253) | | Varies |
| Less than 50 pages | No Charge | |
| 50 – 75 pages | \$5 | |
| Over 75 pages | \$.10/page | |
| SPECIAL TRAFFIC CONTROL (S-09400) | Fully burdened hourly rate of all personnel involved | 100% |
| EXPLOSIVE PERMITS (S-09500)(H&S code §12106) | | |
| - Less than 100 pounds | \$2 | 2% |
| - 100 pounds or greater | \$10 | 9% |
| SECURITY PLAN CHECK (S-09600) | No Charge | 0% |
| ABC LICENSE REVIEW (S-09800) | \$25 | 13% |
| ABC LICENSE REVIEW – ONE DAY (S-09810) | No Charge | 0% |
| BINGO PERMIT (S-09900) | \$91 | 100% |
| REVIEW LOCAL CRIMINAL HISTORY (S-10000) | No Charge | 0% |
| PATROL RIDE ALONG (S-10100) | No Charge | 0% |
| MESSAGE OPERATOR (S-10300) | \$340 | 50% |

| | | |
|--|--|------|
| MASSAGE OPERATOR-PERMIT RENEWAL (S-10310) | \$141 | 73% |
| MASSAGE TECHNICIAN (S-10320) | \$340 | 50% |
| MASSAGE TECHNICIAN PERMIT RENEWAL (S-10330) | \$141 | 73% |
| TAXICAB/VEH FOR HIRE OWNER PERMIT (S-10410) | \$142 | 40% |
| TAXICAB/VEH FOR HIRE OWNER RENEWAL (S-10415) | \$80 | 34% |
| TAXICAB/VEH FOR HIRE DRIVER PERMIT (S-10420) | \$142 | 40% |
| TAXICAB/VEH FOR HIRE DRIVER RENEWAL (S-10425) | \$80 | 34% |
| ADULT RELATED BUSINESS OPERATOR PERMIT (S-10430) | \$357 | 100% |
| ADULT RELATED BUSINESS OPERATOR RENEWAL (S-10435) | \$193 | 100% |
| ADULT RELATED BUSINESS EMPLOYEE PERMIT (S-10440) | \$357 | 100% |
| ADULT RELATED BUSINESS EMPLOYEE RENEWAL (S-10445) | \$193 | 100% |
| ADULT RELATED BUSINESS PERMIT REVIEW (S-10450) | Fully burdened hourly rate (\$1,000 Max) | 100% |
| ADULT RELATED BUSINESS PERMIT APPEAL (S-10460) | \$1,872 | 100% |
| DAY CARE CENTER FIRE INSPECTION (S-10500) | \$136 | 100% |
| FIRE PREVENT INSPECT-SPECIAL REQUEST (S-10700) | Fully burdened hourly rate | 100% |
| FIRE ALARM SYSTEM – NEW INSTALLATION (S-10705) | \$386 | 100% |
| FIRE ALARM SYSTEM – T.I. (S-10710) | \$216 | 100% |
| FIRE SPRINKLER SYSTEM – NEW INSTALLATION (S-10715) | | 100% |
| 1-99 Heads | \$386 | |
| 100-199 Heads | \$500 | |
| 200+ Heads | \$614 plus .50/head | |
| FIRE SPRINKLER SYSTEM – T.I. (S-10720) | | 100% |
| 1-50 Heads | \$216 | |
| 51+ Heads | \$330 plus .50/head | |
| SPECIAL SUPPRESSION SYSTEM (S-10725) | \$386 | 100% |
| HOOD/DUCT FIRE SUPPRESSION SYSTEM(S-10730) | \$273 | 100% |
| COMPRESSED GAS SYSTEM – MEDICAL GAS (S-10735) | \$386 | 100% |

| | | |
|---|---|------|
| SMOKE MANAGEMENT SYSTEM (S-10740) | \$773 | 100% |
| BUILDING RADIO AMPLIFICATION SYSTEM (S-10745) | \$650 | 100% |
| SPRAY BOOTHS (S-10750) | \$273 | 100% |
| RESIDENTIAL FIRE SPRINKLER SYSTEM (S-10755) | \$273 | 100% |
| FIRE PUMP (S-10760) | \$500 | 100% |
| UNDERGROUND FIRE SPRINKLER SUPP LN (S-10765) | \$227 | 100% |
| PLAN REVIEW AFTER NORMAL BUSINESS HOURS (S-10770) | \$341 plus normal hour plan review fees | 100% |
| SPECIAL PLAN REVIEW REQUESTS (S-10790) | \$227 | 100% |
| FIRE FALSE ALARM RESPONSE (10800) | | |
| 1 st three false alarms in a 12 month period | No Charge | 0 % |
| Each additional false alarm | \$312 | 100% |
| WEED ABATEMENT ADMIN. FEE (S-11000) | \$173 + contractor cost +postage | 100% |
| FIRE & RESCUE SERVICE (NON-RES, FWY)(S-11100) | Fully burdened hourly rate when applicable | 100% |
| FIRE HYDRANT REPAIR (S-11200) | Actual cost + contract cost | 100% |
| FIRE FLOW HYDRANT TEST (S-11250) | \$314 | 100% |
| SPIILLED LOAD CLEAN-UP (S-11300) | Fully burdened hourly rate | 100% |
| ADDRESSING/STREET NAME REVIEW (S-05800, S-05900) | Included in Planning fees | 100% |
| FIRE WORKS SALES PERMITS (BOOTHES) (S-11600) | \$400 | 100% |
| PUBLIC DISPLAY OF FIREWORKS (S-11700) | \$816 | 100% |
| AMBULANCE ASSISTANCE (S-11800) | \$360 | 100% |
| WILL SERVE LETTER (S-11900) | \$126 | 100% |

SCHEDULE B¹
GENERAL SERVICES/MAINTENANCE SERVICES
(RMC §3.32.050B)

| <u>SERVICE PROVIDED</u> | | <u>FEE</u> | <u>% COST RECOVERY</u> |
|--------------------------------------|--------------------|----------------------------|------------------------|
| STREET BARRICADE SERVICE | (S-13900) | Fully burdened hourly rate | 100% |
| STREET CLOSURE PERMIT | (S-09410) | \$1,178 | 100% |
| STREET TREES | (S-14200) | No Charge | 0% |
| REPAIR DAMAGED CITY SIDEWALKS | (S-16000) | Fully burdened hourly rate | 100% |
| REMOVE VEGETATION FROM CITY PROPERTY | (S-14700) | Fully burdened hourly rate | 100% |
| SPIILLED LOAD CLEANUP | (S-11300, S-14900) | Fully burdened hourly rate | 100% |

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California. (-) indicates the service is not included in the Study.

SCHEDULE G¹

RECREATION PROGRAMS AND PUBLIC FACILITIES RENTAL & RELATED ACTIVITIES (RMC §3.32050G)

- I. Recreation Programs: The fees for Recreation Program areas, listed below, shall be set by the Interim Assistant City Manager for each program at a level that is competitive with and responsive to market conditions. Nonresident program participants may be subject to additional nonresident fees as deemed appropriate by the Interim Assistant City Manager

Recreation Program Areas

| | |
|----------------------------|-----------|
| Sports and Fitness | (S-12000) |
| Preschool | (S-12100) |
| Kids Junction | (S-12300) |
| Visual and Performing Arts | (S-12400) |
| Aquatics | (S-12500) |
| Teen Programs | (S-12600) |
| Active Adults | (S-12700) |

- II. Public Facility Rentals: The fees for rental of City Facilities, listed below, shall be set by the Interim Assistant City Manager at a level that is competitive with and responsive to market conditions. Nonresident facility renters may be subject to additional nonresident fees as deemed appropriate by the Interim Assistant City Manager.

Public Facilities

| | |
|--|-----------|
| Rocklin Sunset Center | (S-13000) |
| Rocklin Community Center | (S-13050) |
| Finnish Temperance Hall | (S-13100) |
| Whitney Community Park Picnic Facilities | (S-13150) |
| Johnson-Springview Park Picnic Pavilion Rental | (S-13200) |
| Johnson-Springview Park Disc Golf Course | (S-13225) |
| Rocklin Aquatics Complex | (S-13250) |
| Whitney High Pool | (S-13350) |
| Sports Fields (all parks) | (S-13400) |
| Recreation/Kids Junction Buildings | (S-13500) |
| Recreation/Preschool Buildings | (S-13600) |
| Neighborhood Parks Picnic Facilities | (S-13700) |

¹ The numbers in parenthesis cross-reference the service description to the Cost Control Analysis Update (2010-2011) for the City of Rocklin, California. (-) indicates the service is not included in the Study.

Proposed Parks and Recreation Development Impact Fee

BOARD OF SUPERVISORS MEETING PRESENTATION

MAY 22 , 2018

DTA DAVID TAUSSIG
& ASSOCIATES



PREPARED BY:
DAVID TAUSSIG
PRESIDENT
DAVID TAUSSIG & ASSOCIATES
100 WEST SAN FERNANDO STREET
SUITE 430
SAN JOSE, CA 95113

EL DORADO HILLS CSD

PARK DEVELOPMENT COST ASSUMPTIONS

- The Master Plan provided a cost assumptions table for new park development. This information was used to calculate the total facilities cost of each park type.

| Project | Cost/Unit |
|--|------------------|
| Planning and Design | |
| Neighborhood Park | \$25,000 |
| Village Park | \$30,000 |
| Community Park | \$50,000 |
| Park Development | |
| Neighborhood Park | \$377,000 / acre |
| Village Park | \$603,000 / acre |
| Community Park | \$804,000 / acre |
| Additional Costs | |
| Administration | 10% |
| Weighted Average | |
| Development/Construction Cost per Acre | \$684,526 |

NEXUS DEMOGRAPHICS

- Fees established to pay for park facilities and park improvements (identified in the El Dorado Hills Community Services District Park & Recreation Facilities Master Plan (June 2016)) needed to serve new development.
- New development projections based on data provided by the County of El Dorado, Sacramento Area Council of Governments, Nielsen, and generally confirmed by the U.S. Census and the DOF.

| Existing Residential Household Size | | |
|-------------------------------------|--------------------|------------------------|
| Residential Land Use | Existing Residents | Existing Housing Units |
| Single Family Residential | 34,355 | 11,154 |
| Multi-Family Residential | 6,208 | 2,156 |
| Age-Restricted | 3,299 | 1,833 |
| Total | 43,862 | 15,143 |

| Projected Future Residential Household Size | | |
|---|---------------------|-------------------------|
| Residential Land Use | Projected Residents | Projected Housing Units |
| Single Family Residential | 9,906 | 3,216 |
| Multi-Family Residential | 1,790 | 622 |
| Age-Restricted | 1,415 | 786 |
| Total | 13,111 | 4,624 |

CURRENT LEVEL OF SERVICE

- This District currently provides 3.26 acres of parkland per 1,000 residents.
- With the addition of 13,111 residents by 2038, the District will need an additional 42.78 acres of parkland if it wants to continue to provide the same level of service.
- At \$684,526 per acre, the total cost to be funded by new development would equate to approximately \$29,286,551.

| Current Acres of Parks per 1,000 Residents | Future Population | Development/Construction Cost per Acre | Total Acres funded by new development |
|--|-------------------|--|---------------------------------------|
| 3.26 | 13,111 | \$684,526 | \$29,286,551 |

FACILITY NEEDS & COSTS

- Additional regional park development costs of park facilities needed for new growth

| Facility | Proposed Quantity | Funded by New Development | Cost per Unit | Total Cost |
|--|--------------------|---------------------------|---------------|--------------|
| Open Space | 27.08 Acres | 100.00% | \$37,213 | \$1,007,688 |
| Recreation Facility | 40,000 Square Feet | 33.91% | \$665 | \$9,021,453 |
| Aquatic Facility | 1 Integrated Unit | 46.03% | \$8,487,200 | \$3,906,260 |
| New Disc Golf Course | 1 Integrated Unit | 46.03% | \$25,000 | \$11,506 |
| Sprayground | 1 Integrated Unit | 100.00% | \$500,000 | \$500,000 |
| Additional Restroom | 1 Integrated Unit | 100.00% | \$250,000 | \$250,000 |
| Sports Field Conversion to Artificial Turf | 1 Integrated Unit | 100.00% | \$800,000 | \$800,000 |
| New Rectangular Sports Field | 1 Integrated Unit | 100.00% | \$1,200,000 | \$1,200,000 |
| New Diamond Sports Field | 1 Integrated Unit | 100.00% | \$500,000 | \$500,000 |
| Total: | | | | \$17,196,907 |

NEXUS METHODOLOGY

- Fee calculations employ the concept of an Equivalent Benefit Unit (“EBU”) or Equivalent Dwelling Unit (“EDU”) to allocate benefit.
- Basis of benefit allocation is the number of residents (“Person Served”) generated by each land use class.

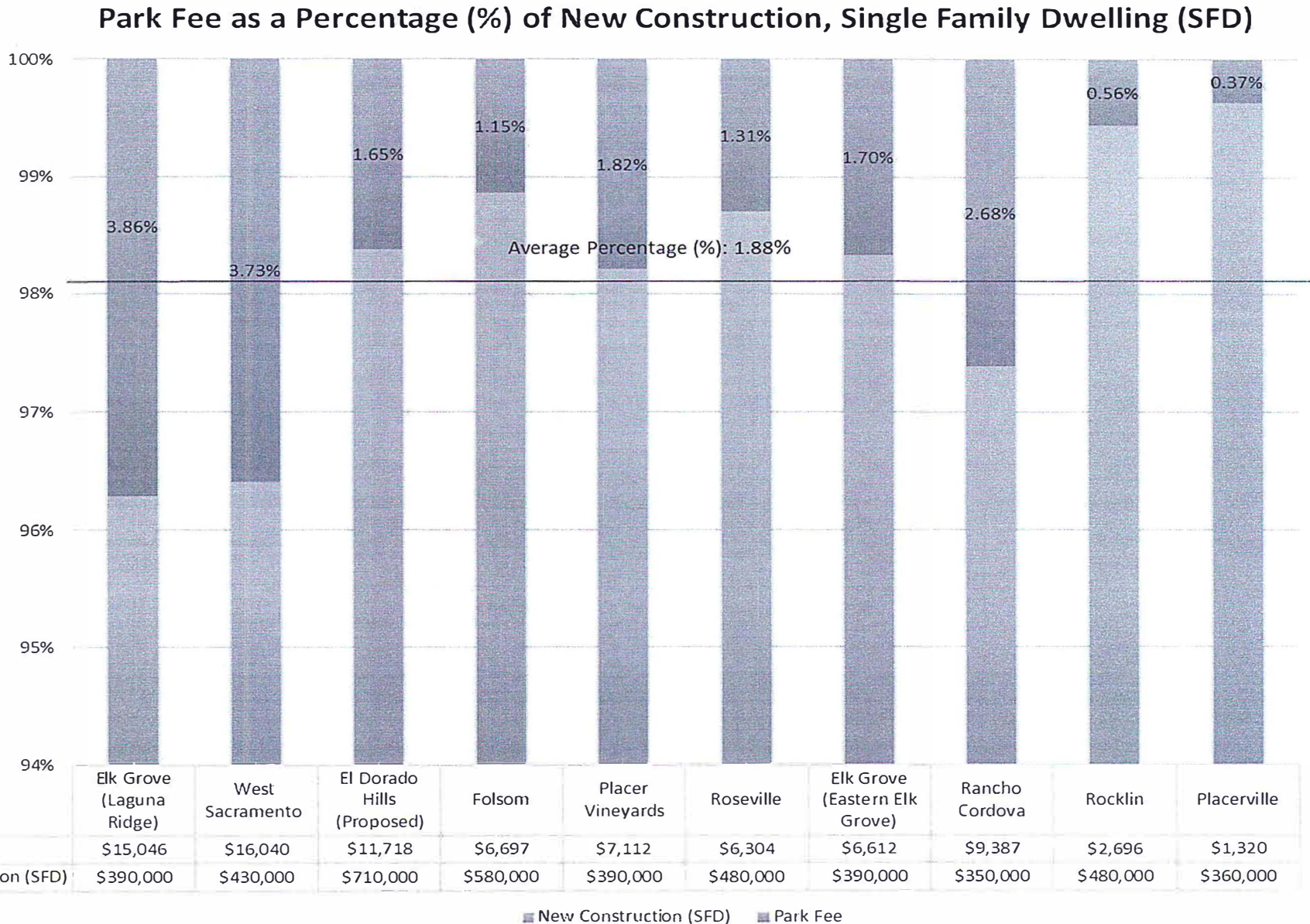
| Land Use Type | Existing EDUs/EBUs | Projected EDUs/EBUs |
|---------------------------|--------------------|---------------------|
| Single Family Residential | 11,154 | 3,216 |
| Multi-Family Residential | 1,423 | 410 |
| Age-Restricted | 1,071 | 459 |
| Total: | 13,648 | 4,086 |

TOTAL PROPOSED NEW IMPACT FEES

- Residential Fees (per Unit)

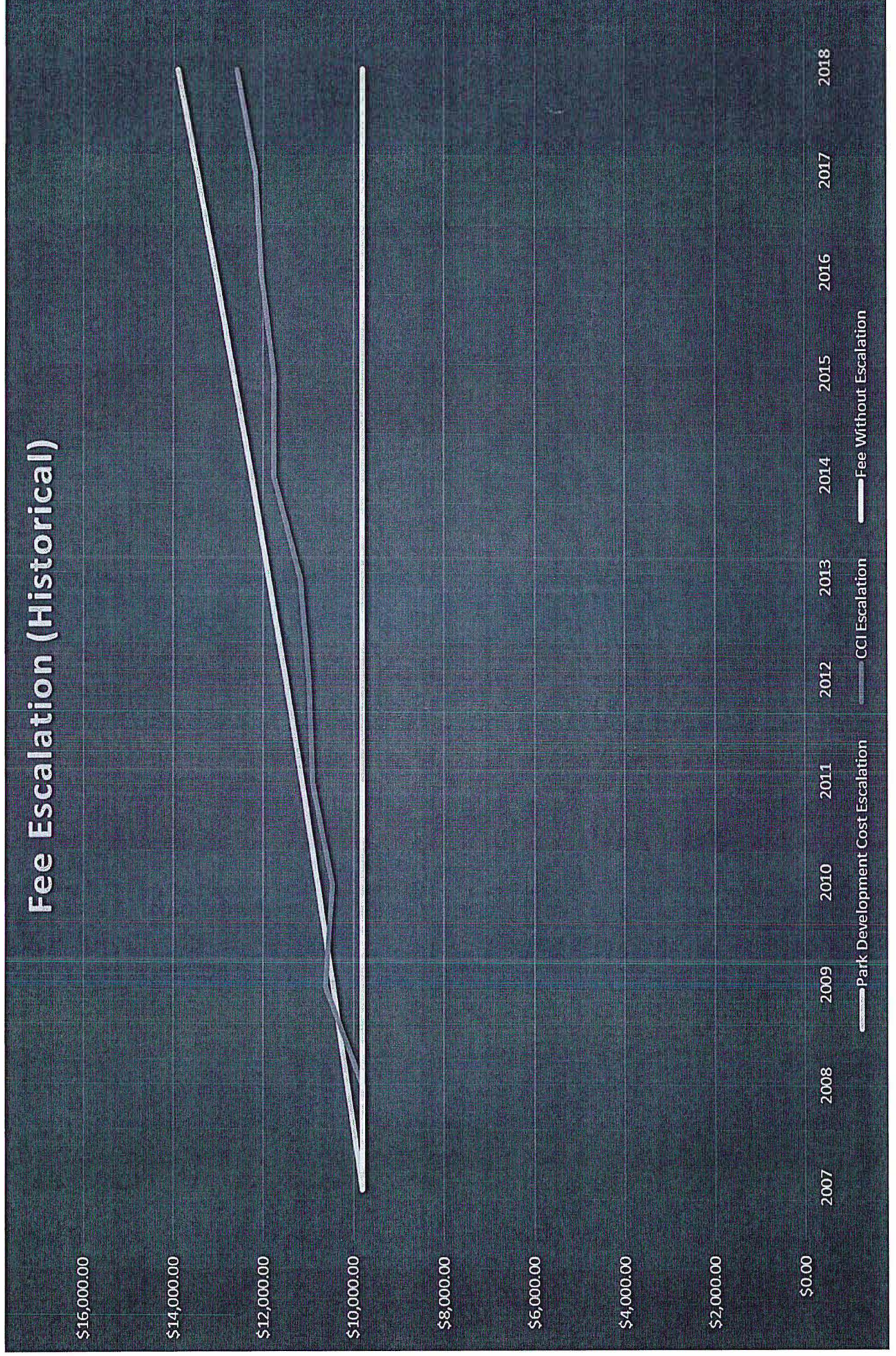
| Fees Per Unit | | | |
|---------------------------|-----------|-------------|------------|
| | Park Fees | Admin. (3%) | Total Fees |
| Single Family Residential | \$11,377 | \$341 | \$11,718 |
| Multi-Family Residential | \$7,509 | \$225 | \$7,734 |
| Age-Restricted | \$6,649 | \$199 | \$6,848 |

PARK FEE AS A PERCENTAGE (%) OF NEW CONSTRUCTION (SINGLE FAMILY DWELLING UNIT)

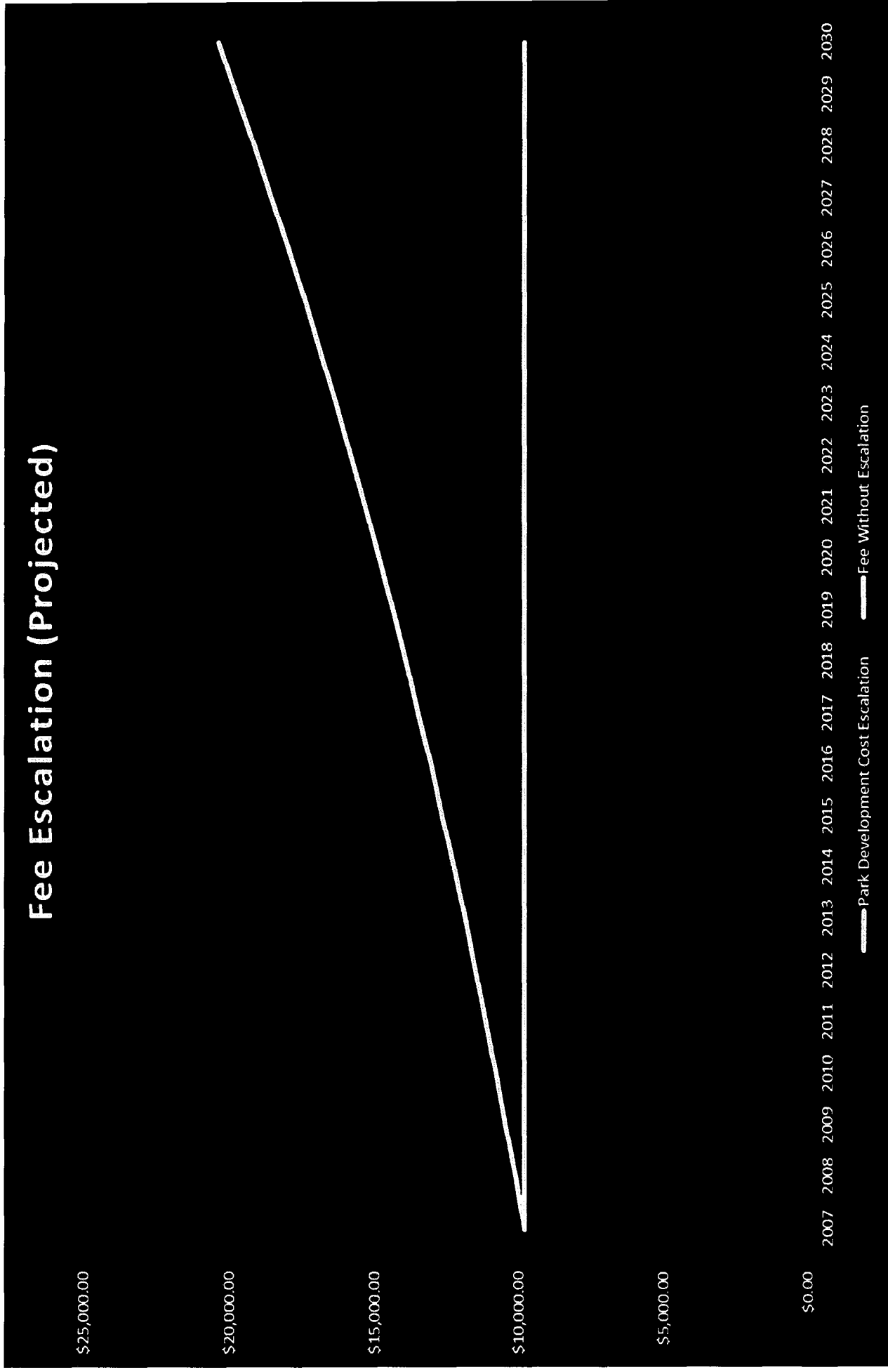


IMPACT OF FREEZING FEES AT 2007 RATES

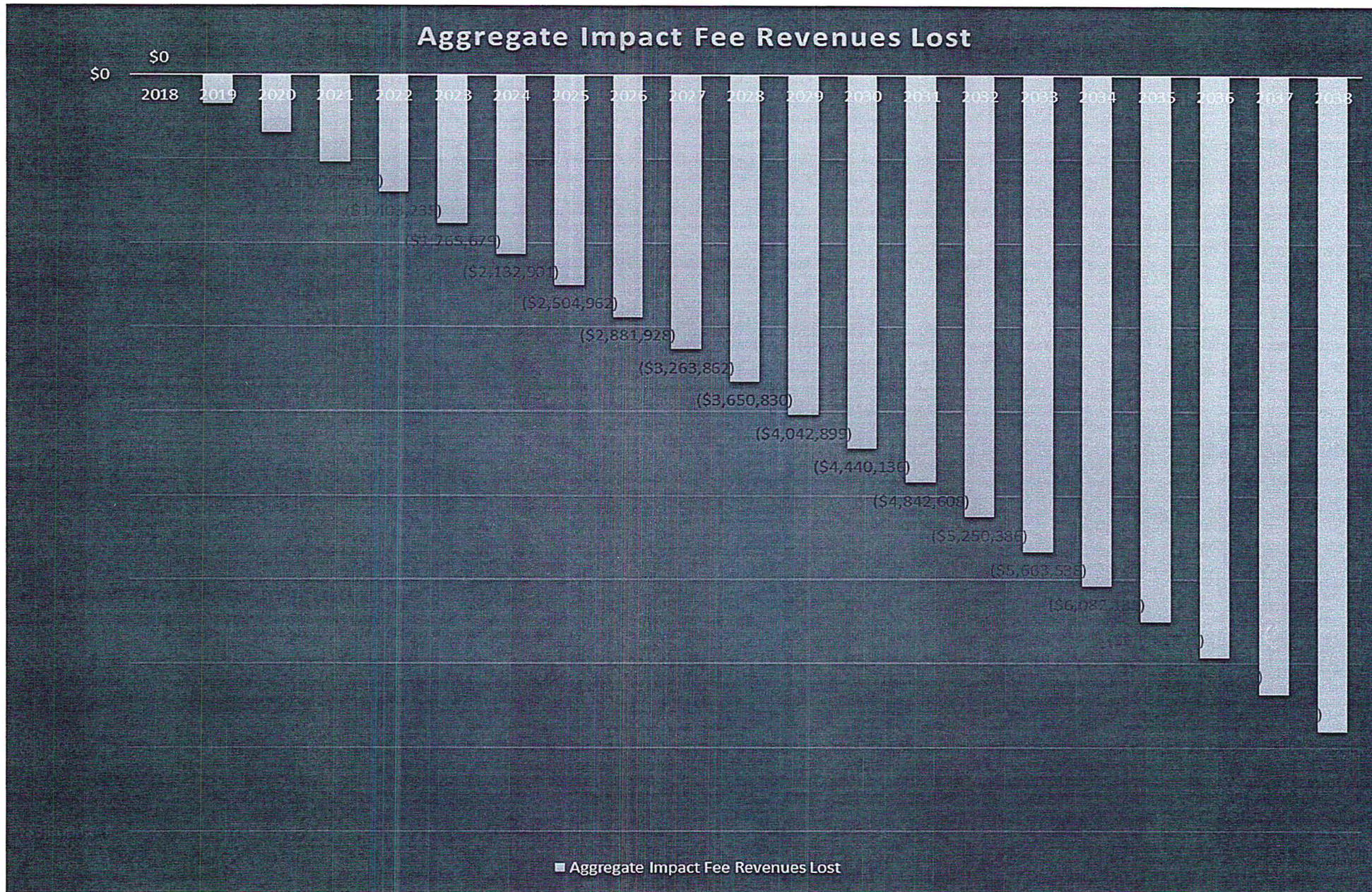
ESCALATION OF 2007 IMPACT FEE (HISTORICAL)



ESCALATION OF 2007 IMPACT FEE (PROJECTED)



IMPACT FEE REVENUES LOST



Master Plan - Needs List for Parks

- \$7.8 million of these development costs will need to be cut.

| Facility | Proposed Quantity | Funded by New Development | Cost per Unit | Total Cost |
|--|--------------------|---------------------------|---------------|--------------|
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| New Diamond Sports Field | 1 Integrated Unit | 100.00% | \$500,000 | \$500,000 |
| Total: | | | | \$17,196,907 |

Questions & Answers