

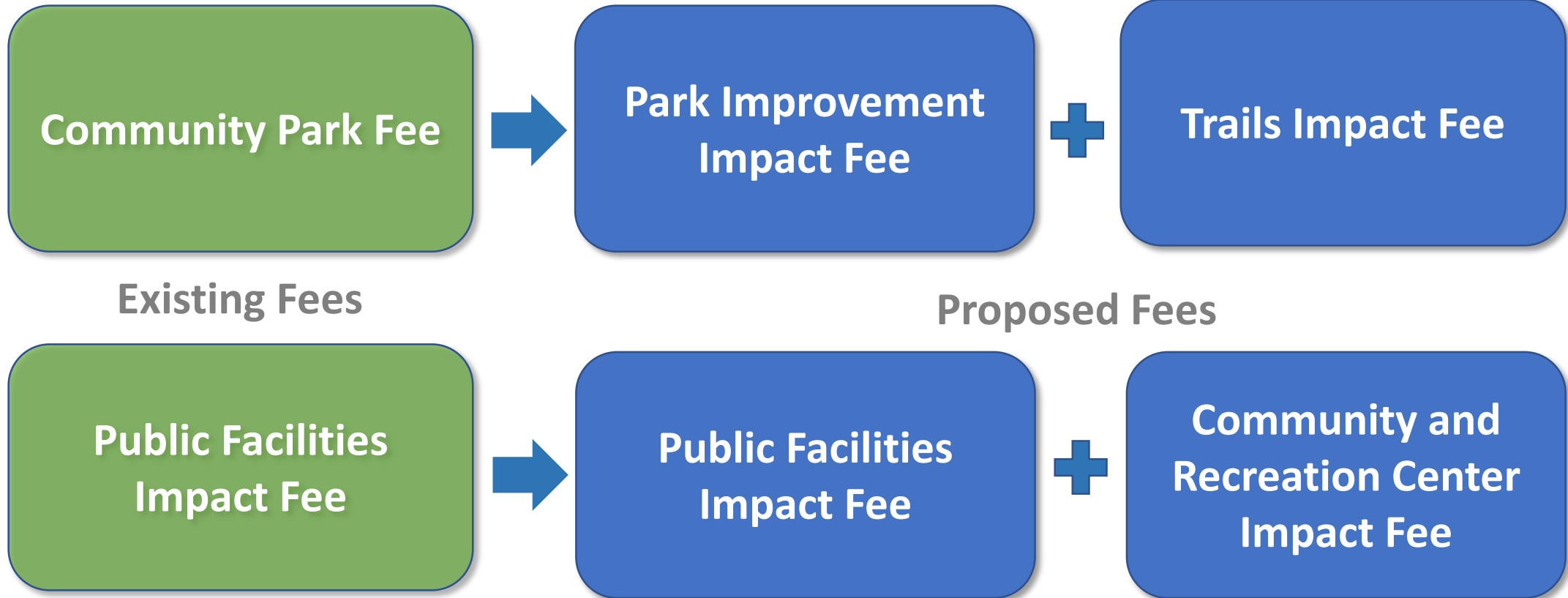


Parks, Recreation and Public Facilities Impact Fee Study

Presentation to the City Council

July 14, 2020

Existing and Proposed Impact Fees



Existing and Future Development

2020 Population
69,383



2040 Population
88,169
(+27%)

2020 Employees
18,096



2040 Employees
29,934
(+65%)

Impact Fee Development Types

Existing Development Types

Single Family Residential
Multi-Family Residential

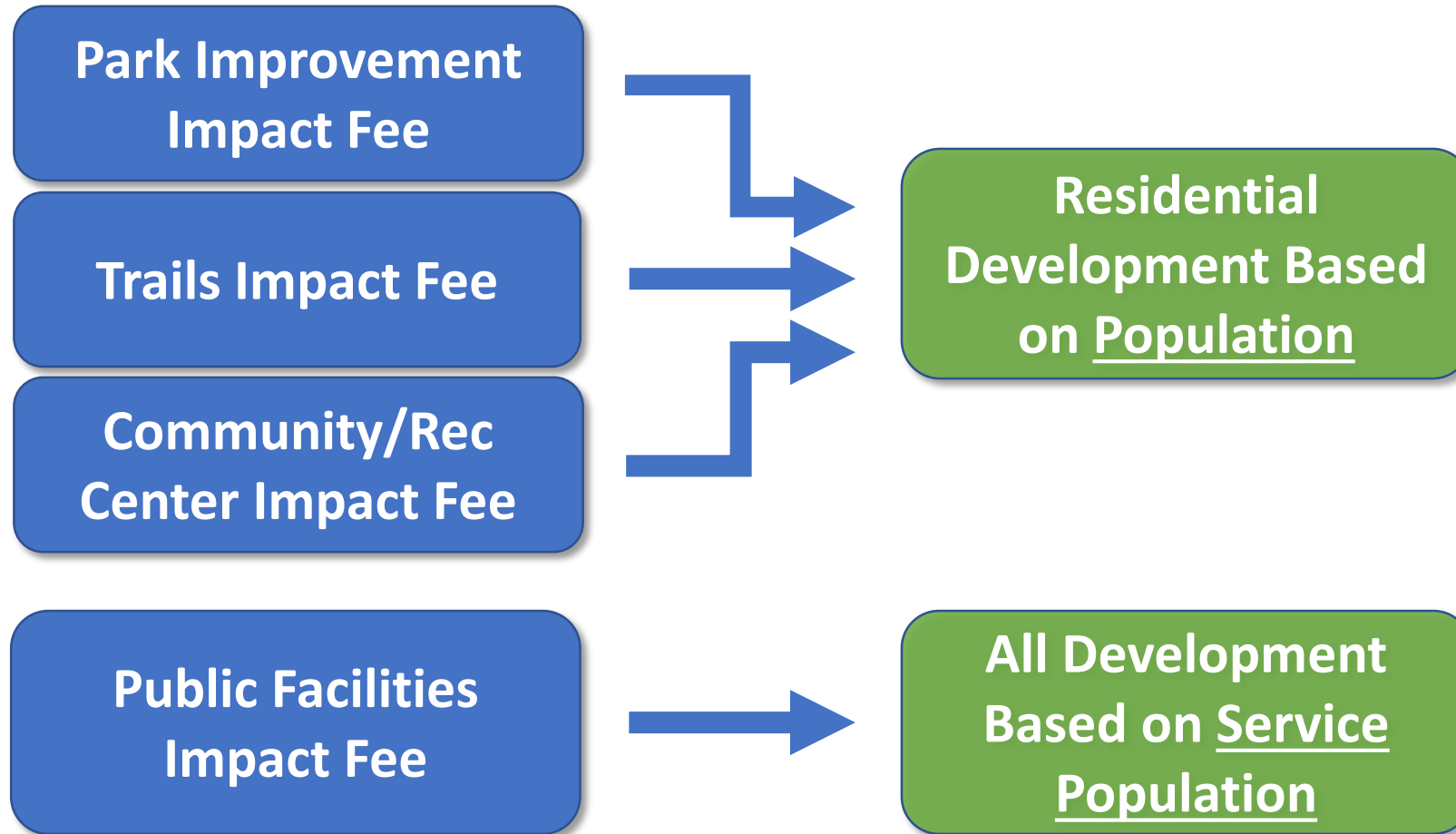
Retail
Office
Industrial

Proposed Development Types

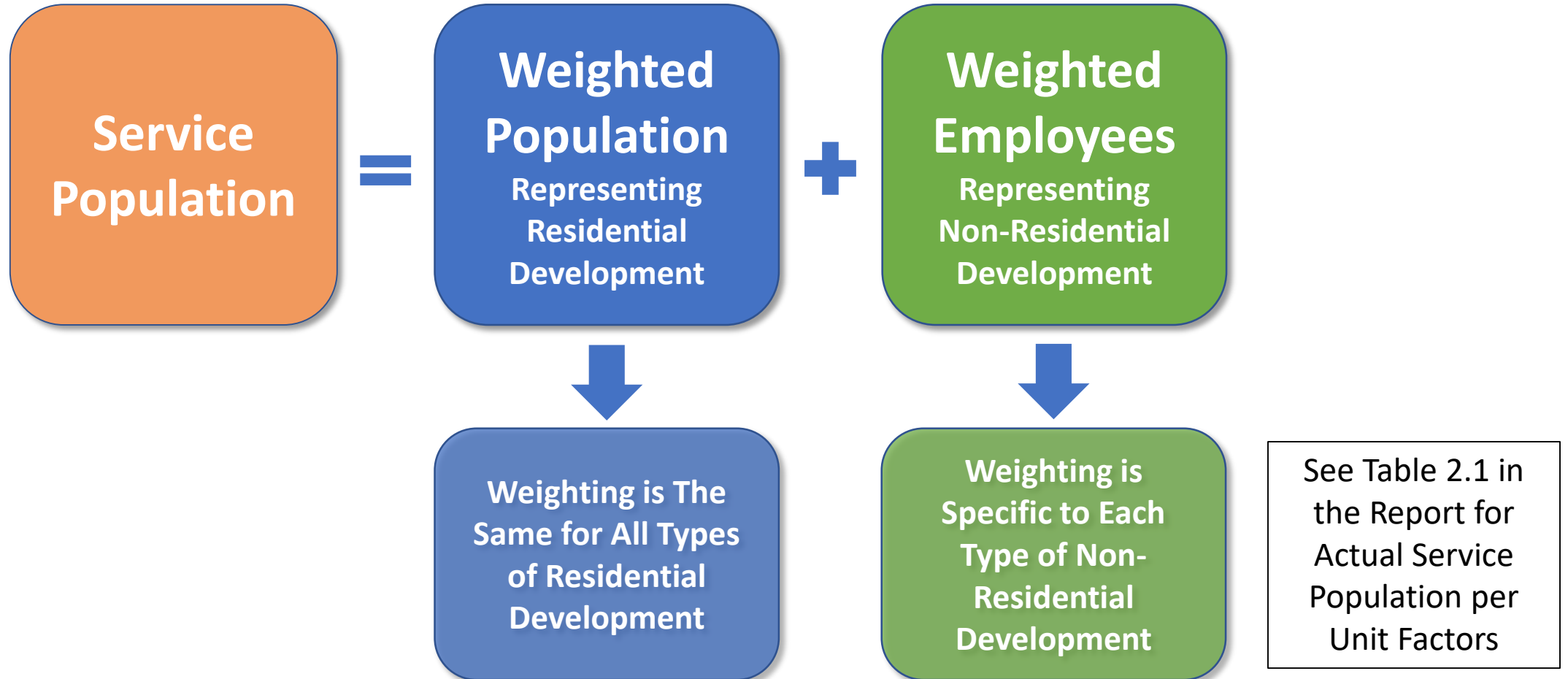
Single Family Residential
Multi-Family Residential
Mobile Home
Assisted Living

Retail
Office
Medical Office
Industrial
High-Tech Industrial
Church
Hotel

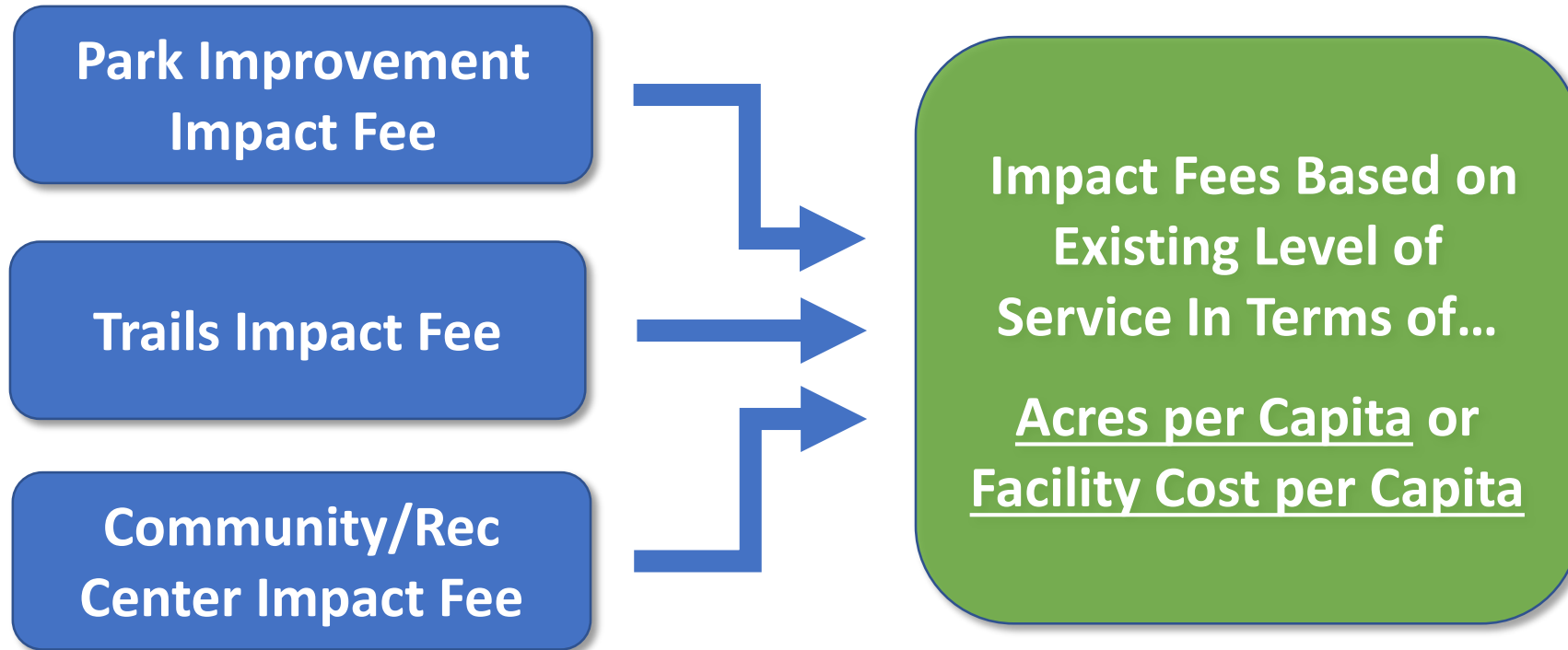
How Costs Are Allocated



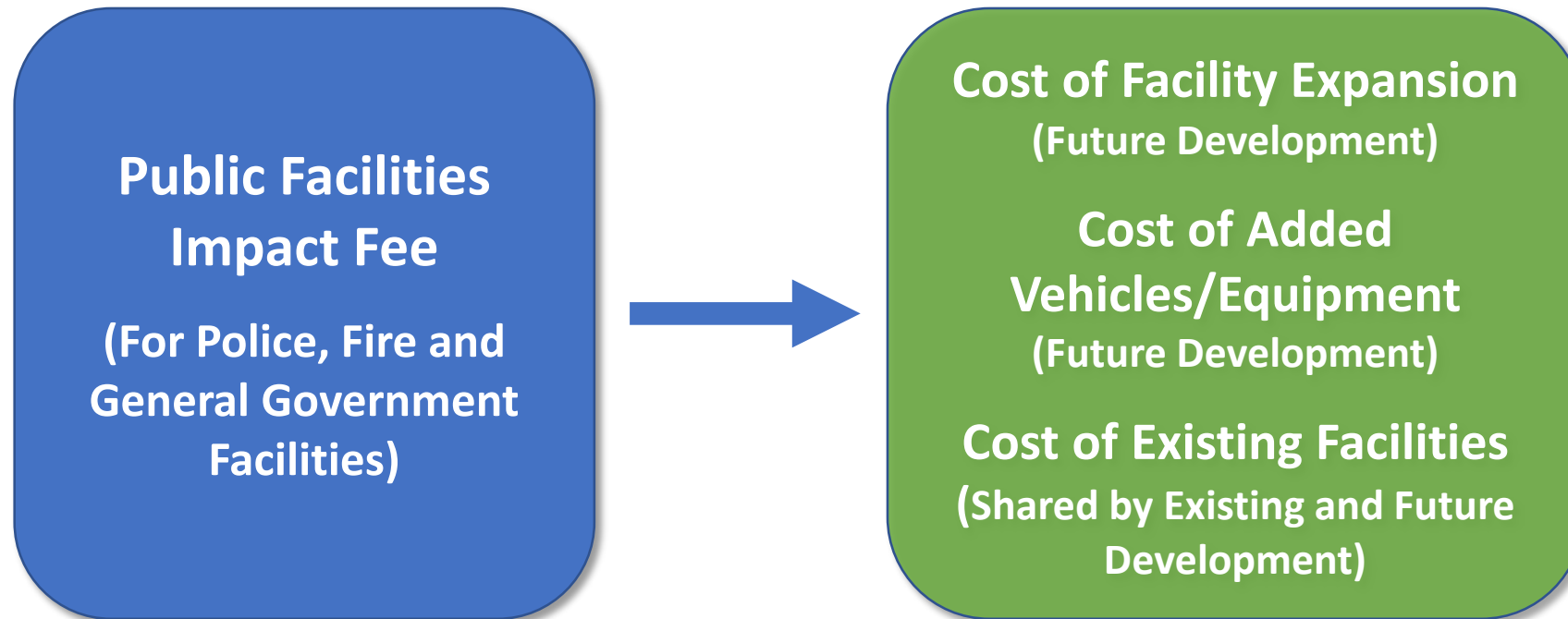
Service Population Makeup



Basis for Impact Fee Calculations (Part 1)



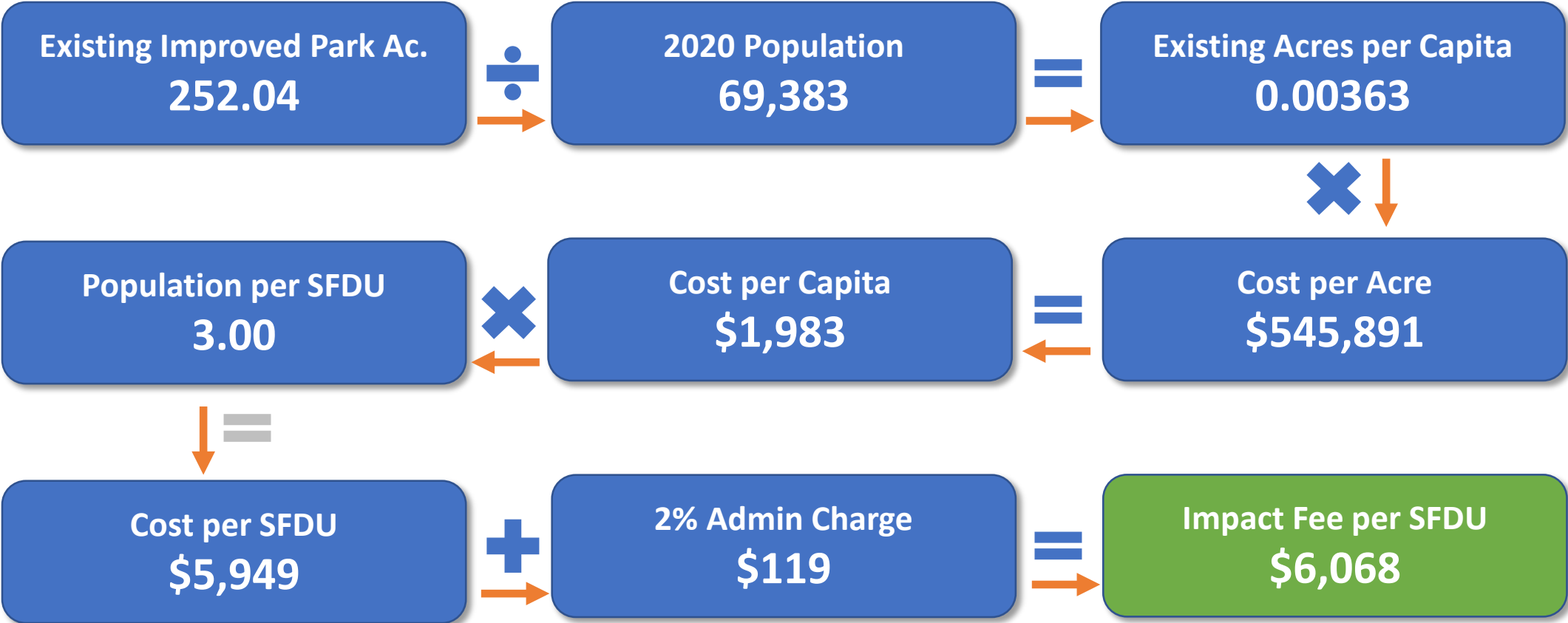
Basis for Impact Fee Calculations (Part 2)



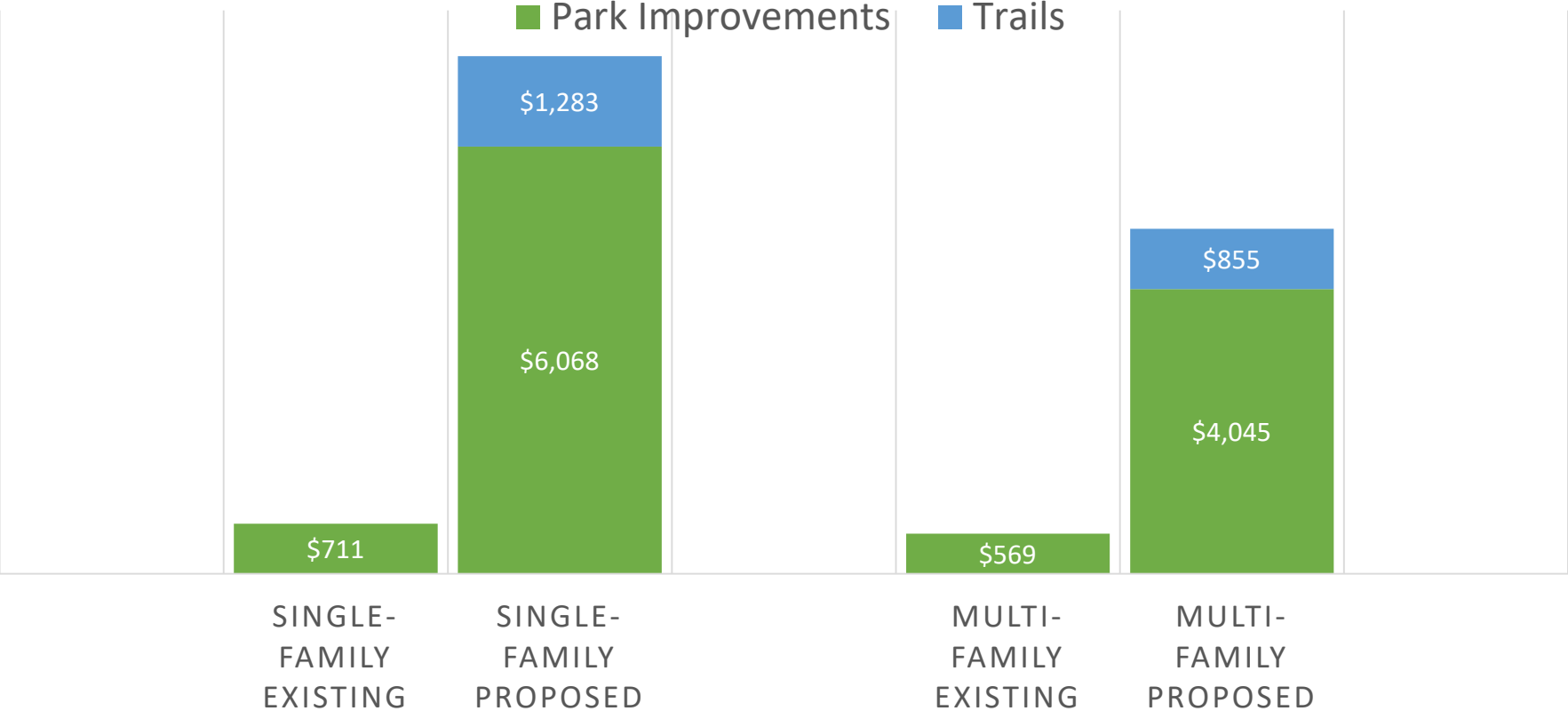
See Table 5.1 in the Report for a List of Public Facilities by Category

Sample Impact Fee Calculation

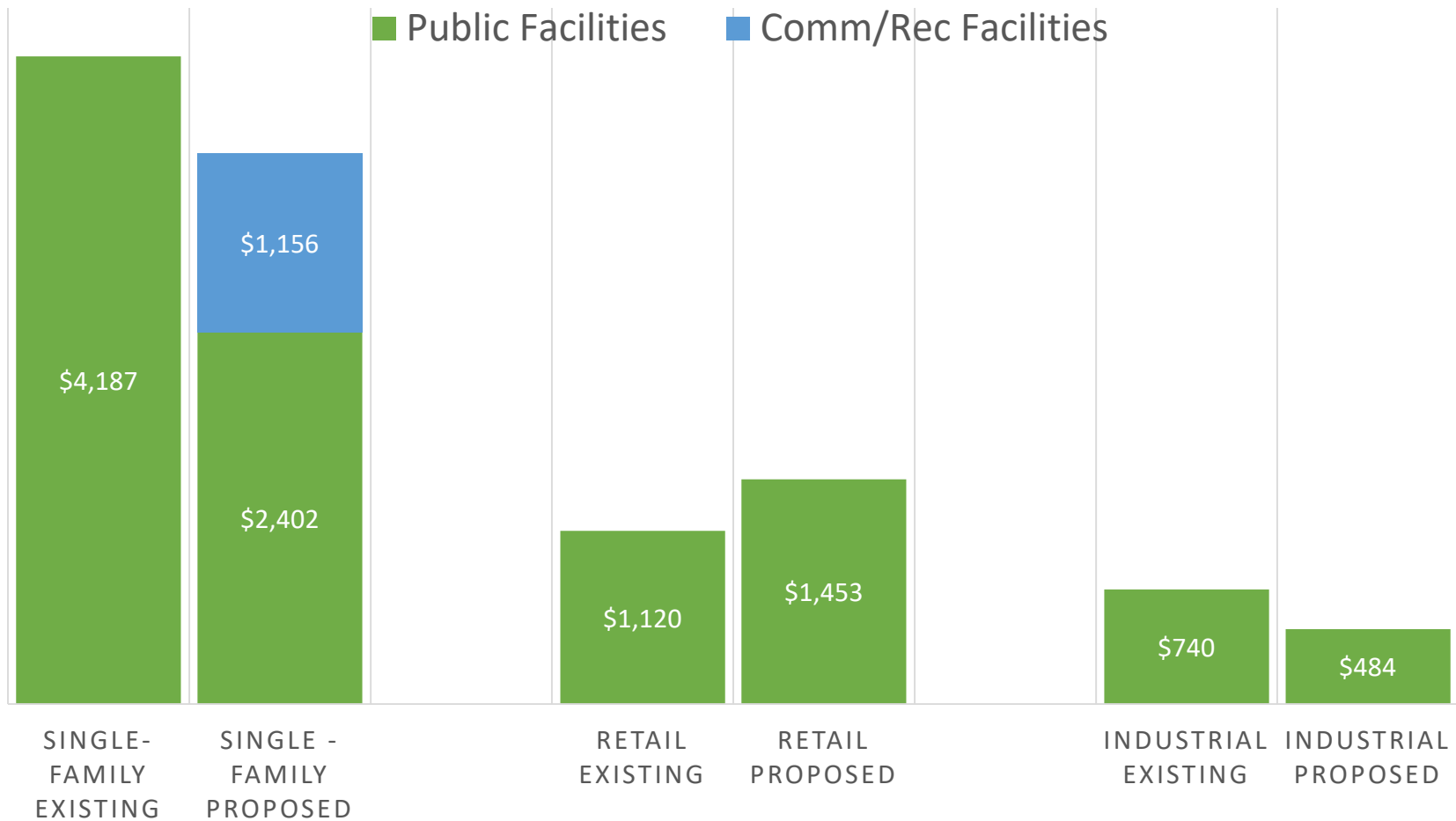
Park Improvements



EXISTING AND PROPOSED IMPACT FEES – PARK IMPROVEMENTS AND TRAILS



EXISTING AND PROPOSED IMPACT FEES – PUBLIC FACILITIES AND COMMUNITY/REC FACILITIES



Questions or Comments?

Joe Colgan

Project Manager



Nicole Kissam

NBS – Project Director



nkissam@nbsgov.com

joe@colgan-consulting.com



800-676-7516



Comparative Fee Survey

		Rocklin						Citrus Heights ¹	Elk Grove ²		Folsom ³		Lincoln ⁴	Roseville ⁵		West Sacramento ⁶	
Land Use	Units	Existing Park Development Fees (w/ Dedication of Land)	Existing Park Development Fees (w/o Dedication of Land)	NW Rocklin Community (Plan Area) Park Fee ⁷	Existing Community Park Fee	Proposed Park Improvement Fee	Proposed Trails Fee	Park Impact Fees	Parks and Related Facilities (varies by Plan Area)	SEPA Park and Trail Fee Program	General Park Equipment	Park Construction Capital Impact	Park & Recreation Tax	Park Fees (varies by Specific Plan Area)	Bike Trail Fees (varies by Specific Plan Area)	Park Impact Fee	
Single Family Residential	DU	\$ 1,299	\$ 1,985	Whitney Ranch SFR: \$3,823/unit PD-20: \$2,209/unit	\$ 711	\$ 6,068	\$ 1,238	\$ 1,079	SFR: \$169 - \$15,048 Age Restricted: \$2,255 - \$8,405	\$ 20,430	\$ 92	SFR: \$6,900 Age Restricted: \$3,544	\$261/EDU	\$114 - \$7,497	\$207 - \$802	\$ 16,526	
Multi-Family Residential	DU	\$ 1,199	\$ 1,799	PD-BP: \$12,057/acre PD-C: \$7,033/acre	\$ 569	\$ 4,045	\$ 856	\$ 801	3+ Units: \$85 - \$10,167 Age Restricted: \$1,577 - \$5,875	\$ 14,758	\$ 92	MFR: \$4,584 Age Restricted: \$3,544		\$1,106 - \$7,497	\$138 - \$571	\$ 13,551	
Apartment	DU	\$ 1,099	\$ 1,648	Hwy 65 Corridor BP: \$12,057/acre				\$ 665									
Mobile Home	DU	\$ 751	\$ 1,126	C: \$7,033/acre		\$ 3,540	\$ 749	\$ 578			\$ 43	\$ 2,649					
Second Units	DU	\$ 500	\$ 750	BP/C: \$7,033/acre													

Comparative Fee Survey

Land Use	Units	Rocklin						Citrus Heights ¹	Elk Grove ²		Folsom ³		Lincoln ⁴	Roseville ⁵		West Sacramento ⁶
		Existing Park Development Fees (w/ Dedication of Land)	Existing Park Development Fees (w/o Dedication of Land)	NW Rocklin Community (Plan Area) Park Fee ⁷	Existing Community Park Fee	Proposed Park Improvement Fee	Proposed Trails Fee	Park Impact Fees	Parks and Related Facilities (varies by Plan Area)	SEPA Park and Trail Fee Program	General Park Equipment	Park Construction Capital Impact	Park & Recreation Tax	Park Fees (varies by Specific Plan Area)	Bike Trail Fees (varies by Specific Plan Area)	Park Impact Fee
Commercial/Retail	SF	n/a	n/a	Whitney Ranch SFR: \$3,823/unit PD-20: \$2,209/unit	n/a	n/a	n/a	<5K s.f. exempt 5K - 10K s.f. \$.09/s.f. >10K s.f. \$.18/s.f.	Commercial/Office: \$.02 - \$1.54	\$ 0.22	\$ 0.02	\$ 0.47		n/a	n/a	\$ 1.43
Office	SF	n/a	n/a	PD-BP: \$12,057/acre PD-C: \$7,033/acre Hwy 65 Corridor BP: \$12,057/acre	n/a	n/a	n/a	<5K s.f. exempt 5K - 10K s.f. \$.185/s.f. >10K s.f. \$.37/s.f.	Travel Commercial: \$.02 - \$0.23	\$ 0.40	n/a	n/a	\$261/EDU	n/a	n/a	\$ 2.31
Light Industrial	SF	n/a	n/a	C: \$7,033/acre BP/C: \$7,033/acre	n/a	n/a	n/a	<5K s.f. exempt 5K - 10K s.f. \$.045/s.f. >10K s.f. \$.09/s.f.	\$.05 - \$.53	\$ 0.12	\$ 0.02	\$ 0.47		n/a	n/a	\$ 0.99

Comparative Fee Survey

Land Use	Units	Rocklin ¹			Citrus Heights	Elk Grove ²		Folsom ³			Lincoln ⁴	Roseville ⁵	West Sacramento ⁶		
		Existing Public Facilities Fee ⁷	Proposed Comm/Recr Facilities Fees	Proposed Public Facilities Fees		Capital Facilities	Fire Facilities/ Equip	General Facilities	Police	Fire	PFE - Community Services	Public Facilities Fee	Corp Yard Facilities	Police	Fire
Single Family Residential	DU	\$ 4,187	\$ 1,156	\$ 2,402	No capital/public facilities fee listed. Fire is provided by Sac Metro.	SFD/SFD TOD: \$4,289 - \$4,365 Age Restricted: \$2,218	\$1,913 - \$2,084 (by zone) Age Restricted: \$1,106	\$ 1,565	\$ 589	\$ 1,065	Very LD/LD/MD: \$7,242	LD: \$3,250 MD: \$3,010 HD: \$2,167 Age Restricted: \$2,167	<1,100 s.f. \$763 1,100 - 2,500 s.f. \$968	<1,100 s.f. \$1,000 1,100 - 2,500 s.f. \$1,269	<1,100 s.f. \$1,019 1,100 - 2,500 s.f. \$1,293
Multi-Family Residential	DU	\$ 2,130	\$ 771	\$ 1,602		MF/MF TOD: \$3,203 - \$3,396 Age Restricted: \$1,779	\$1,322 - \$1,372 (by zone) Age Restricted: \$1,106	\$ 1,565	\$ 668	\$ 1,030		HD: \$5,214	HD: \$2,167 Age Restricted: \$1,806	>2,500 s.f. \$1,056	>2,500 s.f. \$1,385
Commercial/Retail	SF	\$ 1.12	No Fee	\$ 1.81		Shopping/General Commercial/Car Sales: \$1.05 - \$1.34 Hotel: \$0.55	\$ 1.67	Commercial: \$0.488/s.f. Lodging: \$224/unit	Commercial: \$0.992/s.f. Lodging: \$34/unit	Commercial: \$0.622/s.f. Lodging: \$921/unit	\$ 2.27	\$ 0.62	\$ 0.59	\$ 0.77	\$ 0.78
Office	SF	\$ 1.49	No Fee	\$ 1.45		\$1.59 - \$1.70	\$ 1.67	n/a	n/a	n/a	\$ 2.27	\$ 0.82	\$ 0.98	\$ 1.28	\$ 1.04
Light Industrial	SF	\$ 0.74	No Fee	\$ 0.48		\$ 0.56	\$ 0.53	\$ 0.49	\$ 0.86	\$ 0.27	\$ 2.90	\$0.26 - \$0.41	\$ 0.39	\$ 0.51	\$ 0.52