

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STAFF REPORT

To: Board of Directors

From: Herb Niederberger, General Manager

Cc: Eric Nielsen, District Superintendent
Emilie Costan, Administrative Services Manager
Carie Huff, District Engineer

Subject: Sewer Participation Charge Analysis

Meeting Date: January 4, 2024

Discussion

In accordance with the Municipal Utility District Act of the State of California (MUD Act) and the South Placer Municipal Utility District Sewer Code, Chapter 2.03, the District collects a Participation Charge (aka Capacity Fee) from all new customers connecting to the sewer collection system.

The Participation Charge, also called a Capacity or Connection Charge, consists of two components: a Local Participation Charge and a Regional Participation Charge. The Local Charge is used to fund the fair share portion of the cost of construction of the trunk sewer upgrades and expansion facilities that have been identified by the District's System Evaluation and Capacity Assurance Plan (SECAP) as necessary to serve new development within the District's service area boundaries. This fee is collected by the District during the construction process and deposited into Fund 300-Capital Expansion and Enlargement. The Regional Fee is also collected by the District and paid to the City of Roseville which oversees the operations and financing of the two regional treatment plants by the South Placer Wastewater Authority (SPWA). The Regional Fee pays for the SPWA debt service, maintains a Rate Stabilization Fund, and provides monies for additional expansions, modifications, or improvements to the Regional Wastewater Facilities.

In accordance with the requirements of State of California Government Code §66013, capacity fees must be based on the "reasonable cost" to accommodate additional demand from new development or the expansion of existing development. In addition to complying with GC §66013, compliance must be achieved with Proposition 26, which amended the State Constitution in 2010. Proposition 26 redefined a "tax" as any levy, charge, or exaction of any kind imposed by a local government. In other words, every charge is considered a tax that must be approved by the electorate, except for certain exemptions identified within Proposition 26. There are seven exemptions within Proposition 26, including a charge imposed for a specific benefit conferred directly to the payor that is not provided to those not charged and which does not exceed the reasonable costs to the local government of conferring the benefit imposed (i.e., capacity fees for service). In 2023, the Board adopted a capacity fee study that connects the proposed fee to the reasonable cost of improvements in compliance with GC §66013 and satisfies the Proposition 26 exemption.

Staff compared the most current Capacity Charges with several local jurisdictions that provide sewer services. With the exception of SASD which is structured similarly to the District., these other jurisdictions are local municipalities or county service areas. Unlike the District, they do not rely solely upon capacity charges to recover the cost of extension or enlargements to their system. Fee structures and the factors influencing them can vary significantly from district to district and municipality to municipality due to infrastructure requirements, financial situations, and local regulations. In California, municipalities, such as the City and County have the authority to establish their own regulations and guidelines for development projects, including sewer infrastructure. Therefore, the process and requirements can differ depending on the local jurisdiction. Independent sewer districts are financially self-sufficient entities that operate independently from local municipal governments. They rely on their own revenue sources, including capacity fees, to fund their costs. Municipal governments have access to a broader range of revenue streams such as sales, property, and other local taxes, as well as other sources, which can help subsidize the cost of sewer services and keep the fees comparatively lower. For example, the City of Citrus Heights has a program in place to reduce sewer impact fees for certain projects using Community and Economic Development funds.

In addition, jurisdictional agencies with authority over land use can mandate development to make certain improvements through the use of Development Agreements. Development Agreements are a tool to facilitate the construction of infrastructure, including sewer facilities. When it comes to sewer facilities, municipalities typically require developers to provide adequate sewage infrastructure to accommodate the increased capacity resulting from their development.

Because of this ability to negotiate Development Agreements, municipalities such as cities and counties can impose requirements such as the installation of backbone infrastructure i.e. sewer mains. A benefit of this is that cities and counties do not have to impose a separate development impact fee, or sewer capacity fee, to pay for sewer trunk facilities. As such they can avoid the regulatory requirements of imposing fees subject to GC §66000, et al. to pay for facilities. The cost of these facilities is simply embedded in the cost of development.

The results of the comparison are shown below. The District’s Sewer Capacity Charge of \$14,767/EDU is among the highest in the region.

Agency	Local Capacity Fee (Collections)	Regional Capacity Fee (Treatment)	Total Sewer Capacity Fee
Folsom	1369	6479	7,848.00
Placer County Livoti	1656	6479	8,135.00
Placer County SMD 1	1271	7698	8,969.00
Roseville	456	9852	10,308.00
SASD	4067	6479	10,546.00
Roseville SBA#3	1147	9852	10,999.00
Lincoln	3332	7699	11,031.00
Placer County SMD 2, 3, Area 28 Sunse	1468	9664	11,132.00
SPMUD	4915	9852	14,767.00
Roseville SBA#4	8159	9852	18,011.00

There remains a concern that the District's Participation Charge renders development within the District's Service Area at a competitive disadvantage to development opportunities in the surrounding areas. Staff has discovered an analysis of competing communities that indicates that communities served by the District are not at a development disadvantage.

In April 2021, the City of Roseville prepared a Regional Development Exaction Comparison that is included as Attachment 2 to this Staff Report. The purpose of Roseville's report is to present a comparative snapshot that examines the City's development exactions relative to surrounding jurisdictions. The City's intent is twofold: 1) to understand the exaction costs associated with development within the City of Roseville when compared to exactions for services and capital improvements associated with new development in other jurisdictions; and 2) to gauge Roseville's overall cost-competitiveness for development.

While the report was intended to highlight Roseville's position, it includes a comparison with the Northwest Rocklin (Whitney Oaks) development that is within the District's service area. This report contains several graphs and tables that conclude that the City of Rocklin is not at a competitive disadvantage to other jurisdictions. Included in this report are excerpts from Roseville's Regional Development Exaction Comparison.

The following two graphs indicate that Rocklin is well below the average exaction for both Single Family and Multi-Family Developments and among the lowest of the comparison group.

Roseville also provided details of the exactions for both Single and Multi-Family developments. District Staff notes that the Sewer Participation Charges are not correctly represented in the tables contained in Roseville's analysis. For example, the local charge for Northwest Rocklin is shown as \$268/EDU¹. This is actually the charge for the Northwest Rocklin Annexation Area refund agreement that is charged by the City of Rocklin to cover the cost of enlargement of the District's existing trunk line to accommodate development of Whitney Ranch (construction was completed in 2022 but acquisition of easements by the City of Rocklin is still outstanding). The Regional Charge of \$12,396 is actually the sum of both the Local Participation Charges and the Regional Charges that were in effect in 2021. Regardless, the sum of the Development Impact Fees that Rocklin exacts for both Single and Multi-Family Residential developments is among the lowest in the comparison group.

In addition, Staff points out the exaction category, Plan Area Impact Fees and Developer Contributions, for each of the comparison areas, indicate huge variances. This would substantiate the prior discussion regarding the ability of municipal governments to negotiate Development Agreements and impose requirements such as the installation of developer-borne backbone infrastructure.

It does not appear that the District's Participation Charges render communities served by the District, such as the City of Rocklin, at a competitive disadvantage for development.

¹ An EDU (Equivalent Dwelling Unit) is the basis for the Participation Charge. An EDU is used to determine design and fee requirements based on the typical average flow and strength of wastewater generated from a single-family residential (SFR) home.

Recommendation

Staff recommends that the Board of Directors receive and file this report:

Strategic Plan Goal

This action is consistent with the following SPMUD Strategic Plan Priorities:
Provide exceptional value for the cost of sewer service.

- 1) Maintain low service charges while meeting established service levels.

Related Policies and Ordinances

Sewer Code Chapter 2.03

Fiscal Impact

There is no fiscal impact from the details of this report.

Attachments

1. City of Roseville Regional Development Exaction Comparison, April 2021
2. SPMUD Sewer Participation Fee -Frequently Asked Questions

Figure S1 - Cumulative Single Family Residential Exactions by Jurisdiction (Per-Unit)



Figure S2 - Cumulative Multi-Family Residential Exactions by Jurisdiction (Per-Unit)



Table 1 - Detailed Single Family Residential Exactions by Jurisdiction

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville Fiddymont Ranch	Roseville Wstprk Low D'sity	Roseville SVSP Low D'sity	Roseville Creekview Low D'sity	Roseville ARSP Low Density	Sacramento North Natomas	West Sacramento Southport
Processing Fees														
Processing Fees	\$3,000	\$3,000	\$2,400	\$5,200	\$3,900	\$3,300	\$5,100	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$5,400	\$4,100
Total	\$3,000	\$3,000	\$2,400	\$5,200	\$3,900	\$3,300	\$5,100	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$5,400	\$4,100
Development Impact Fees														
Drainage / Flood	\$3,681			\$1,060	\$212	\$3,681		\$536	\$536	\$536	\$536	\$536	\$4,620	\$8,842
Affordable Housing	\$5,203	\$5,203	\$5,500											
Child Care														\$683
Library														
Conservation													\$3,798	
Police														\$1,306
Public Facilities	\$4,664	\$4,664		\$8,164	\$4,255	\$4,109	\$4,187	\$3,343	\$3,343	\$3,343	\$3,343	\$3,343	\$385	\$1,724
Fire	\$2,208	\$2,208				\$1,356		\$1,283	\$1,283	\$1,283	\$1,283	\$1,283		\$1,331
Parks/Open Space			\$94	\$453			\$2,696	\$6,619	\$7,677	\$6,790	\$7,352	\$7,352	\$5,757	\$17,006
Roadway - City	\$11,323	\$11,323		\$3,636		\$2,038	\$3,774	\$5,314	\$2,595	\$4,931	\$7,411	\$5,226	\$1,864	\$14,966
Roadway - Regional	\$4,634	\$4,634	\$1,329	\$8,859	\$4,624	\$1,329	\$2,999	\$2,330	\$2,330	\$10,288	\$9,394	\$9,394	\$1,356	\$1,382
Sewer - City				\$6,444			\$268	\$382	\$382	\$382	\$382	\$382	\$178	\$6,553
Sewer - Regional	\$9,780	\$9,780	\$6,479		\$8,951	\$9,780	\$12,396	\$8,267	\$8,267	\$8,267	\$8,267	\$8,267	\$9,780	\$6,479
Transit			\$35			\$179								
Water	\$17,985	\$17,985	\$301	\$22,826	\$19,665	\$17,985	\$19,339	\$10,529	\$10,529	\$10,529	\$10,529	\$10,529	\$3,696	\$10,229
Other				\$2,316			\$2,957	\$2,316	\$2,316	\$2,316	\$2,316	\$2,316		\$4,407
Total	\$59,479	\$55,797	\$13,738	\$53,757	\$37,707	\$40,457	\$48,616	\$40,919	\$39,258	\$48,665	\$50,813	\$48,628	\$31,434	\$74,908
Plan Area Impact Fees and Developer Contributions														
Plan Area Impact Fees	\$20,328	\$25,114	\$65,916	\$0	\$34,535	\$23,957	\$4,445	\$9,275	\$5,970	\$23,692	\$1,923	\$2,001	\$10,361	\$0
Total	\$20,328	\$25,114	\$65,916	\$0	\$34,535	\$23,957	\$4,445	\$9,275	\$5,970	\$23,692	\$1,923	\$2,001	\$10,361	\$0
School Impact Fees														
School Impact Fees	\$13,948	\$13,948	\$18,694	\$11,374	\$10,120	\$13,684	\$10,476	\$21,763	\$21,763	\$28,868	\$27,156	\$27,443	\$10,032	\$8,976
Total	\$13,948	\$13,948	\$18,694	\$11,374	\$10,120	\$13,684	\$10,476	\$21,763	\$21,763	\$28,868	\$27,156	\$27,443	\$10,032	\$8,976
Total	\$96,755	\$97,859	\$100,748	\$70,331	\$86,262	\$81,397	\$68,637	\$74,757	\$69,791	\$104,025	\$82,692	\$80,872	\$57,227	\$87,984

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.
- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.
- Amounts exclude impact/developer/mitigation fees for solid waste and electric.
- (1) Folsom Plan Area fees exclude Folsom Heights.
- (2) Lincoln South of Auburn Ravine development assumes SPRTA Tier 2 fees apply.

Table 2 - Detailed Multi-Family Residential Exactions by Jurisdiction

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville Fiddymnt Ranch	Roseville Sierra Vista	Roseville Creekview	City of Sacramento North Natomas	West Sacramento Southport
Development Area												
Processing Fees												
Processing Fees	\$1,300	\$1,300	\$1,300	\$1,100	\$1,900	\$1,900	\$1,100	\$2,200	\$2,200	\$2,200	\$1,900	\$2,100
Total	\$1,300	\$1,300	\$1,300	\$1,100	\$1,900	\$1,900	\$1,100	\$2,200	\$2,200	\$2,200	\$1,900	\$2,100
Development Impact Fees												
Drainage / Flood	\$1,118			\$254	\$135	\$1,118		\$467	\$467	\$467	\$1,020	\$4,308
Affordable Housing	\$3,121	\$3,121										
Child Care												\$256
Library												
Conservation											\$886	
Police												\$1,029
Public Facilities	\$3,486	\$3,486		\$5,977	\$3,054	\$3,211	\$2,130	\$2,229	\$2,229	\$2,229	\$250	\$1,359
Fire	\$1,454	\$1,454				\$1,059					\$1,059	\$1,048
Parks/Open Space			\$94	\$323			\$2,217	\$5,446	\$4,829	\$6,388	\$2,440	\$13,945
Roadway - City	\$7,868	\$7,868		\$2,618		\$2,073	\$2,378	\$3,295	\$3,057	\$4,595	\$843	\$11,895
Roadway - Regional	\$2,981	\$2,981	\$930	\$5,492	\$2,839	\$930	\$1,859	\$1,445	\$6,379	\$5,824	\$930	\$1,222
Sewer - City				\$5,153			\$268	\$382	\$382	\$382		\$4,915
Sewer - Regional	\$5,849	\$5,849	\$4,859		\$8,525	\$5,849	\$12,396	\$8,267	\$8,267	\$8,267	\$4,859	\$4,859
Transit			\$25			\$363						
Water	\$13,489	\$13,489	\$100	\$9,134	\$8,062	\$13,489	\$8,101	\$4,379	\$4,379	\$4,379	\$2,351	\$6,055
County Impact / Other				\$1,688			\$2,154	\$1,688	\$1,688	\$1,688		\$3,267
Total	\$39,365	\$38,248	\$6,008	\$30,639	\$22,616	\$28,092	\$31,503	\$27,597	\$31,676	\$34,219	\$14,637	\$54,158
Plan Area Impact Fees and Developer Contributions												
Plan Area Impact Fees	\$13,734	\$18,083	\$42,347	\$0	\$23,662	\$17,868	\$2,657	\$7,655	\$14,468	\$1,453	\$6,779	\$0
Total	\$13,734	\$18,083	\$42,347	\$0	\$23,662	\$17,868	\$2,657	\$7,655	\$14,468	\$1,453	\$6,779	\$0
School Impact Fees												
School Impact Fees	\$5,389	\$5,389	\$6,112	\$4,395	\$3,910	\$5,287	\$4,468	\$8,992	\$11,116	\$9,338	\$3,876	\$3,468
Total	\$5,389	\$5,389	\$6,112	\$4,395	\$3,910	\$5,287	\$4,468	\$8,992	\$11,116	\$9,338	\$3,876	\$3,468
Total	\$59,788	\$63,020	\$55,767	\$36,133	\$52,087	\$53,147	\$39,728	\$46,443	\$59,461	\$47,210	\$27,192	\$59,726

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.

- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.

DEVELOPMENT SERVICES DEPARTMENT

REGIONAL DEVELOPMENT EXACTION COMPARISON

APRIL 2021



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Development Exaction Comparative Analysis

Development Services Department
City of Roseville

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OVERVIEW

The Development Services Department frequently collects data to compare the City's development exactions to those of surrounding jurisdictions. The content of this report reflects and builds on similar past efforts conducted periodically since 2012.

In 2012, the City commissioned Willdan Financial Services to provide a benchmark study comparing exactions for public services, facilities, and amenities required as a condition of land development approvals. The Willdan effort produced a side-by-side comparison of the exactions associated with six land use types and prototypical projects on twelve development sites.

The Department aims to update this document every four to five years, or as significant fee updates occur throughout the region that may warrant revisions. This document is produced by Development Services staff, with research assistance from ClearSource Financial Consulting (CSFC). ClearSource uses current year data published by other regional agencies to reflect a range of currently applicable fees for various project development scenarios. For consistency, the general format of reporting mirrors the format of prior studies, focusing on five specific land use types, including: single family residential, multi-family residential, retail/commercial, office, and industrial. The data presented herein compares Roseville's processing/permitting fees, development impact fees, plan area fees, required developer contributions, and school impact fees to project areas in other jurisdictions in the Sacramento region, including: Elk Grove, Folsom, Lincoln, Placer County, and the Cities of Rancho Cordova, Sacramento, and West Sacramento.

The purpose of this report is to present a comparative snapshot that examines the City's development exactions relative to surrounding jurisdictions. The City's intent is twofold: 1) to understand the exaction costs associated with development within the city of Roseville when compared to exactions for services and capital improvements associated with new development in other jurisdictions; and, 2) to gauge Roseville's overall cost-competitiveness for development.

Disclaimer: all development projects are unique. This document attempts to present exactions associated with "typical" land use types as a rough order of magnitude within specific geographic areas at a specific point in time. Therefore, fees assessed to individual projects may differ from those presented in this study.

SUMMARY OF FINDINGS

As indicated in Tables S1-S5, Roseville's fee structure remains competitive with the region, and is equal to or below median in all five land use types, as follows:

- **Single Family Residential** – The five representative project areas in the City of Roseville for single family residential development range from a high of \$104,025 to a low of \$69,791 per unit. The *median* exaction of the five Roseville project areas is \$80,872 per unit, which is 1% lower than the regional median of \$82,045 per unit.
- **Multi-Family Residential** – The three representative project areas in the City of Roseville for multi-family residential development range from a high of \$59,461 to a low of \$46,443 per unit. The *median* exaction of the four Roseville project areas is \$47,210 per unit, which is 10% lower than the regional median of \$52,617.
- **Retail** – The four representative project areas in the City of Roseville for retail development range from a high of \$43,736 to a low of \$16,854 per thousand square feet. The *median* exaction of the four Roseville project areas is \$17,552 per thousand square feet, which is 44% lower than the regional median of \$31,308.
- **Office** – The four representative project areas in the City of Roseville for office development range from a high of \$20,478 to a low of \$19,429 per thousand square feet. The *median* exaction of the four Roseville project areas is \$20,268 per thousand square feet, which is 26% lower than the regional median of \$27,328.
- **Industrial** – The three representative project areas in the City of Roseville for industrial development range from a high of \$7,857 to a low of \$6,672 per thousand square feet. The *median* exaction among the three Roseville project areas is \$7,404 per thousand square feet, which is 6% lower than the regional median of \$7,857.

Figure S1 - Cumulative Single Family Residential Exactions by Jurisdiction (Per-Unit)

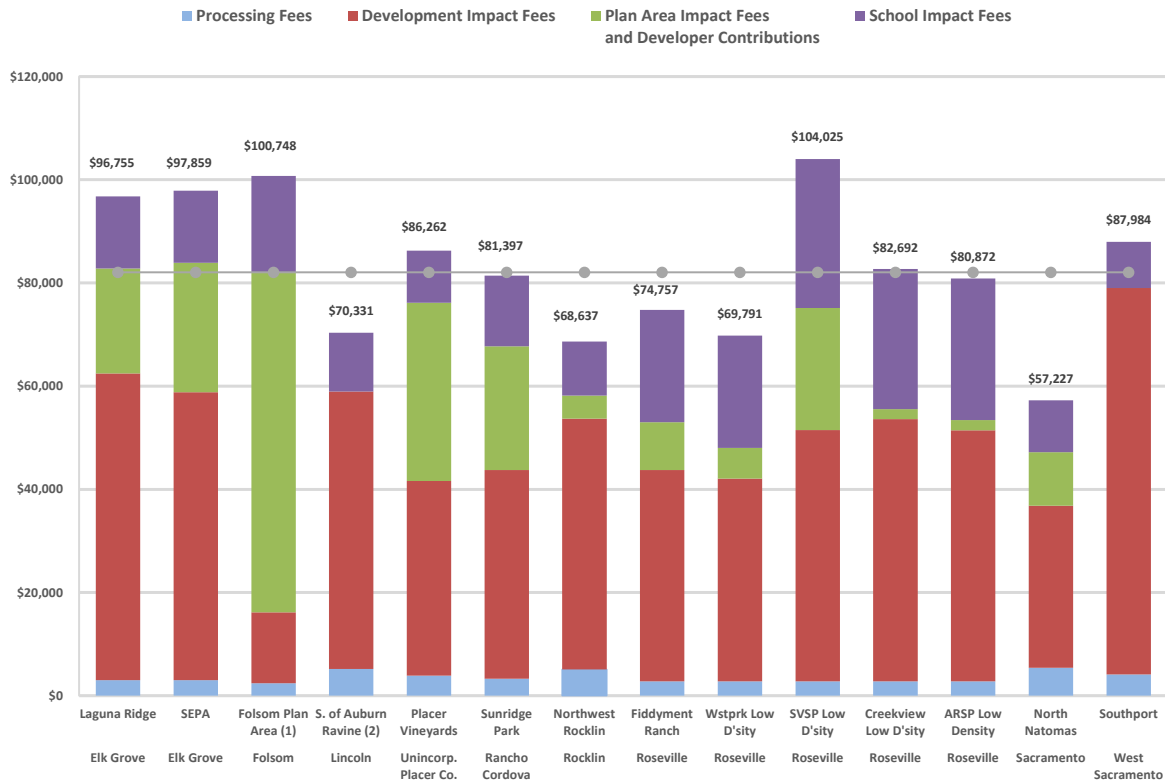


Figure S2 - Cumulative Multi-Family Residential Exactions by Jurisdiction (Per-Unit)

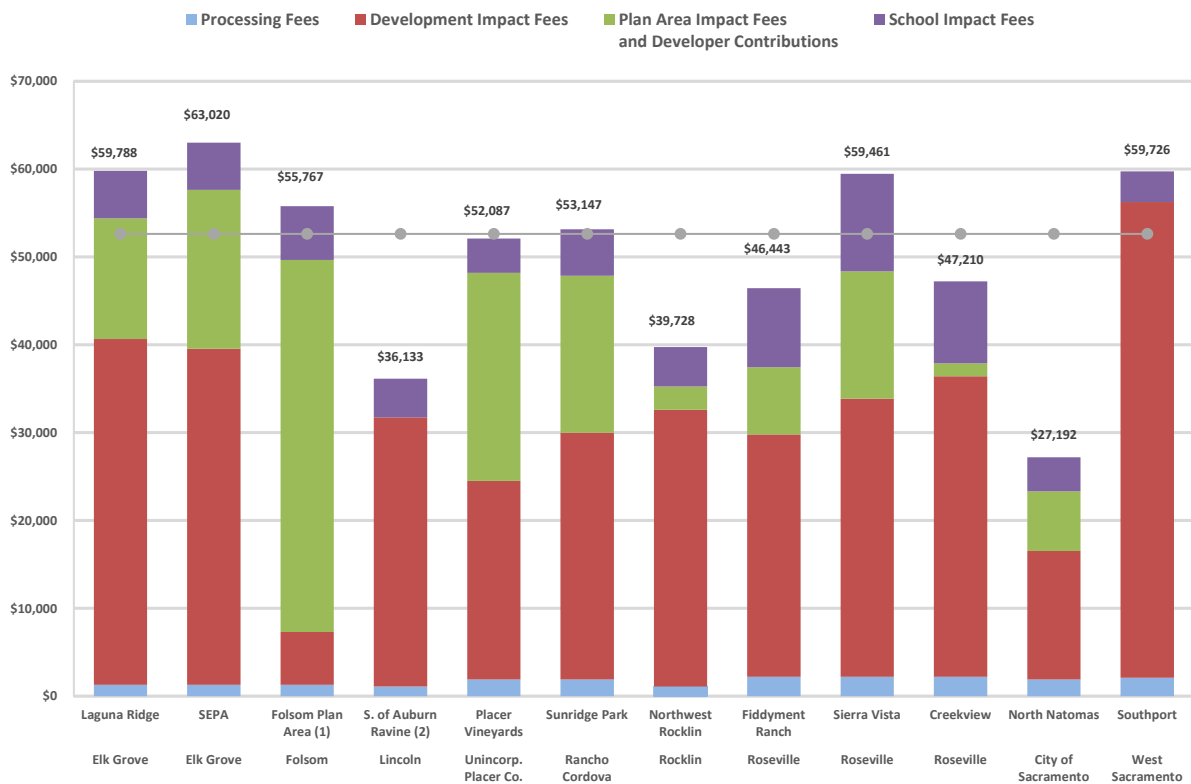


Figure S3 - Cumulative Retail Exactions by Jurisdiction (Per 1,000 Square-Feet)

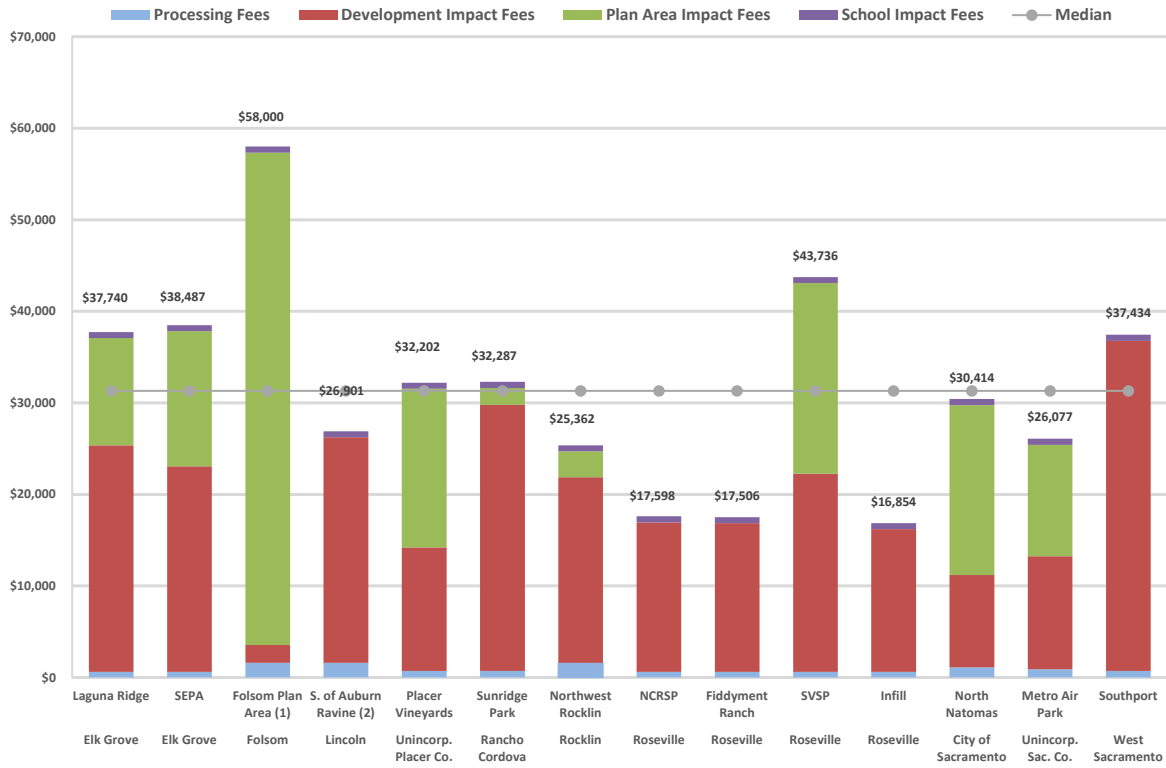


Figure S4 - Cumulative Office Exactions by Jurisdiction (Per 1,000 Square-Feet)

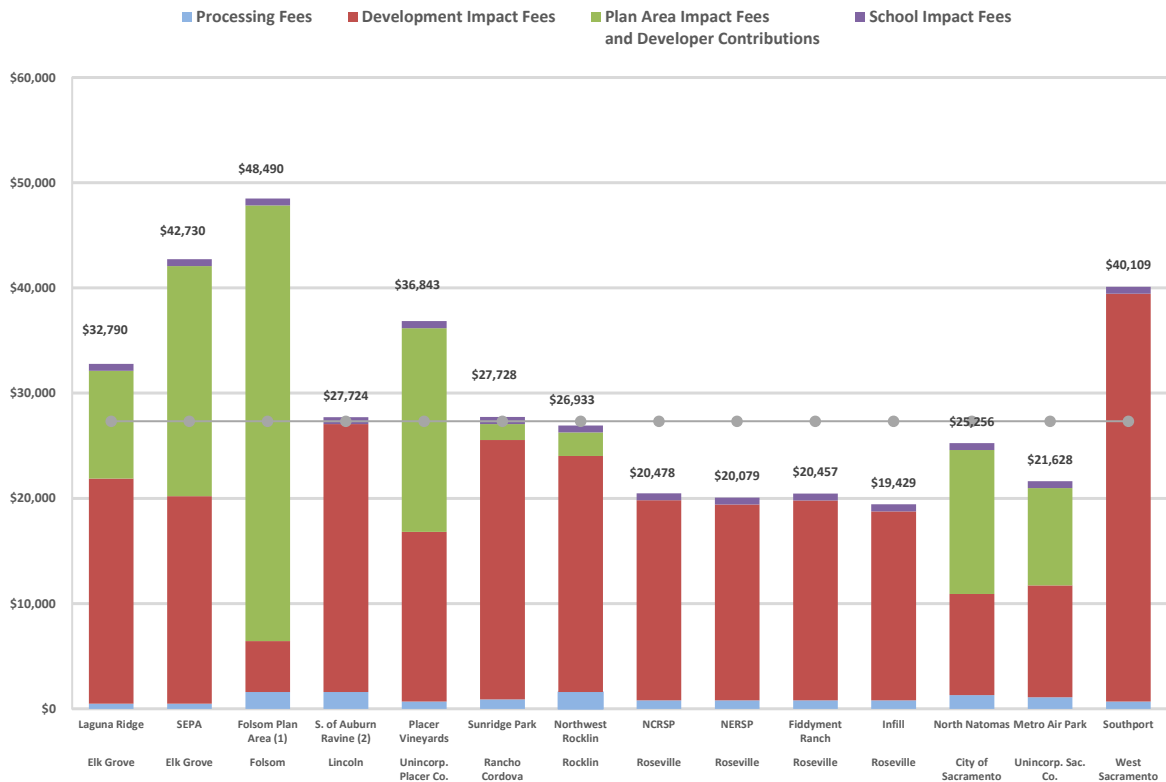


Figure S5 - Cumulative Industrial Exactions by Jurisdiction (Per 1,000 Square-Feet)



STUDY APPROACH

This report relies on data collected by surveying surrounding jurisdictions and quantifying the results for the five exaction categories. It also provides a cumulative cost associated with exactions in each of these jurisdictions, as well as an individual comparison of the Roseville-project median to the comparative regional-project median in the various exaction categories.

The approach and methodology was to determine the amount of exactions imposed on comparable plan areas compared to costs associated with similar project areas that have development potential in Roseville. The survey attempts to quantify and categorize all fees associated with the construction of the typical land use types within Roseville compared to the surveyed jurisdictions.

Exceptions

Note that the information presented is a best attempt to align exactions between the surveyed jurisdictions for each land use type. Each jurisdiction has a different approach to exactions and fees. This report attempts to align the fees/exactions as closely as possible; however, exceptions to keep in mind include:

1. Fees shown are intended to represent a rough order of magnitude rather than exact figures.
2. Fees are based on interpretation of agency published fee schedules.
3. Consistent with past analyses, solid waste and electric fees have been excluded due to unreconcilable variations between service providers for the project areas analyzed.
4. The surveyed project areas were approved at different points in time, making them subject to different fee schedules and unique development-specific obligations. For example, residential development in the Westpark component of the West Roseville Specific Plan (WRSP) does not have the same fee obligations as the Fiddymont Ranch neighborhood of the WRSP, where a downtown benefit fee was implemented through the development agreement amendment associated with a specific plan amendment. This situation is also true of surrounding regional projects.
5. The date on which projects were approved has a significant influence on the cumulative fee total. For example, more recent projects are being assessed regional capital improvement fees (e.g., Tier 2 traffic fees) that might not have been in place at the time an older project was approved. The same is true for a project that does not result in regional impacts requiring mitigation.

Exaction Categories

The following defines the exactions contained in the survey results compiled by CSFC:

- **Processing Fees:** Building and permit fees charged by planning and building departments as part of the planning and land use entitlement stage.
- **Development Impact Fees:** One-time charges imposed on new development to finance infrastructure that must be built or expanded as a result of the new development. These fees are designed to offset the impact of new development and associated population growth on the municipality's infrastructure and services. Impact fees are typically for improvements in or near a specific project area, within larger zones or plan areas, or city- or county-wide capital improvements.

- **Plan Area Impact Fees and Developer Contributions:**

- Plan Area Impact Fees: One-time fees assessed on new development within specific plan areas necessary to fund the facilities required to accommodate growth and mitigate specific plan impacts. These fees are not typically applied on a citywide basis, but are associated with development of a specific plan area and are contained within corresponding development agreements. Examples include the community benefit fee, various joint powers authority fees, and the South Placer Regional Transportation Authority fee. Plan area fees may also include costs resulting from project litigation, such as the air quality fee in the WRSP.
- Developer Contributions: A Developer assumes repayment for financing of exactions not included in fee programs. These can include, but are not limited to, capital funding provisions within development agreements. Project areas may also provide credits for impact fees and reimbursements from future impact fees paid by other developers served by the same facilities.

- **School Impact Fees**: School fees are one-time fees assessed on new development that must be spent on school-related capital improvements required to increase capacity to accommodate growth. School fees are directly established and collected by the local school districts; the City exercises no control or discretion over school impact fees.

Surveyed Projects

Five typical land use types were examined from a sampling of specific/master plan areas in Roseville and surrounding jurisdictions.

Single Family Development - Fourteen project areas, including five from Roseville, were examined for single family residential development costs:

Surrounding Jurisdictions

- Laguna Ridge – City of Elk Grove
- South East Plan Area – City of Elk Grove
- Folsom Plan Area – City of Folsom
- South of Auburn Ravine – City of Lincoln
- Placer Vineyards – Placer County
- Sunridge Park – City of Rancho Cordova
- Northwest Rocklin- City of Rocklin
- North Natomas – City of Sacramento
- Southport – City of West Sacramento

Roseville

- Amoruso Ranch Specific Plan
- Sierra Vista Specific Plan
- Creekview Specific Plan
- West Roseville Specific Plan (Fiddymont Ranch and Westpark)

Multi-Family Development - Twelve project areas, including three from Roseville, were examined for multi-family development costs:

Surrounding Jurisdictions

- Laguna Ridge – City of Elk Grove
- South East Plan Area – City of Elk Grove
- Folsom Plan Area – City of Folsom
- South of Auburn Ravine – City of Lincoln
- Placer Vineyards – Placer County
- Sunridge Park – City of Rancho Cordova
- Northwest Rocklin- City of Rocklin
- North Natomas – City of Sacramento
- Southport – City of West Sacramento

Roseville

- West Roseville Specific Plan (Fiddymint Ranch)
- Creekview Specific Plan
- Sierra Vista Specific Plan

Retail/Commercial Development – Fourteen project areas, including four from Roseville, were examined for retail/commercial development costs:

Surrounding Jurisdictions

- Laguna Ridge – City of Elk Grove
- South East Plan Area – City of Elk Grove
- Folsom Plan Area – City of Folsom
- Lincoln Crossing – City of Lincoln
- Placer Vineyards – Placer County
- Sunridge Park – City of Rancho Cordova
- Northwest Rocklin- City of Rocklin
- North Natomas – City of Sacramento
- Southport – City of West Sacramento
- Metro Air Park – Sacramento County

Roseville

- West Roseville Specific Plan (Fiddymint Ranch)
- North Central Roseville Specific Plan
- Infill
- Sierra Vista Specific Plan

Office Development - Fourteen project areas, including four from Roseville, were examined for retail and office development costs:

Surrounding Jurisdictions

- Laguna Ridge – City of Elk Grove
- South East Plan Area – City of Elk Grove
- Folsom Plan Area – City of Folsom
- Lincoln Crossing – City of Lincoln
- Placer Vineyards – Placer County
- Sunridge Park – City of Rancho Cordova
- Northwest Rocklin- City of Rocklin
- North Natomas – City of Sacramento
- Southport – City of West Sacramento
- Metro Air Park – Sacramento County

Roseville

- West Roseville Specific Plan (Fiddymint Ranch)
- North Central Roseville Specific Plan
- Infill
- Northeast Roseville Specific Plan

Industrial Development - Five project areas, including three from Roseville, were examined for industrial development costs:

Surrounding Jurisdictions

- North Natomas – City of Sacramento
- Metro Air Park – Sacramento County

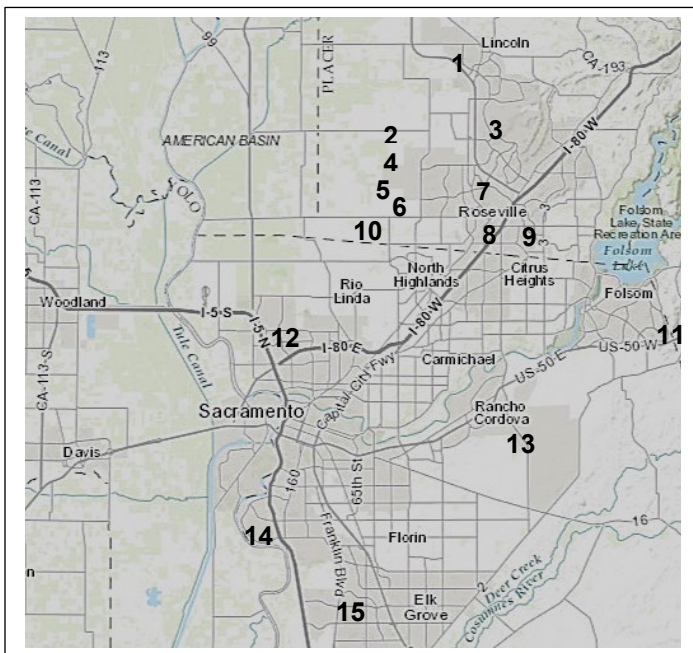
Roseville

- West Roseville Specific Plan (Westpark)
- North Central Roseville Specific Plan
- North Industrial Plan Area

Since many of the growth areas have limited or no industrial development potential, the sample size for industrial exactions is smaller than that for the other land uses surveyed.

Figure 1 identifies the locations of the project areas examined in this study.

Figure 1 - Surveyed Project Areas



1. Lincoln – South of Auburn Ravine
2. Amoruso Ranch Specific Plan
3. Whitney Ranch
4. Creekview Specific Plan
5. West Roseville Specific Plan
6. Sierra Vista Specific Plan
7. North Central Roseville Specific Plan
8. Roseville Infill Area
9. Northeast Roseville Specific Plan
10. Placer Vineyards
11. Folsom Specific Plan Area
12. North Natomas
13. Sunridge Park
14. Southport
15. Laguna Ridge and South East Plan Area

FEES BY LAND USE TYPE

This segment addresses each of the five land use types examined in the survey. The following presents a regional fee comparison that summarizes the total exactions associated with the development of each use type. The exaction categories include: processing fees, development impact fees, plan area fees and developer contributions, and school impact fees. The exaction categories are further highlighted to reflect how Roseville compares with surrounding jurisdictions.

Single Family Residential Land Use

The following evaluates the five exaction categories associated with development of single family residential units throughout the region. Fourteen project areas, including five from Roseville, were examined. The five Roseville projects include:

- West Roseville Specific Plan (Fiddymont Ranch)
- Amoruso Ranch Specific Plan
- Creekview Specific Plan
- Sierra Vista Specific Plan
- West Roseville Specific Plan (Westpark)

Individual Roseville projects are higher and lower, but for purposes of comparison to the regional median, the five Roseville projects are combined and presented as the “Roseville median.”

1. CUMULATIVE RESULTS

All single-family residential exactions are presented on a per-unit basis. The cumulative results are summarized by exaction category in Figure 2.

Figure 2 - Cumulative Single Family Residential Exactions by Jurisdiction (Per-Unit)

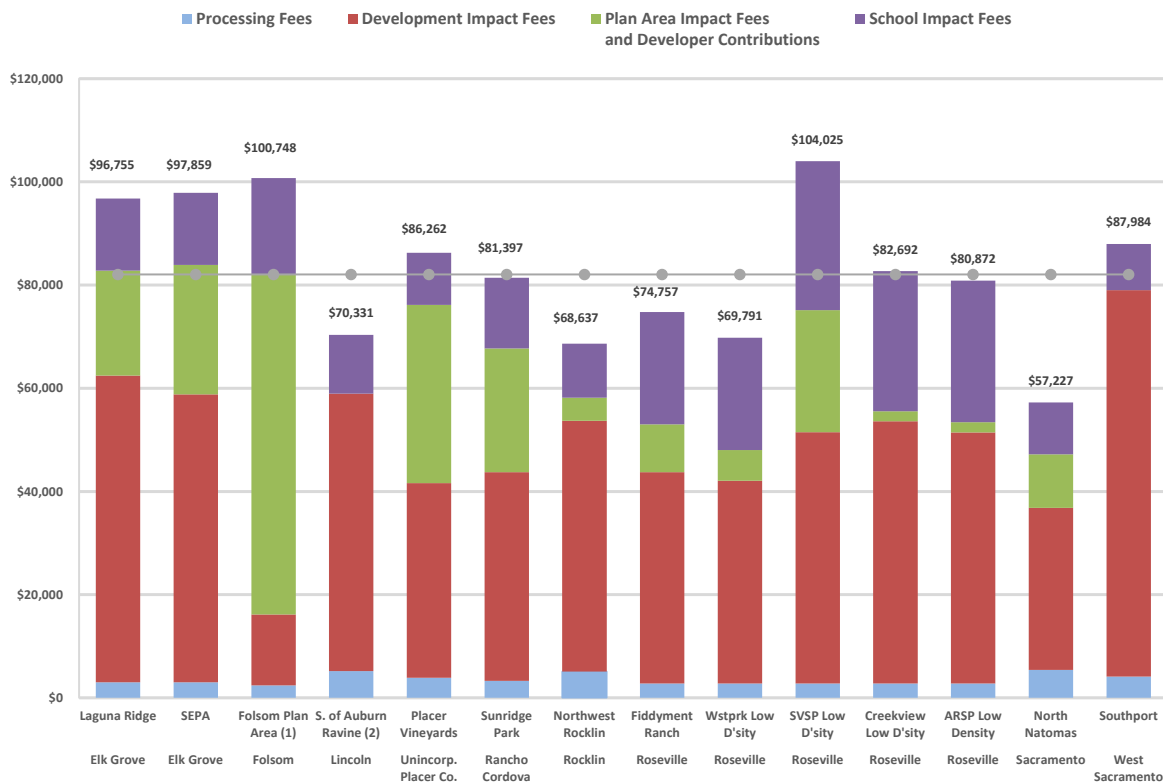


Figure 2 indicates that the North Natomas project area in the city of Sacramento has the lowest cumulative fees at \$57,227 per unit. In contrast, the Sierra Vista Specific Plan in the city of Roseville has the highest cumulative total at \$104,025 per unit.

The five representative project areas in the City of Roseville for single family residential development range from a high of \$104,025 to a low of \$69,791 per unit. The median exaction of the five Roseville project areas is 1% lower than the regional median of \$82,045 per unit.

Table 1 provides a detailed breakdown of costs by jurisdiction.

Table 1 - Detailed Single Family Residential Exactions by Jurisdiction

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville Fiddymont Ranch	Roseville Wstprk Low D'sity	Roseville SVSP Low D'sity	Roseville Creekview Low D'sity	Roseville ARSP Low Density	Sacramento North Natomas	West Sacramento Southport
Processing Fees														
Processing Fees	\$3,000	\$3,000	\$2,400	\$5,200	\$3,900	\$3,300	\$5,100	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$5,400	\$4,100
Total	\$3,000	\$3,000	\$2,400	\$5,200	\$3,900	\$3,300	\$5,100	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$5,400	\$4,100
Development Impact Fees														
Drainage / Flood	\$3,681			\$1,060	\$212	\$3,681		\$536	\$536	\$536	\$536	\$536	\$4,620	\$8,842
Affordable Housing	\$5,203	\$5,203	\$5,500											
Child Care														\$683
Library													\$3,798	
Conservation														
Police														\$1,306
Public Facilities	\$4,664	\$4,664		\$8,164	\$4,255	\$4,109	\$4,187	\$3,343	\$3,343	\$3,343	\$3,343	\$3,343	\$385	\$1,724
Fire	\$2,208	\$2,208				\$1,356		\$1,283	\$1,283	\$1,283	\$1,283	\$1,283		\$1,331
Parks/Open Space			\$94	\$453			\$2,696	\$6,619	\$7,677	\$6,790	\$7,352	\$7,352	\$5,757	\$17,006
Roadway - City	\$11,323	\$11,323		\$3,636		\$2,038	\$3,774	\$5,314	\$2,595	\$4,931	\$7,411	\$5,226	\$1,864	\$14,966
Roadway - Regional	\$4,634	\$4,634	\$1,329	\$8,859	\$4,624	\$1,329	\$2,999	\$2,330	\$2,330	\$10,288	\$9,394	\$9,394	\$1,356	\$1,382
Sewer - City				\$6,444			\$268	\$382	\$382	\$382	\$382	\$382	\$178	\$6,553
Sewer - Regional	\$9,780	\$9,780	\$6,479		\$8,951	\$9,780	\$12,396	\$8,267	\$8,267	\$8,267	\$8,267	\$8,267	\$9,780	\$6,479
Transit			\$35	\$179										
Water	\$17,985	\$17,985	\$301	\$22,826	\$19,665	\$17,985	\$19,339	\$10,529	\$10,529	\$10,529	\$10,529	\$10,529	\$3,696	\$10,229
Other				\$2,316			\$2,957	\$2,316	\$2,316	\$2,316	\$2,316	\$2,316		\$4,407
Total	\$59,479	\$55,797	\$13,738	\$53,757	\$37,707	\$40,457	\$48,616	\$40,919	\$39,258	\$48,665	\$50,813	\$48,628	\$31,434	\$74,908
Plan Area Impact Fees and Developer Contributions														
Plan Area Impact Fees	\$20,328	\$25,114	\$65,916	\$0	\$34,535	\$23,957	\$4,445	\$9,275	\$5,970	\$23,692	\$1,923	\$2,001	\$10,361	\$0
Total	\$20,328	\$25,114	\$65,916	\$0	\$34,535	\$23,957	\$4,445	\$9,275	\$5,970	\$23,692	\$1,923	\$2,001	\$10,361	\$0
School Impact Fees														
School Impact Fees	\$13,948	\$13,948	\$18,694	\$11,374	\$10,120	\$13,684	\$10,476	\$21,763	\$21,763	\$28,868	\$27,156	\$27,443	\$10,032	\$8,976
Total	\$13,948	\$13,948	\$18,694	\$11,374	\$10,120	\$13,684	\$10,476	\$21,763	\$21,763	\$28,868	\$27,156	\$27,443	\$10,032	\$8,976
Total	\$96,755	\$97,859	\$100,748	\$70,331	\$86,262	\$81,397	\$68,637	\$74,757	\$69,791	\$104,025	\$82,692	\$80,872	\$57,227	\$87,984

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.
- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.
- Amounts exclude impact/developer/mitigation fees for solid waste and electric.
- (1) Folsom Plan Area fees exclude Folsom Heights.
- (2) Lincoln South of Auburn Ravine development assumes SPRTA Tier 2 fees apply.

2. ROSEVILLE VS. REGIONAL MEDIAN BY EXACTION CATEGORY (SINGLE FAMILY)

This section examines the median exactions for the five Roseville project areas compared to the regional median.

Figure 3 - Processing Fees (Single Family)

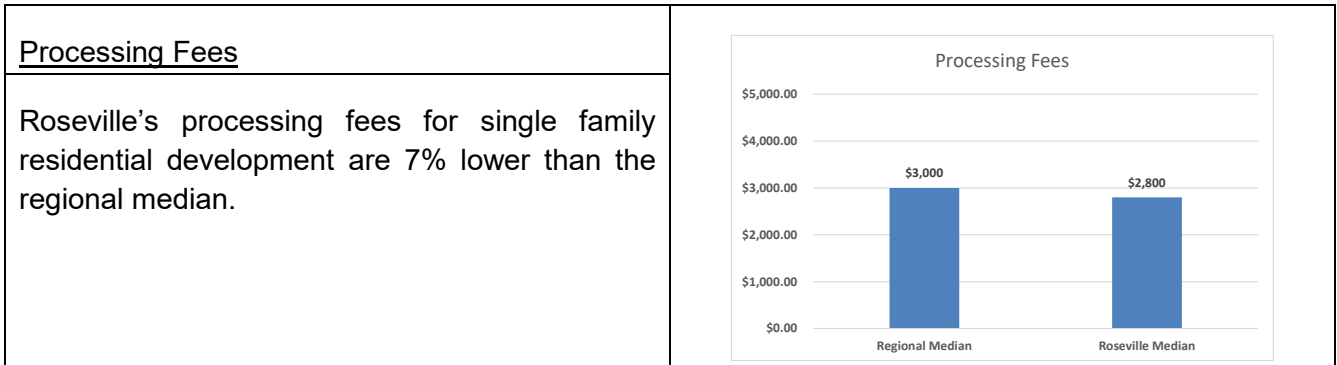


Figure 4 - Development Impact Fees (Single Family)

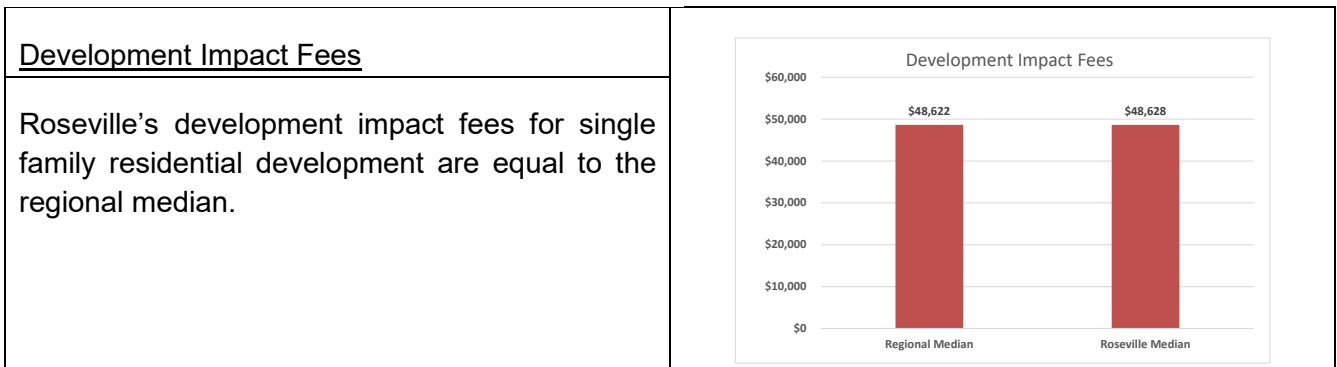


Figure 5 - Plan Area Fees and Developer Contributions (Single Family)

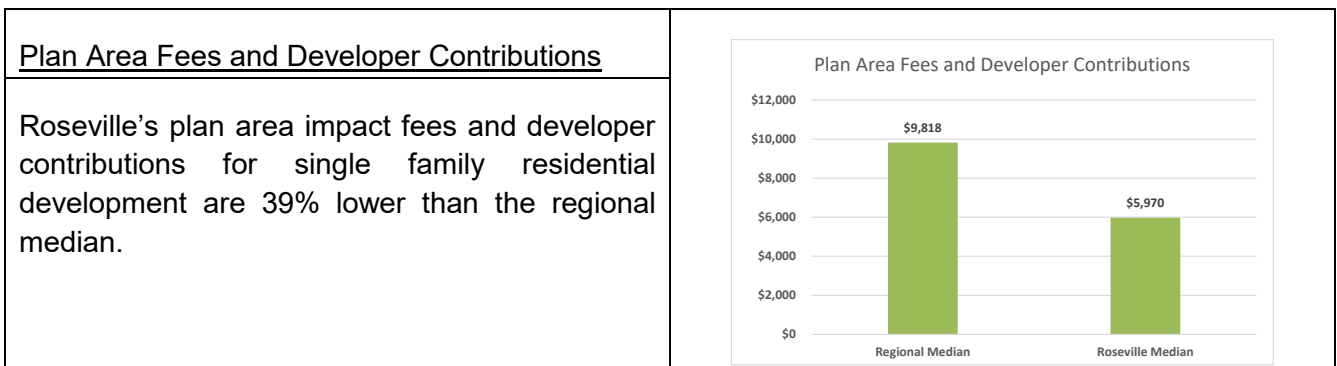
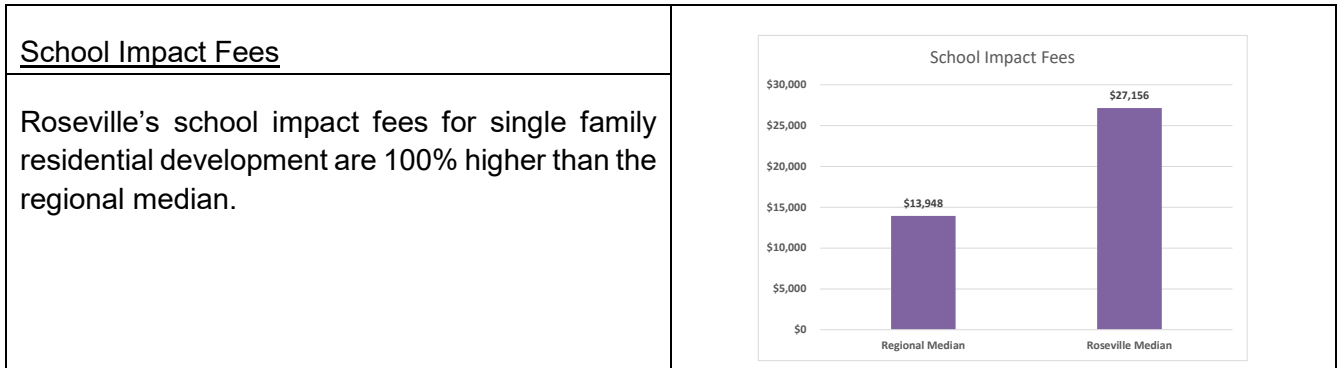


Figure 6 – School Impact Fees (Single Family)



3. SINGLE FAMILY RESIDENTIAL FINDINGS

At \$80,872 per unit, the City of Roseville’s median single family residential development exactions are 1% lower than the regional median of \$82,045 per unit

Multi-Family Residential Land Use

The following evaluates the five exaction categories associated with development of multi-family residential units throughout the region. Twelve project areas, including three from Roseville, were examined. The three Roseville projects include:

- West Roseville Specific Plan (Fiddymment Ranch)
- Creekview Specific Plan
- Sierra Vista Specific Plan

Individual Roseville projects are higher and lower, but for purposes of comparison to the regional median, the four Roseville projects are combined and presented as the “Roseville median.”

1. CUMULATIVE RESULTS

All exactions are presented on a per-unit basis. The cumulative results are summarized by exaction category in Figure 7.

Figure 7 - Cumulative Multi-Family Residential Exactions by Jurisdiction (Per-Unit)

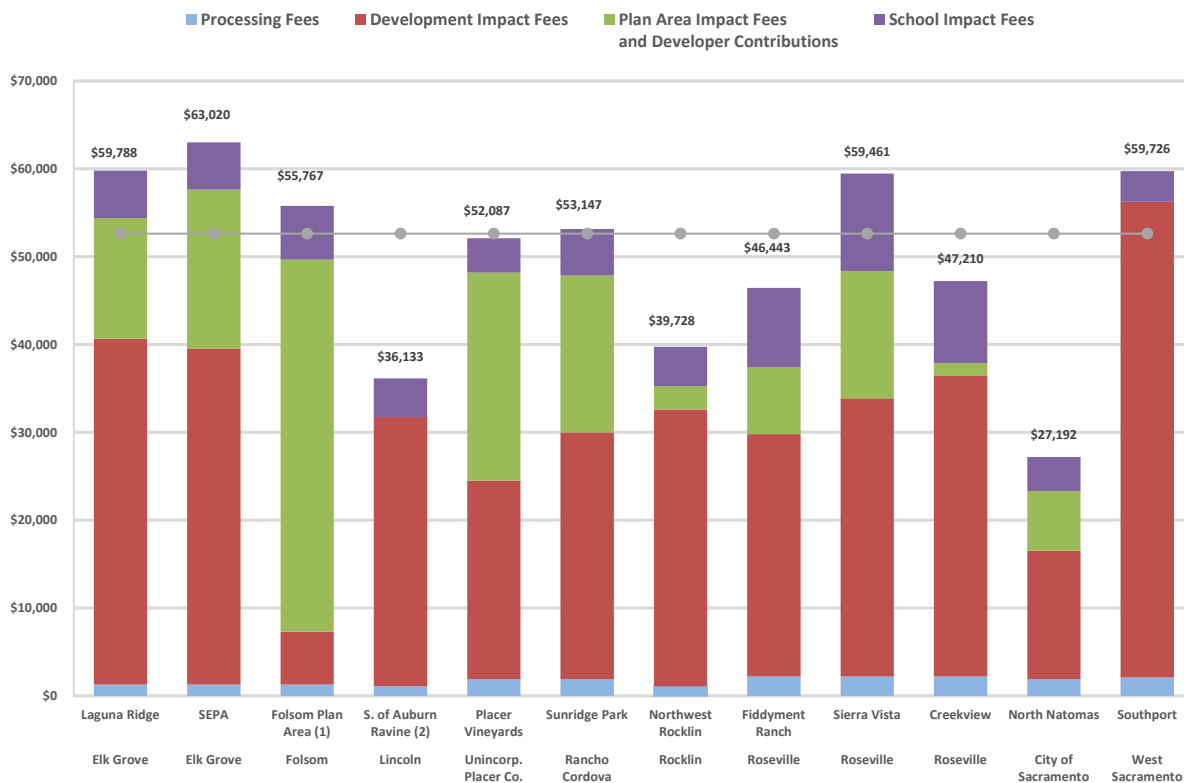


Figure 7 indicates that the North Natomas project area in the city of Sacramento has the lowest cumulative fees at \$27,192 per unit. In contrast, the South East Plan Area of Elk Grove has the highest cumulative total at \$63,020 per unit.

The three representative project areas in the city of Roseville for multi-family residential development range from a high of \$59,461 (SVSP) to a low of \$46,443 per unit (West Roseville Specific Plan –

Fiddymt Ranch). The median exaction of the three Roseville project areas is 10% lower than the regional median of \$52,617 per unit.

Table 2 provides a detailed breakdown of costs by jurisdiction.

Table 2 - Detailed Multi-Family Residential Exactions by Jurisdiction

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville Fiddymt Ranch	Roseville Sierra Vista	Roseville Creekview	City of Sacramento North Natomas	West Sacramento Southport
Processing Fees												
Processing Fees	\$1,300	\$1,300	\$1,300	\$1,100	\$1,900	\$1,900	\$1,100	\$2,200	\$2,200	\$2,200	\$1,900	\$2,100
Total	\$1,300	\$1,300	\$1,300	\$1,100	\$1,900	\$1,900	\$1,100	\$2,200	\$2,200	\$2,200	\$1,900	\$2,100
Development Impact Fees												
Drainage / Flood	\$1,118			\$254	\$135	\$1,118		\$467	\$467	\$467	\$1,020	\$4,308
Affordable Housing	\$3,121	\$3,121										\$256
Child Care												
Library												
Conservation											\$886	
Police												\$1,029
Public Facilities	\$3,486	\$3,486		\$5,977	\$3,054	\$3,211	\$2,130	\$2,229	\$2,229	\$2,229	\$250	\$1,359
Fire	\$1,454	\$1,454				\$1,059					\$1,059	\$1,048
Parks/Open Space			\$94	\$323			\$2,217	\$5,446	\$4,829	\$6,388	\$2,440	\$13,945
Roadway - City	\$7,868	\$7,868		\$2,618		\$2,073	\$2,378	\$3,295	\$3,057	\$4,595	\$843	\$11,895
Roadway - Regional	\$2,981	\$2,981	\$930	\$5,492	\$2,839	\$930	\$1,859	\$1,445	\$6,379	\$5,824	\$930	\$1,222
Sewer - City				\$5,153			\$268	\$382	\$382	\$382		\$4,915
Sewer - Regional	\$5,849	\$5,849	\$4,859		\$8,525	\$5,849	\$12,396	\$8,267	\$8,267	\$8,267	\$4,859	\$4,859
Transit			\$25			\$363						
Water	\$13,489	\$13,489	\$100	\$9,134	\$8,062	\$13,489	\$8,101	\$4,379	\$4,379	\$4,379	\$2,351	\$6,055
County Impact / Other				\$1,688			\$2,154	\$1,688	\$1,688	\$1,688		\$3,267
Total	\$39,365	\$38,248	\$6,008	\$30,639	\$22,616	\$28,092	\$31,503	\$27,597	\$31,676	\$34,219	\$14,637	\$54,158
Plan Area Impact Fees and Developer Contributions												
Plan Area Impact Fees	\$13,734	\$18,083	\$42,347	\$0	\$23,662	\$17,868	\$2,657	\$7,655	\$14,468	\$1,453	\$6,779	\$0
Total	\$13,734	\$18,083	\$42,347	\$0	\$23,662	\$17,868	\$2,657	\$7,655	\$14,468	\$1,453	\$6,779	\$0
School Impact Fees												
School Impact Fees	\$5,389	\$5,389	\$6,112	\$4,395	\$3,910	\$5,287	\$4,468	\$8,992	\$11,116	\$9,338	\$3,876	\$3,468
Total	\$5,389	\$5,389	\$6,112	\$4,395	\$3,910	\$5,287	\$4,468	\$8,992	\$11,116	\$9,338	\$3,876	\$3,468
Total	\$59,788	\$63,020	\$55,767	\$36,133	\$52,087	\$53,147	\$39,728	\$46,443	\$59,461	\$47,210	\$27,192	\$59,726

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.
- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.
- Amounts exclude impact/developer/mitigation fees for solid waste and electric.

(1) Folsom Plan Area fees exclude Folsom Heights.

(2) Lincoln South of Auburn Ravine development assumes SPRTA Tier 2 fees apply.

2. ROSEVILLE VS. REGIONAL MEDIAN BY EXACTION CATEGORY (MULTI-FAMILY)

This section examines the median exactions for the three Roseville project areas compared to the regional median.

Figure 8 - Processing Fees (Multi-Family)

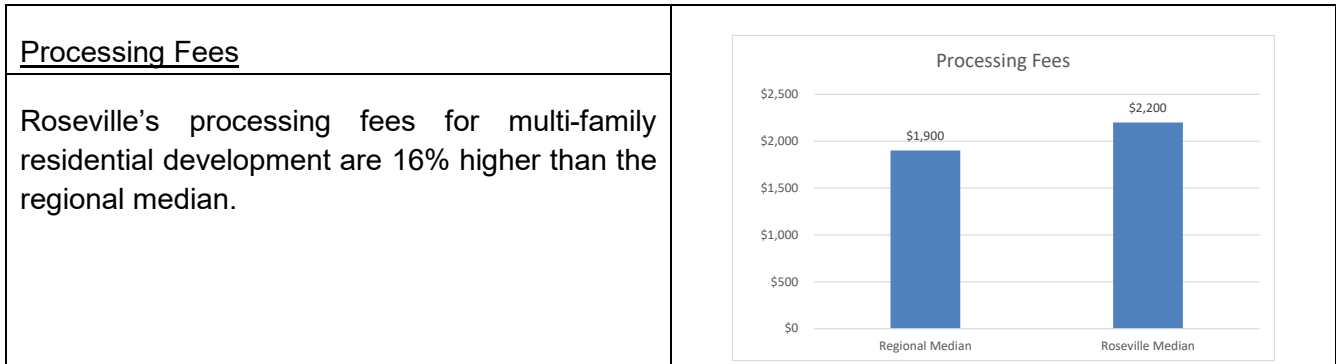


Figure 9 - Development Impact Fees (Multi-Family)

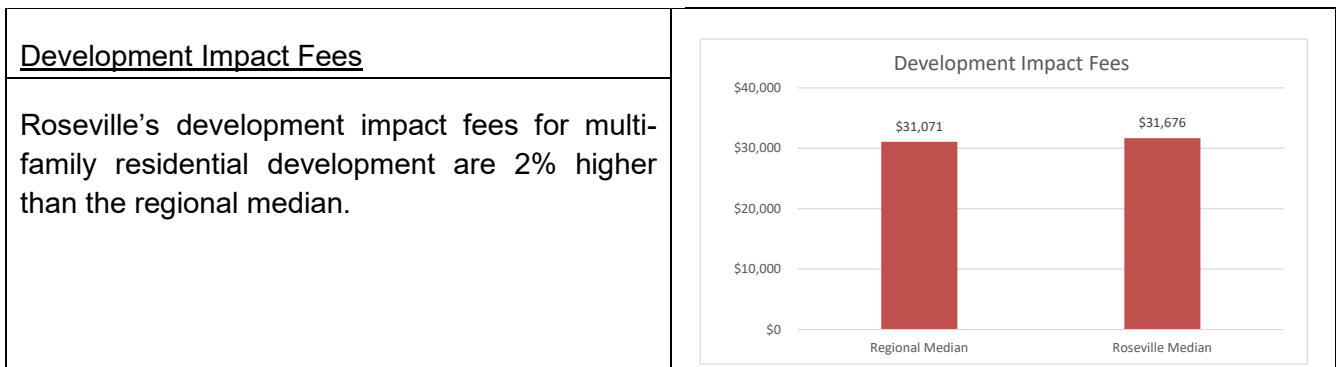


Figure 10 - Plan Area Fees and Developer Contributions (Multi-Family)

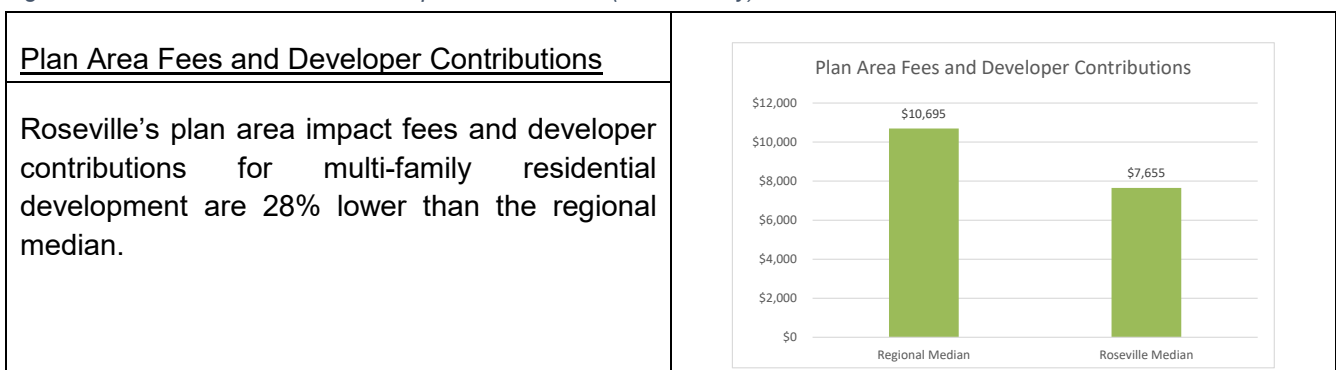
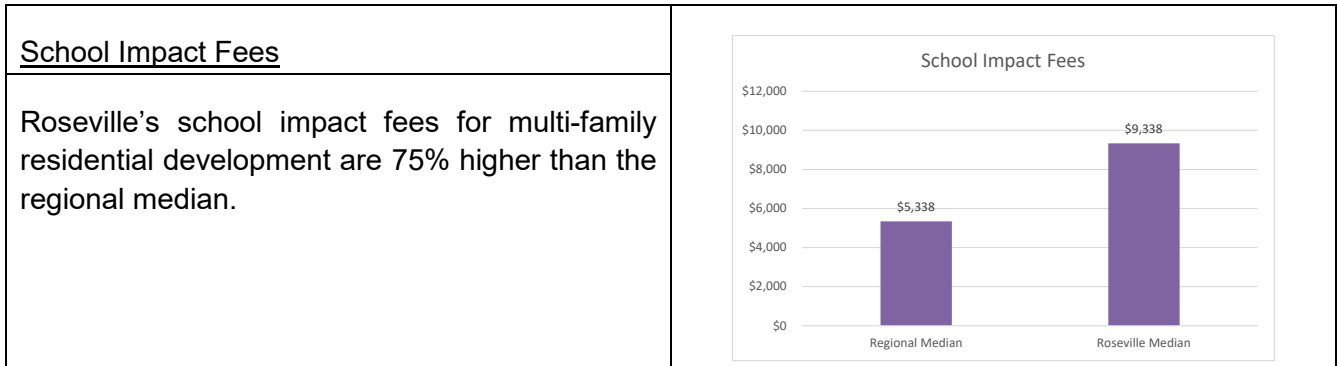


Figure 11 – School Impact Fees (Multi-Family)



3. MULTI-FAMILY RESIDENTIAL FINDINGS

At \$47,210 per unit, the City of Roseville’s *median* multi-family residential development exactions are 10% lower than the regional median of \$52,617.

Retail Land Use

The following evaluates the five exaction categories associated with development of retail projects throughout the region. Fourteen project areas, including four from Roseville, were examined. The four Roseville projects include:

- West Roseville Specific Plan (Fiddymnt Ranch)
- Infill
- North Central Roseville Specific Plan
- Sierra Vista Specific Plan

Individual Roseville projects are higher and lower, but for purposes of comparison to the regional median, the five Roseville projects are combined and presented as the “Roseville median.”

1. CUMULATIVE RESULTS

All exactions are presented per-one thousand square feet. The cumulative results are summarized by exaction category in Figure 12.

Figure 12 - Cumulative Retail Exactions by Jurisdiction (Per 1,000 Square-Feet)

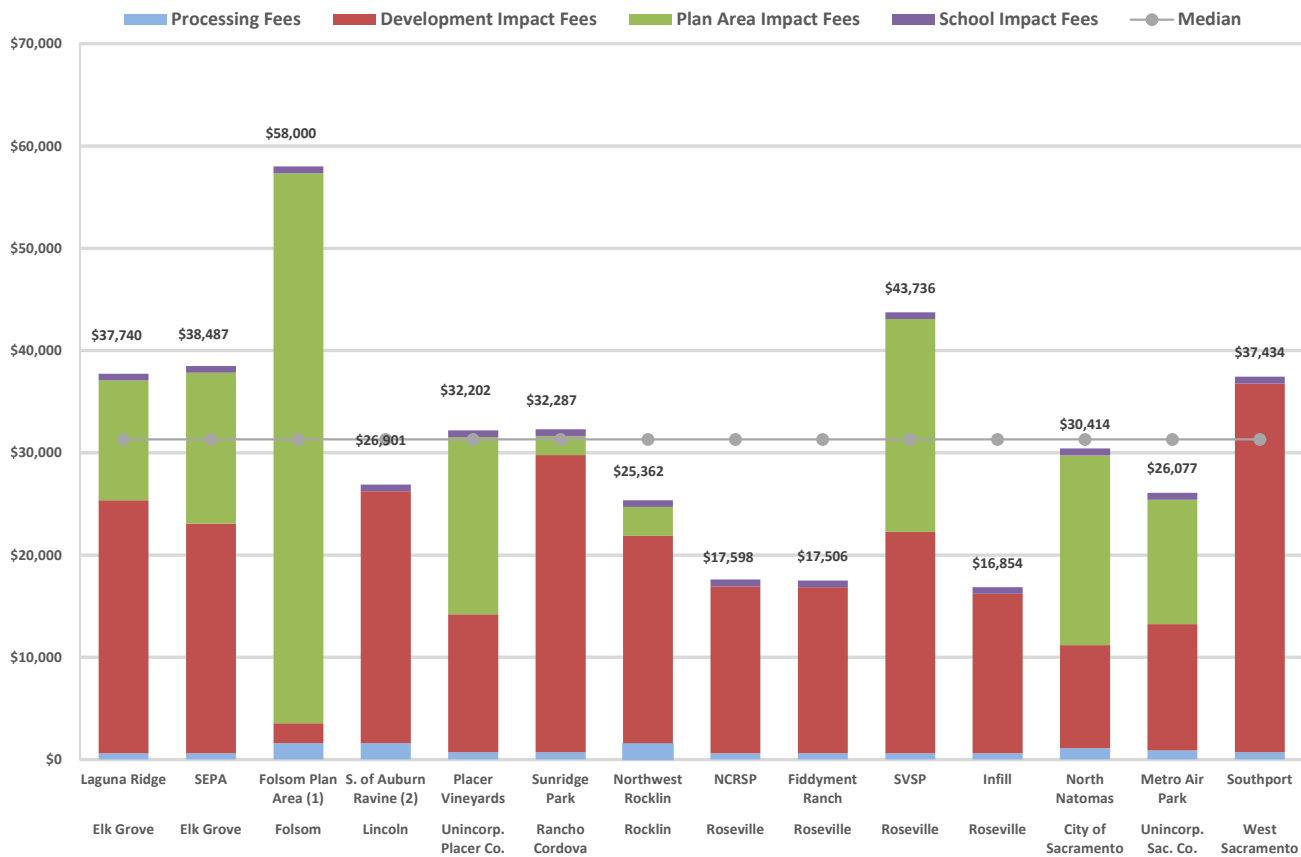


Figure 12 indicates that the Infill area in the city of Roseville has the lowest cumulative fees at \$16,854 per thousand square feet. In contrast, the Folsom Plan Area in the city of City of Folsom has the highest cumulative total at \$58,000 per thousand square feet.

The four representative project areas in the city of Roseville for retail development range from a high of \$43,736 (SVSP) to a low of \$16,854 (Infill) per thousand square feet. The *median* exaction of the four Roseville project areas is \$17,552, which is 44% lower than the regional median of \$31,308 per thousand square feet.

Table 3 provides a detailed breakdown of costs by jurisdiction.

Table 3 - Detailed Retail Exactions by Jurisdiction (Per 1,000 Square Feet)

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville NCRSP	Roseville Fiddymont Ranch	Roseville SVSP	Roseville Infill	City of Sacramento North Natomas	Unincorp. Sac. Co. Metro Air Park	West Sacramento Southport
Development Area														
Processing Fees														
Processing Fees	\$600	\$600	\$1,600	\$1,600	\$700	\$700	\$1,600	\$600	\$600	\$600	\$600	\$1,100	\$900	\$700
Total	\$600	\$600	\$1,600	\$1,600	\$700	\$700	\$1,600	\$600	\$600	\$600	\$600	\$1,100	\$900	\$700
Development Impact Fees														
Drainage / Flood	\$2,274			\$519	\$37	\$2,274		\$640	\$640	\$640	\$640	\$1,600	\$1,600	\$8,546
Affordable Housing	\$850	\$850	\$1,700			\$770								\$513
Child Care														
Library														
Conservation												\$3,044		
Police														\$792
Public Facilities	\$1,350	\$1,350		\$2,883	\$577	\$520	\$1,120	\$640	\$640	\$640	\$640			\$1,045
Fire	\$1,870	\$1,870				\$715		\$312	\$312	\$312	\$312	\$715		\$806
Parks/Open Space				\$413								\$470		\$1,470
Roadway - City	\$10,250	\$10,250	\$20	\$4,625		\$17,020	\$6,038	\$7,347	\$6,759	\$6,272	\$7,347	\$499		\$16,214
Roadway - Regional	\$3,153	\$3,153		\$7,043	\$6,439	\$1,995	\$3,814	\$2,468	\$2,964	\$8,861	\$2,035	\$1,995	\$7,535	\$1,575
Sewer - City				\$3,451			\$156	\$127	\$127	\$127	\$127			\$1,554
Sewer - Regional	\$3,118	\$3,118			\$2,984	\$3,118	\$4,132	\$2,756	\$2,756	\$2,756	\$2,756	\$1,296	\$1,767	\$1,296
Transit			\$150			\$790								
Water	\$1,885	\$1,885	\$70	\$5,349	\$3,456	\$1,885	\$4,641	\$1,689	\$1,689	\$1,689	\$1,689	\$479	\$1,434	\$1,763
Other				\$360			\$360	\$360	\$360	\$360	\$360			\$500
Total	\$24,750	\$22,476	\$1,940	\$24,641	\$13,493	\$29,087	\$20,262	\$16,338	\$16,246	\$21,656	\$15,594	\$10,098	\$12,336	\$36,074
Plan Area Impact Fees and Developer Contributions														
Plan Area Impact Fees	\$11,730	\$14,751	\$53,800	\$0	\$17,349	\$1,840	\$2,840	\$0	\$0	\$20,820	\$0	\$18,556	\$12,180	\$0
Total	\$11,730	\$14,751	\$53,800	\$0	\$17,349	\$1,840	\$2,840	\$0	\$0	\$20,820	\$0	\$18,556	\$12,180	\$0
School Impact Fees														
School Impact Fees	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660
Total	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660
Total	\$37,740	\$38,487	\$58,000	\$26,901	\$32,202	\$32,287	\$25,362	\$17,598	\$17,506	\$43,736	\$16,854	\$30,414	\$26,077	\$37,434

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.
- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.
- Amounts exclude impact/developer/mitigation fees for solid waste and electric.

(1) Folsom Plan Area fees exclude Folsom Heights.

(2) Lincoln South of Auburn Ravine development assumes SPRTA Tier 2 fees apply.

2. ROSEVILLE VS. REGIONAL MEDIAN BY EXACTION CATEGORY (RETAIL)

This section examines the median exactions for the four Roseville project areas compared to the regional median.

Figure 13 - Processing Fees (Retail-Commercial)

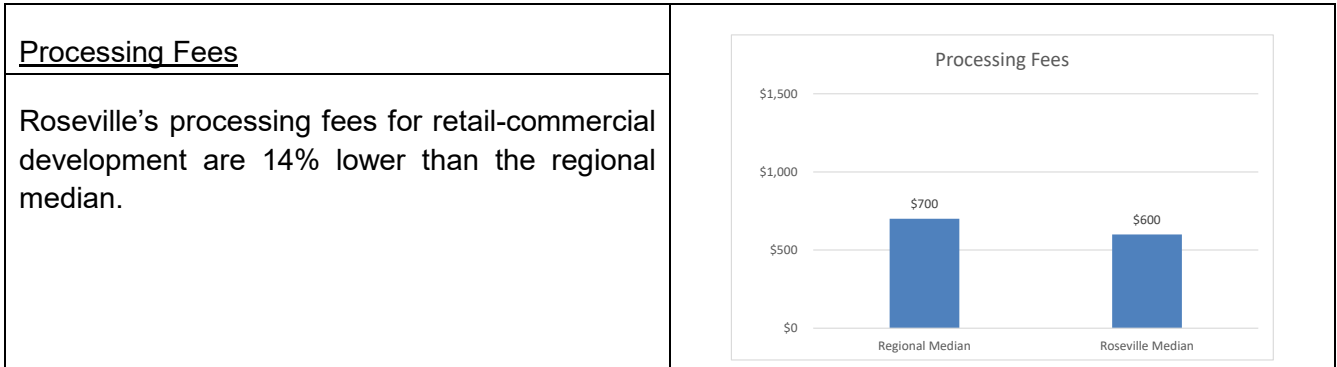


Figure 14 - Development Impact Fees (Retail-Commercial)

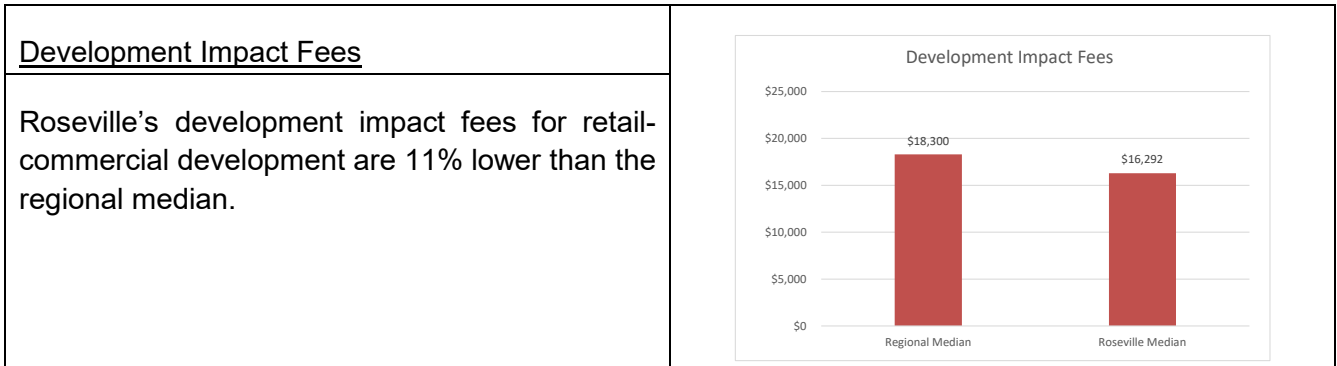


Figure 15 - Plan Area Fees and Developer Contributions (Retail-Commercial)

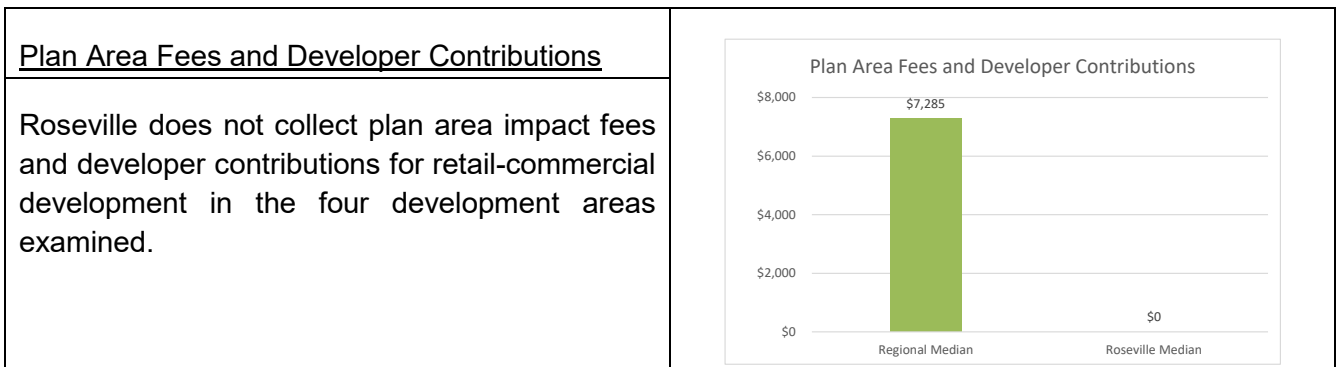
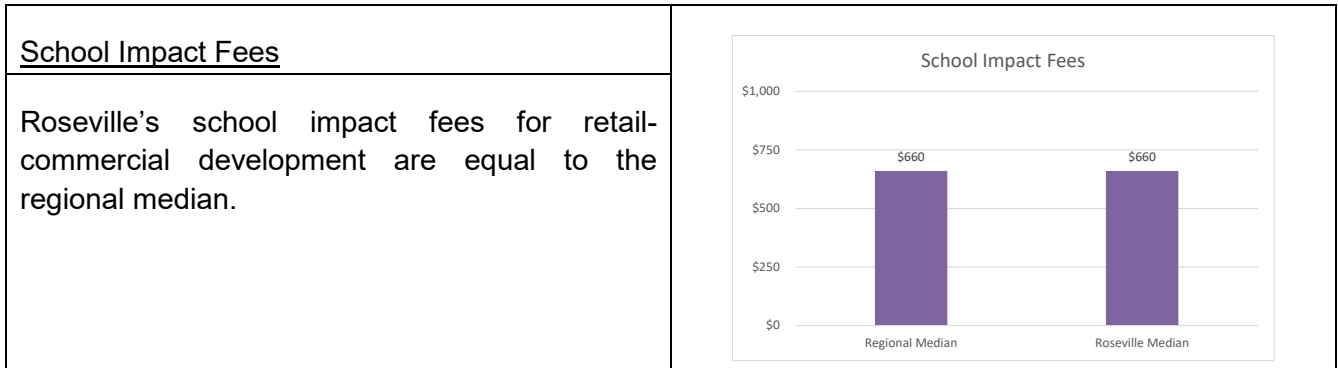


Figure 16 – School Impact Fees (Retail-Commercial)



3. RETAIL LAND USE FINDINGS

At \$17,552 per thousand square feet, the City of Roseville’s *median* retail development exactions are 44% lower than the regional median of \$31,308.

Office Land Use

The following evaluates the five exaction categories associated with development of office projects throughout the region. Fourteen project areas, including four from Roseville, were examined. The four Roseville projects include:

- West Roseville Specific Plan (Fiddymment Ranch)
- Infill
- North Central Roseville Specific Plan
- Northeast Roseville Specific Plan

Individual Roseville projects are lower than the regional median. For purposes of comparison to the regional median, the four Roseville projects are combined and presented as the “Roseville median.”

1. CUMULATIVE RESULTS

All exactions are presented per-one thousand square feet. The cumulative results are summarized by exaction category in Figure 17.

Figure 17 - Cumulative Office Exactions by Jurisdiction (Per 1,000 Square-Feet)

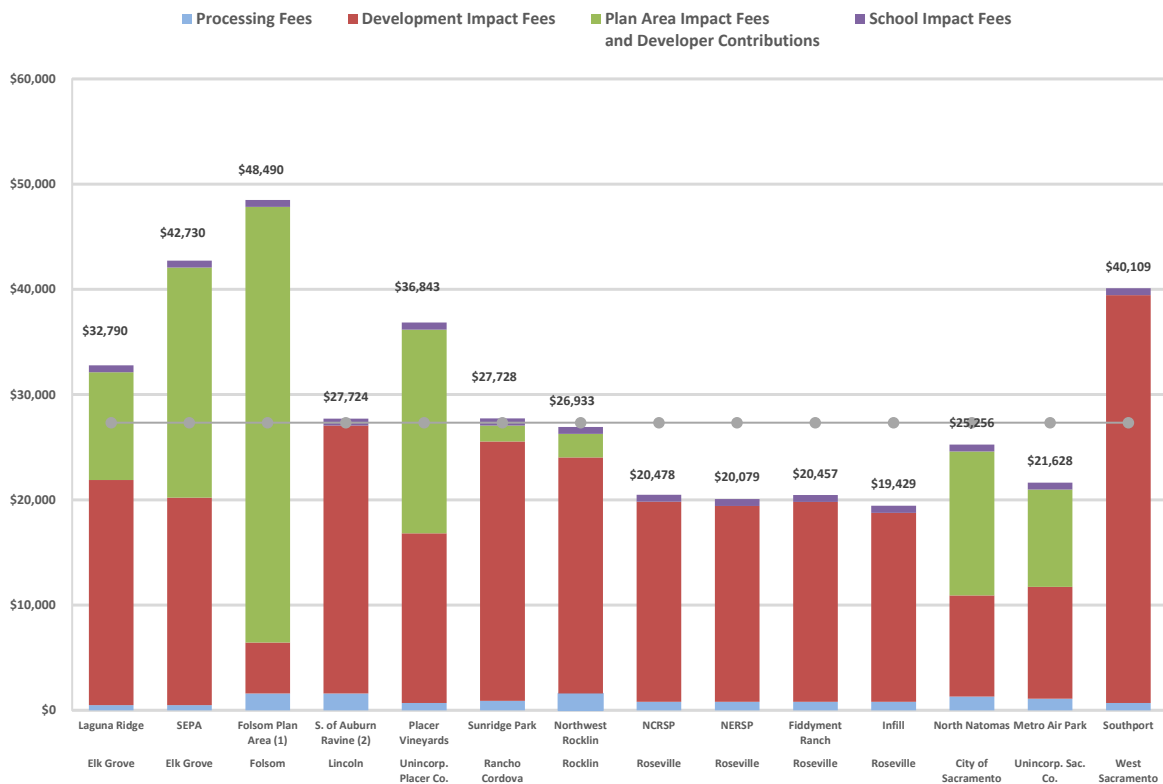


Figure 17 indicates that the Infill area in the city of Roseville has the lowest cumulative fees at \$19,429 per thousand square feet. In contrast, the Folsom Plan Area in the city of City of Folsom has the highest cumulative total at \$48,490 per thousand square feet.

The four representative project areas in the city of Roseville for office development range from a high of \$20,478 (NCRSP) to a low of \$19,429 (Infill) per thousand square feet. The *median* exaction of the four Roseville project areas is \$20,268, which is 26% lower than the regional median of \$27,328 per unit.

Table 4 provides a detailed breakdown of costs by jurisdiction.

Table 4 - Detailed Office Exactions by Jurisdiction (Per 1,000 Square Feet)

City	Elk Grove Laguna Ridge	Elk Grove SEPA	Folsom Folsom Plan Area (1)	Lincoln S. of Auburn Ravine (2)	Unincorp. Placer Co. Placer Vineyards	Rancho Cordova Sunridge Park	Rocklin Northwest Rocklin	Roseville NCRSP	Roseville NERSP	Roseville Fiddymnt Ranch	Roseville Infill	City of Sacramento North Natomas	Unincorp. Sac. Co. Metro Air Park	West Sacramento Southport
Processing Fees														
Processing Fees	\$500	\$500	\$1,600	\$1,600	\$700	\$900	\$1,600	\$800	\$800	\$800	\$800	\$1,300	\$1,100	\$700
Total	\$500	\$500	\$1,600	\$1,600	\$700	\$900	\$1,600	\$800	\$800	\$800	\$800	\$1,300	\$1,100	\$700
Development Impact Fees														
Drainage	\$1,681			\$519	\$37	\$1,681		\$473	\$241	\$473	\$473	\$1,600	\$1,600	\$6,829
Affordable Housing			\$1,700			\$970								
Child Care														\$683
Library														
Conservation												\$2,250		
Police														\$1,318
Public Facilities	\$1,670	\$1,670		\$2,883	\$937	\$850	\$1,490	\$840	\$840	\$840	\$840			\$1,740
Fire	\$1,870	\$1,870				\$1,186		\$442	\$442	\$442		\$1,186		\$1,343
Parks/Open Space			\$20	\$413								\$640		\$2,370
Roadway - City	\$9,740	\$9,740		\$6,483		\$13,610	\$6,604	\$8,947	\$8,947	\$8,231	\$8,947	\$707		\$16,857
Roadway - Regional	\$2,384	\$2,384	\$1,600	\$6,392	\$8,549	\$1,596	\$5,347	\$3,459	\$2,853	\$4,154	\$2,853	\$1,596	\$6,466	\$2,122
Sewer - City				\$3,451			\$156	\$127	\$127	\$127	\$127			\$1,942
Sewer - Regional	\$2,643	\$2,643	\$1,300		\$2,984	\$2,643	\$4,132	\$2,756	\$2,756	\$2,756	\$2,756	\$1,296	\$1,651	\$1,296
Transit			\$150			\$710								
Water	\$1,393	\$1,393	\$70	\$4,754	\$3,600	\$1,393	\$4,126	\$1,404	\$1,843	\$1,404	\$1,404	\$335	\$916	\$1,583
Other				\$570			\$570	\$570	\$570	\$570	\$570			\$666
Total	\$21,380	\$19,700	\$4,840	\$25,464	\$16,107	\$24,638	\$22,424	\$19,018	\$18,619	\$18,997	\$17,969	\$9,610	\$10,633	\$38,749
Plan Area Impact Fees and Developer Contributions														
Plan Area Impact Fees	\$10,250	\$21,870	\$41,390	\$0	\$19,376	\$1,530	\$2,249	\$0	\$0	\$0	\$0	\$13,685	\$9,235	\$0
Total	\$10,250	\$21,870	\$41,390	\$0	\$19,376	\$1,530	\$2,249	\$0	\$0	\$0	\$0	\$13,685	\$9,235	\$0
School Impact Fees														
School Impact Fees	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660
Total	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660	\$660
Total	\$32,790	\$42,730	\$48,490	\$27,724	\$36,843	\$27,728	\$26,933	\$20,478	\$20,079	\$20,457	\$19,429	\$25,256	\$21,628	\$40,109

Notes:

- Amounts shown are estimates and are intended to provide order of magnitude information rather than exact figures.
- Amounts are based on interpretation of agency published fee schedules and information developed as part of prior regional fee comparisons.
- Amounts exclude impact/developer/mitigation fees for solid waste and electric.
- (1) Folsom Plan Area fees exclude Folsom Heights.
- (2) Lincoln South of Auburn Ravine development assumes SPRTA Tier 2 fees apply.

2. ROSEVILLE VS. REGIONAL MEDIAN BY EXACTION CATEGORY (OFFICE)

This section examines the median exactions for the four Roseville project areas compared to the regional median.

Figure 18 - Processing Fees (Office)

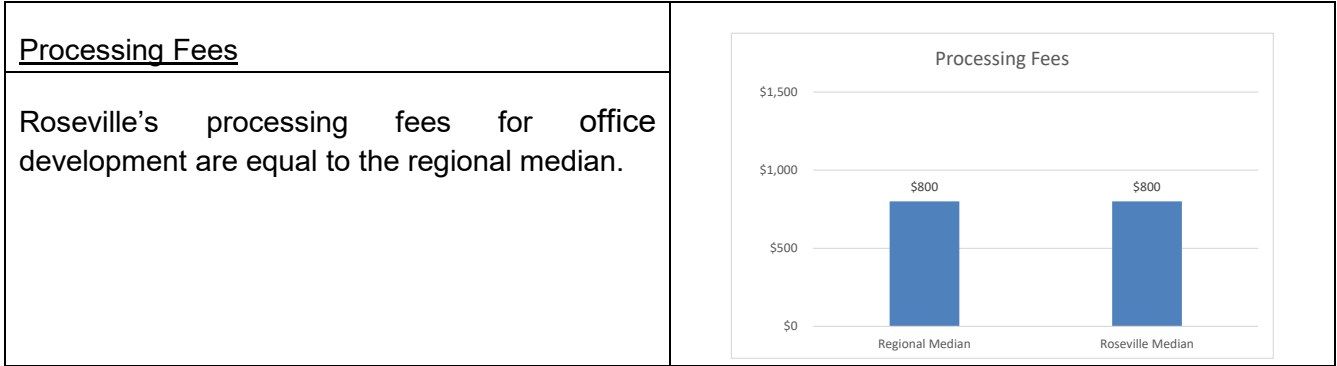


Figure 19 - Development Impact Fees (Office)

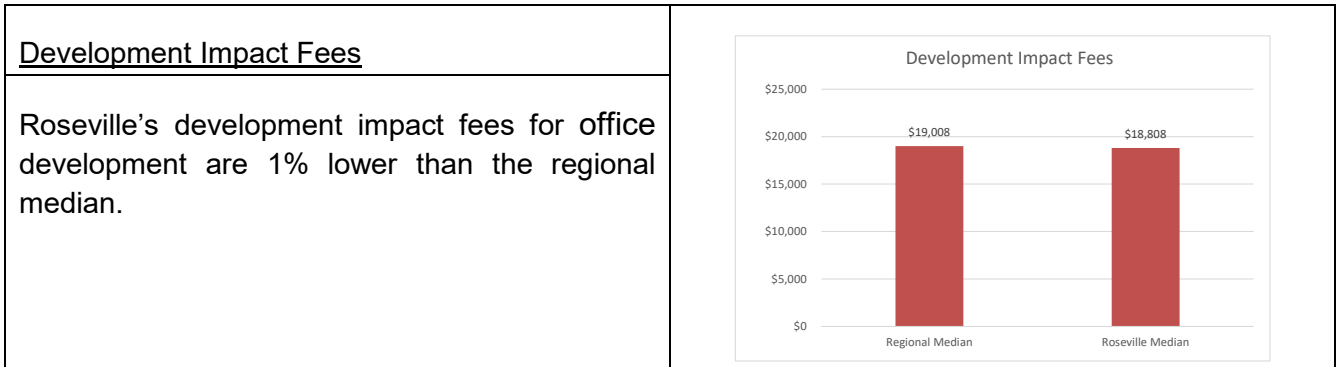


Figure 20 - Plan Area Fees and Developer Contributions (Office)

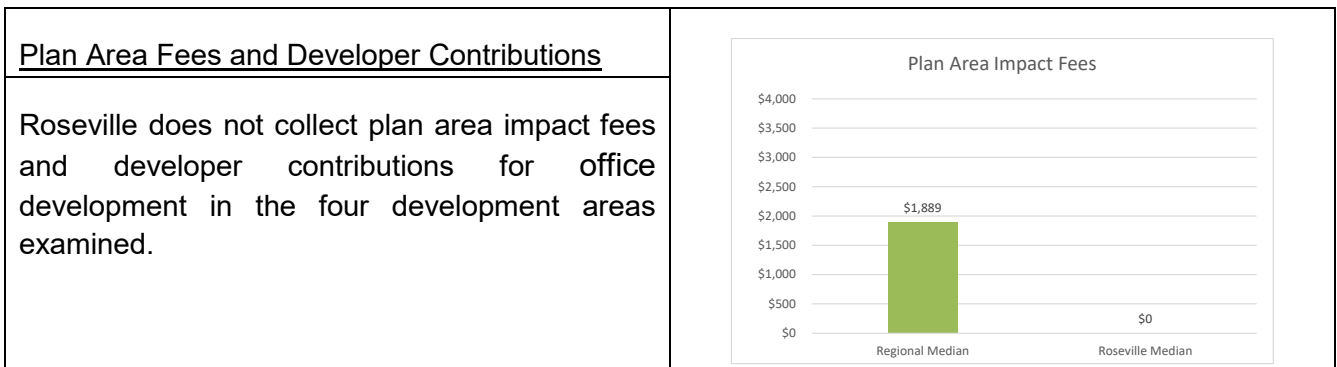
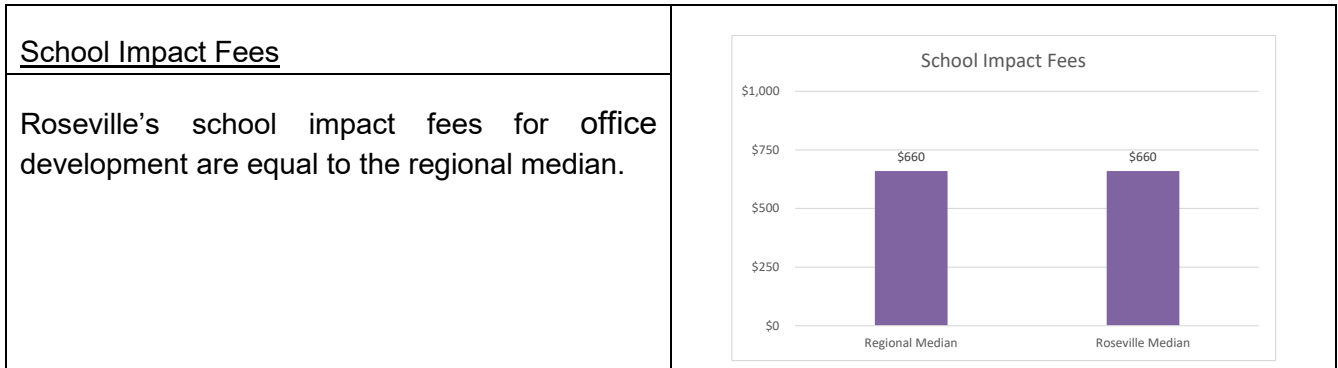


Figure 21 – School Impact Fees (Office)



3. OFFICE LAND USE FINDINGS

At \$20,268 per thousand square feet, the City of Roseville’s *median* office development exactions are 26% lower than the regional median of \$27,328.

Industrial Land Use

The following evaluates the five exaction categories associated with development of industrial projects throughout the region. Five project areas, including three from Roseville, were examined. The three Roseville projects include:

- West Roseville Specific Plan (Westpark)
- North Central Roseville Specific Plan
- North Industrial Plan Area

1. CUMULATIVE RESULTS

All exactions are presented per-one thousand square feet. The cumulative results are summarized by exaction category in Figure 22.

Figure 22 - Cumulative Industrial Exactions by Jurisdiction (Per 1,000 Square-Feet)



Figure 22 indicates that the West Roseville Specific Plan area (Westpark) in the city of Roseville has the lowest cumulative fees at \$6,672 per thousand square feet. In contrast, North Natomas in the City of Sacramento has the highest cumulative total at \$12,991 per thousand square feet.

The three representative project areas in the city of Roseville for industrial development range from a high of \$7,857 (NIPA) to a low of \$6,672 (Westpark) per thousand square feet. The *median* exaction of the three Roseville project areas is \$7,404, which is 6% lower than the regional median of \$7,857 per thousand square feet.

Table 5 provides a detailed breakdown of costs by jurisdiction.

Table 5 - Detailed Industrial Exactions by Jurisdiction (Per 1,000 Square Feet)

City	Roseville	Roseville	Roseville	City of Sacramento	Unincorp. Sac. Co.
Development Area	NCRSP	NIPA	Westpark	North Natomas	Metro Air Park
<u>Processing Fees</u>					
Processing Fees	\$500	\$500	\$500	\$900	\$1,000
Total	\$500	\$500	\$500	\$900	\$1,000
<u>Development Impact Fees</u>					
Drainage	\$396	\$396	\$396	\$1,160	\$1,160
Affordable Housing					
Child Care					
Library					
Conservation				\$1,886	
Police					
Public Facilities	\$420	\$420	\$420		
Fire	\$247	\$247	\$247	\$643	
Parks/Open Space				\$190	
Roadway - City	\$1,508	\$2,015	\$677	\$395	
Roadway - Regional	\$582	\$547	\$699	\$1,064	\$1,243
Sewer - City	\$76	\$76	\$76		
Sewer - Regional	\$1,653	\$1,653	\$1,653	\$1,115	\$1,115
Transit					
Water	\$1,071	\$1,053	\$1,053	\$251	\$768
Other	\$290	\$290	\$290		
Total	\$6,244	\$6,697	\$5,512	\$6,705	\$4,286
<u>Plan Area Impact Fees and Developer Contributions</u>					
Plan Area Impact Fees	\$0	\$0	\$0	\$4,726	\$2,898
Total	\$0	\$0	\$0	\$4,726	\$2,898
<u>School Impact Fees</u>					
School Impact Fees	\$660	\$660	\$660	\$660	\$660
Total	\$660	\$660	\$660	\$660	\$660
Total	\$7,404	\$7,857	\$6,672	\$12,991	\$8,844

2. ROSEVILLE VS. REGIONAL MEDIAN BY EXACTION CATEGORY (INDUSTRIAL)

This section examines the median exactions for the three Roseville project areas compared to the regional median.

Figure 23 - Processing Fees (Warehouse-Industrial)

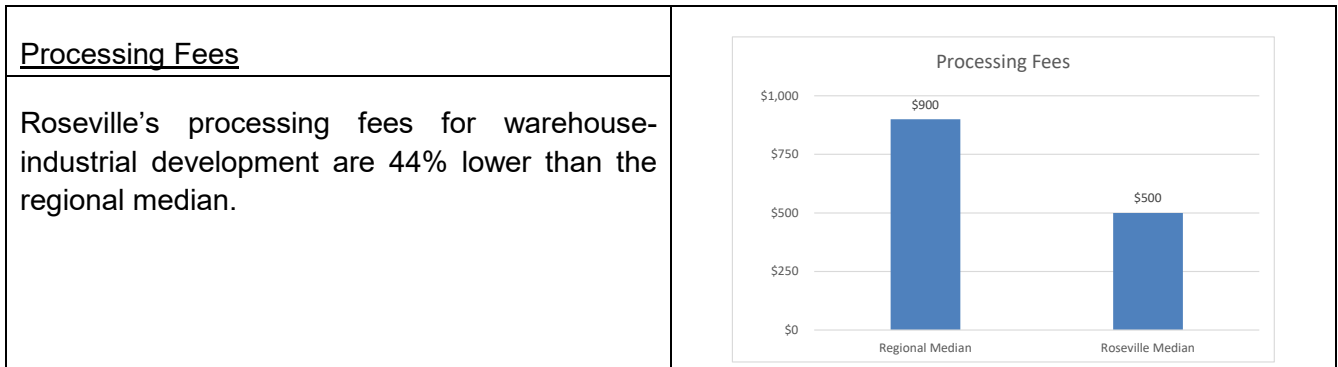


Figure 24 - Development Impact Fees (Warehouse-Industrial)

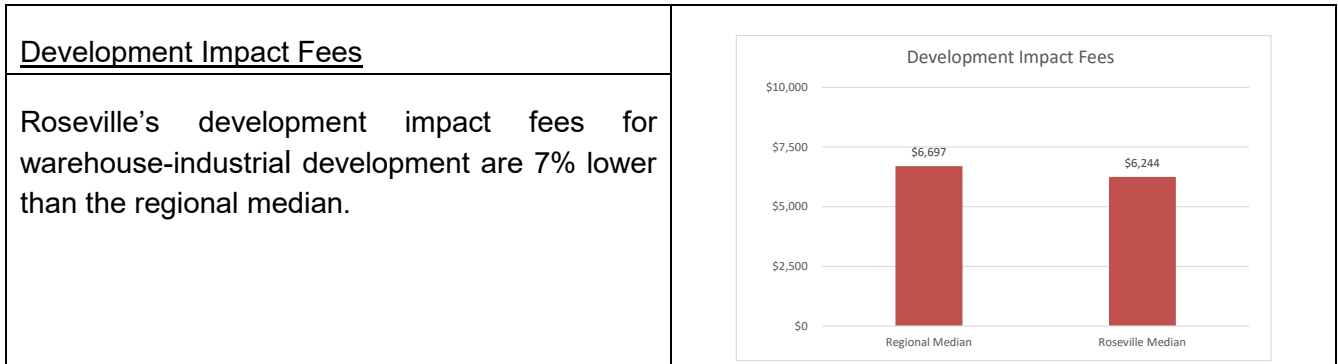


Figure 25 - Plan Area Fees and Developer Contributions (Warehouse-Industrial)

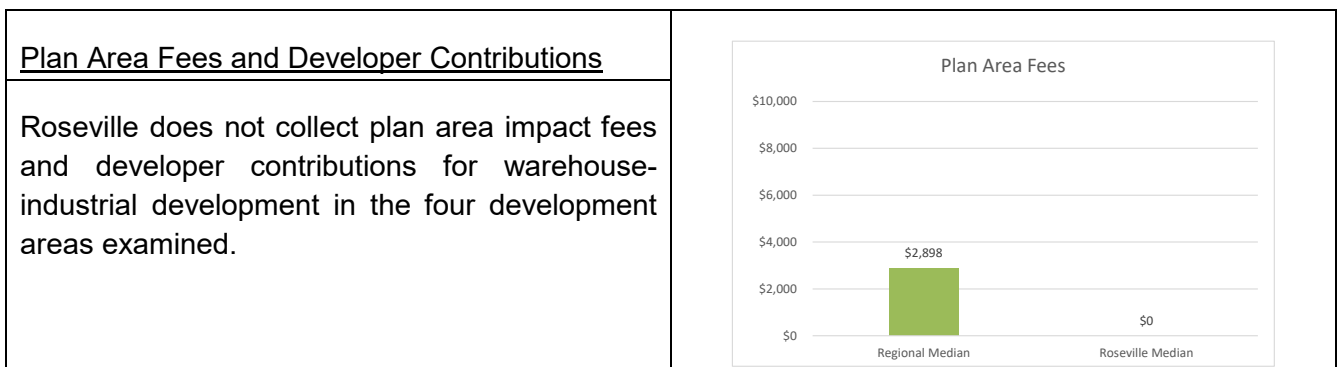
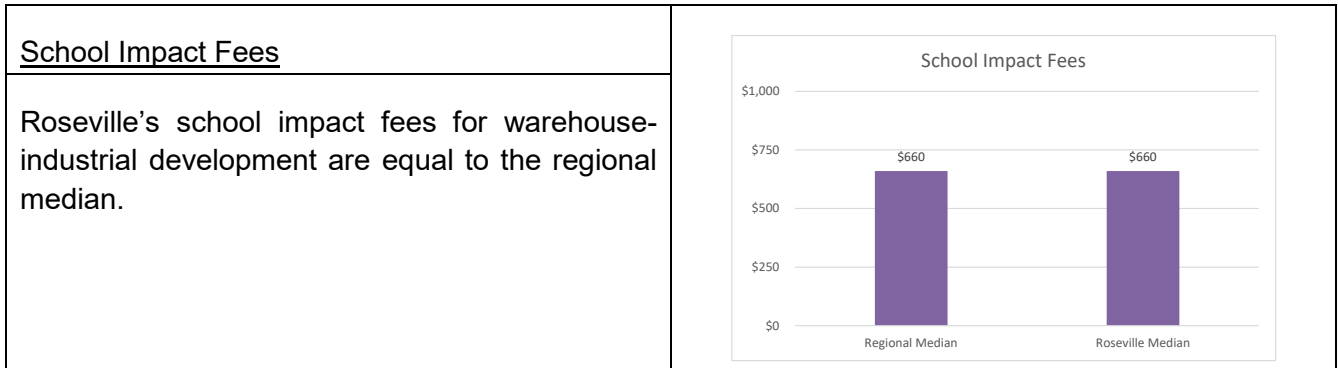


Figure 26 – School Impact Fees (Warehouse-Industrial)



3. INDUSTRIAL LAND USE FINDINGS

At \$7,404 per thousand square feet, the City of Roseville’s *median* industrial development exactions are 16% lower than the regional median of \$8,844 per thousand square feet.

**FREQUENTLY ASKED QUESTIONS (FAQS)
REGARDING THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT
PARTICIPATION CHARGE DETERMINED BY
CHAPTER 2.03 OF THE SEWER CODE**

What is a Participation Charge?

The Participation Charge, also called a Capacity or Connection Fee, is paid to the District for the privilege of connecting to the District's facilities. The District's facilities shall include local collection systems, trunk lines, treatment plants, and capacity. The Participation Charge consists of two components: a Local Participation Charge and a Regional Participation Charge.

How is the Local Participation Charge Different from the Regional Participation Charge?

The Local Charge is used to fund required enlargements and expansion of the sewer collection system as identified by the District's System Evaluation and Capacity Assurance Plan (SECAP). The cost of growth-related future facilities is allocated to the new development to be served by the facilities. An allowance is made for existing capacity that may also serve new connections. Under this approach, new customers pay for the incremental investment necessary for system expansion. The Regional Charge is also collected by the District and paid to the City of Roseville, which oversees the operations and financing of the two regional treatment plants by the South Placer Wastewater Authority (SPWA). The Regional Charge pays for the SPWA debt service; maintains a Rate Stabilization Fund; provides monies for additional expansions, modifications, or improvements to the Regional Wastewater Facilities

How is the Participation Charge Determined?

California Government Code §66013 requires that capacity fees be based on the "reasonable cost" to accommodate additional demand from new development or the expansion of existing development. Fees must comply with Propositions 26 and 218.

How is the District's Participation Charge Determined?

The District's Local Participation Charge is a capacity fee based on an Incremental-Cost Approach as the District has a detailed listing of capital improvements necessary to serve new development identified within its SECAP. The SECAP identifies the upsizing of existing sewer trunk lines and new sewer trunk lines to convey flow from future developments within the service area to the regional treatment plants. Contingency, design, and administration costs are also included for these projects. These system improvements will serve the additional demand generated by new developments.

The basis for both the Monthly Service Charge and the Participation Charge is the Equivalent Dwelling Unit (EDU). An EDU is used to determine design and fee requirements based on the typical average flow and strength of wastewater generated from a single-family residential (SFR) home. Charges and fees for wastewater generated from non-residential, commercial, or industrial

uses are calculated using factors found in Chapter 2.03.03 of the Sewer Code. Multi-family residential (MFR) users are assessed similarly to an SFR at 1 EDU per residential unit. In addition, there is no differentiation among MFR, age-restricted or low-income units. All residential units are assessed at the rate of 1 EDU per unit.

What is the District's Current Participation Charge?

The current Participation Charge is \$14,767 per Equivalent Dwelling Unit (EDU). This Charge is comprised of a \$4,915 Local Charge and a \$9,852 Regional Charge. The Participation Charge is reviewed regularly to ensure that the District is collecting sufficient revenue to pay for necessary system expansions and enlargements due to development. The Participation Charge is adjusted annually to keep up with construction costs. A history of the increases in the District (Local) and SPWA (Regional) Participation Charges for the years 2012 through 2024 is included as Attachment 1.

The District does not charge a Capacity Charge for Accessory Dwelling Units (ADU) as defined in the District Sewer Code, Chapter 2.03.05 and California Government Code Section 65852.2. Those ADUs that do not meet the definition within the Sewer Code and are created for individual home ownership are charged a Participation Charge.

Are there Other Funding Sources to Offset Participation Charges for Specific Uses?

In recent discussions, it has been suggested that the District use a portion of its ad valorem property tax revenues to reduce the Local Participation Charge for proposed low-income housing units. State and local government may expend public funds to achieve goals such as facilitating affordable housing solutions, so long as the expenditure is rationally related to a legitimate government interest, does not constitute a gift of public funds, and complies with Propositions 218 and 26.

Ad-Valorem taxes collected for the District are deposited into Fund 100 to supplement revenues and offset the Monthly Service Charge. As they are currently sourced, it renders these charges subject to Article XIII of the California State Constitution (Proposition 218). Prop 218 requires the following conditions:

1. An agency cannot collect revenue beyond what is necessary to provide service.
2. Revenues derived from the fee shall not be used for any other purpose other than that for which the charge was imposed.
3. The amount of the fee may not exceed the proportional cost-of-service for the parcel.
4. No fee may be imposed for a service unless that service is actually used or immediately available to the owner of a property.

There is a legitimate interest by local governments to assist in the development of affordable housing, even if the expenditure of public funds to further that objective benefits a private developer. However, it must be a legitimate expenditure and cannot constitute a gift of public funds. The problem faced by the District relates to the availability of discretionary funds to subsidize such objectives. The District does not have discretionary funds as does a city or county. The District's financial resources are exclusively dedicated to the enterprise of providing sewer

collection and treatment to ratepayers within its service area. Shifting already dedicated funds to enable such a subsidy would run afoul of Proposition 218's prohibition of rates and charges exceeding the reasonable cost of providing service, and would be considered an impermissible tax without voter approval as required by Proposition 26. A reduction in participation fees for one class of development may result in other developments or current customers paying a higher fee to cover the portion of the costs that were to have been paid by the property owner for whom the charges were reduced.

Based on the foregoing, it is the opinion of the District's General Counsel that the District is precluded under the law from using its ad valorem tax revenues to subsidize participation charges for one class of customers over another because the District's ad valorem tax revenues are dedicated to funding the District's sewer enterprise and are included within the District's rate structure. Unless the District chose to submit a special tax for voter approval for this purpose, another funding source would be needed to subsidize the enterprise fund.

Why are the District's Participation Charges Higher than Other Local Agencies?

Fee structures and the factors influencing them can vary significantly from district to district and municipality to municipality due to infrastructure requirements, financial situations, and local regulations. In California, municipalities, such as the City and County have the authority to establish their own regulations and guidelines for development projects, including sewer infrastructure. Therefore, the process and requirements can differ depending on the local jurisdiction. Independent sewer districts are financially self-sufficient entities that operate independently from local municipal governments. They rely on their own revenue sources, including capacity fees, to fund their costs. Municipal governments have access to a broader range of revenue streams such as sales, property, and other local taxes, as well as other sources, which can help subsidize the cost of sewer services and keep the fees comparatively lower.

In addition, jurisdictional agencies with authority over land use can mandate development to make certain improvements through the use of Development Agreements. Development agreements are a tool to facilitate the construction of infrastructure, including sewer facilities. When it comes to sewer facilities, municipalities typically require developers to provide adequate sewage infrastructure to accommodate the increased capacity resulting from their development.

Because of this ability to negotiate Development Agreements, municipalities such as cities and counties can impose requirements such as the installation of backbone infrastructure, streets, storm drains, water distribution systems, and sewer mains. A benefit of this is that cities and counties do not have to impose a separate development impact fee, or sewer capacity fee, to pay for sewer trunk facilities. As such they can avoid the regulatory requirements of imposing fees subject to GC §66000, et al. to pay for facilities. The cost of these facilities is simply embedded in the cost of development. City and County Governments and other jurisdictional agencies have the ability to include the District in a development agreement for a proposed development project so that sewer infrastructure could be provided to the District to offset the Local Participation Charge.

Can the District lower participation charges to stimulate economic development? Can costs be recovered later by increasing service fees?

California Government Code §66013 requires that capacity fees be based on the "reasonable cost" to accommodate additional demand from new development or the expansion of existing development. Fees must comply with Propositions 26 and 218. They cannot be arbitrarily reduced or increased without a nexus to development needs. State and local government may expend public funds to achieve goals such as facilitating affordable housing solutions, so long as the expenditure is rationally related to a legitimate government interest, does not constitute a gift of public funds, and complies with Propositions 218 and 26.

Furthermore, shifting the burden of new development participation fees to existing customers via the monthly service charge would be a violation of Prop 218. Article XIII of the California State Constitution (Proposition 218) requires the following conditions:

1. An agency cannot collect revenue beyond what is necessary to provide service.
2. Revenues derived from the fee shall not be used for any other purpose other than that for which the charge was imposed.
3. The amount of the fee may not exceed the proportional cost-of-service for the parcel.
4. No fee may be imposed for a service unless that service is actually used or immediately available to the owner of a property.

Can the District finance new development through the issuance of debt and spread the burden to all customers?

This would violate the tenant, "Development Pays for Development" by shifting the burden to existing customers via a continuing debt repayment. In many ways, this would violate not only Article XIII of the California State Constitution (Proposition 218) and Government Code §66,000 (the Mitigation Fee Act) but also Prop 26.

The District can secure debt to pay for needed replacements and rehabilitation of the sewage collection system. Debt issuance would be in concert with the District's existing pay-as-you-go (paygo) financing for replacement and rehabilitation of the system.

Has the District Considered Varying Participation Charges for Residential Uses?

The South Placer Wastewater Authority is currently conducting an EDU analysis of the various residential sewer uses and their impacts on the sewer system. In addition, the District has been asked to consider a Participation Charge based upon the square footage of the unit, fixture unit analysis, or the number of persons per household (PPH).

Based on the most recent data available which does not include the SPWA EDU Analysis, there are compelling reasons that make it problematic for the District to accommodate this request:

The District studies have shown that while MFR's average daily discharge may be lower, the peak hourly discharge of MFR is 34% higher than SFR. Also, the strength of flow (measured using biological, chemical, and solids components of flow) of MFR is 40% higher than SFR.

Since most MFRs are typically smaller in square footage than SFRs, there does not appear to be a justification for reducing the participation charge based on housing size. Ensuring that sewer collection and treatment facilities are sized to handle peak discharges and strength of flow is one of the many efforts the District implements to comply with the State General Waste Discharge Requirements for Sanitary Sewer Systems, Water Quality Order (Order 2022-0103-DWQ).

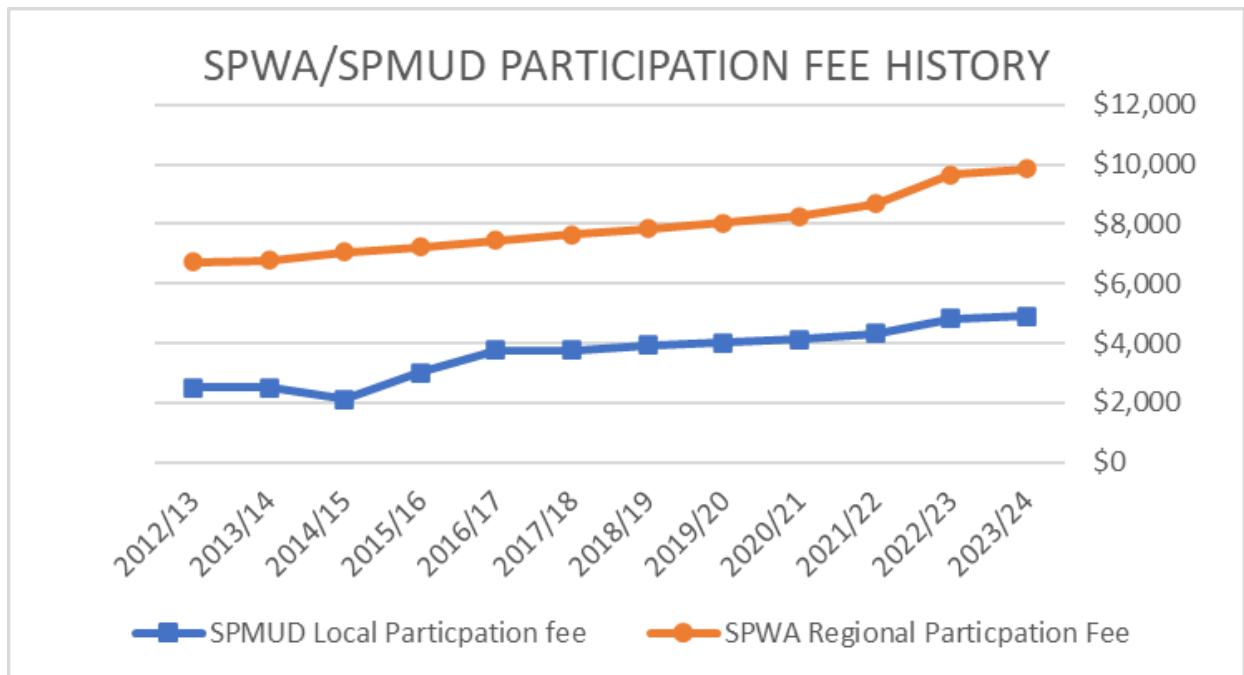
All three partners of the SPWA (the City of Roseville, the County of Placer, and the District) have been calculating participation charges in a similar manner for decades. If the District lowers fees for one class of users, we must raise fees for others. This would require extensive analysis of the impact and fairness of the charge and public hearings at which these findings could be challenged.

SPWA has built a funding mechanism to ensure its fiduciary responsibility to not only the partnering agencies but also the bondholders who have financed regional improvements serving the District in reliance on the established Participation Charge methodology. Altering the fee structure would undermine that obligation and could trigger a violation of bond covenants.

While the proposal for a Participation Charge for MFR based upon the square footage, fixture unit analysis, or PPH addresses emerging changes in housing, the proposal would not be able to reflect the variability in PPH per square footage and the lowering of some EDU assessments. Nor is such a change in assessment methods warranted by prior District studies. In addition, in order for the change to be a “zero-sum game,” in which revenue remains constant, the use of square footage, fixture unit analysis, or PPH in the determination of the Participation Charge would require the increase in assessment for other housing types. This would also place a huge ongoing administrative burden on the District to confirm the housing data and fairly apply the fees.

Attachment 1:
SPMUD (Local) & SPWA (Regional) Participation Charge History 2012-2024

Year	SPMUD Local Participation fee	% change over previous year	Authorization	SPWA Regional Participation Fee	% change over previous year	Authorization
2023/24	\$ 4,915	2%	Ord 23-02	\$ 9,852	2%	SPWA Res 2008-01
2022/23	\$ 4,827	11%	Res 22-22	\$ 9,664	11%	"
2021/22	\$ 4,330	5%	Res 21-19	\$ 8,669	5%	"
2020/21	\$ 4,129	3%	Res 20-18, Res 20-07	\$ 8,267	3%	"
2019/20	\$ 4,014	2%	Res 19-14	\$ 8,037	2%	"
2018/19	\$ 3,923	5%	Res 18-21	\$ 7,854	3%	"
2017/18	\$ 3,750	0%	Ord 17-03, Res 17-16	\$ 7,634	2%	"
2016/17	\$ 3,750	25%	Res 16-13	\$ 7,457	3%	"
2015/16	\$ 3,000	43%	Ord 15-02, Res 15-17	\$ 7,232	2%	"
2014/15	\$ 2,100	-16%	Res 14-01	\$ 7,057	4%	"
2013/14	\$ 2,500	0%	Ord 09-04	\$ 6,787	1%	"
2012/13	\$ 2,500		Ord 09-04	\$ 6,711		"



SPWA/SPMUD PARTICIPATION FEE HISTORY

