

DEVELOPMENT SERVICES DEPARTMENT

REGIONAL DEVELOPMENT EXACTION COMPARISON

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Development Exaction Comparative Analysis

Development Services Department
City of Roseville

Prepared by:

Development Services Department staff

Contact:

311 Vernon Street, Roseville CA 95678
(916) 774-5285

developmentservicesdept@roseville.ca.us

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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)

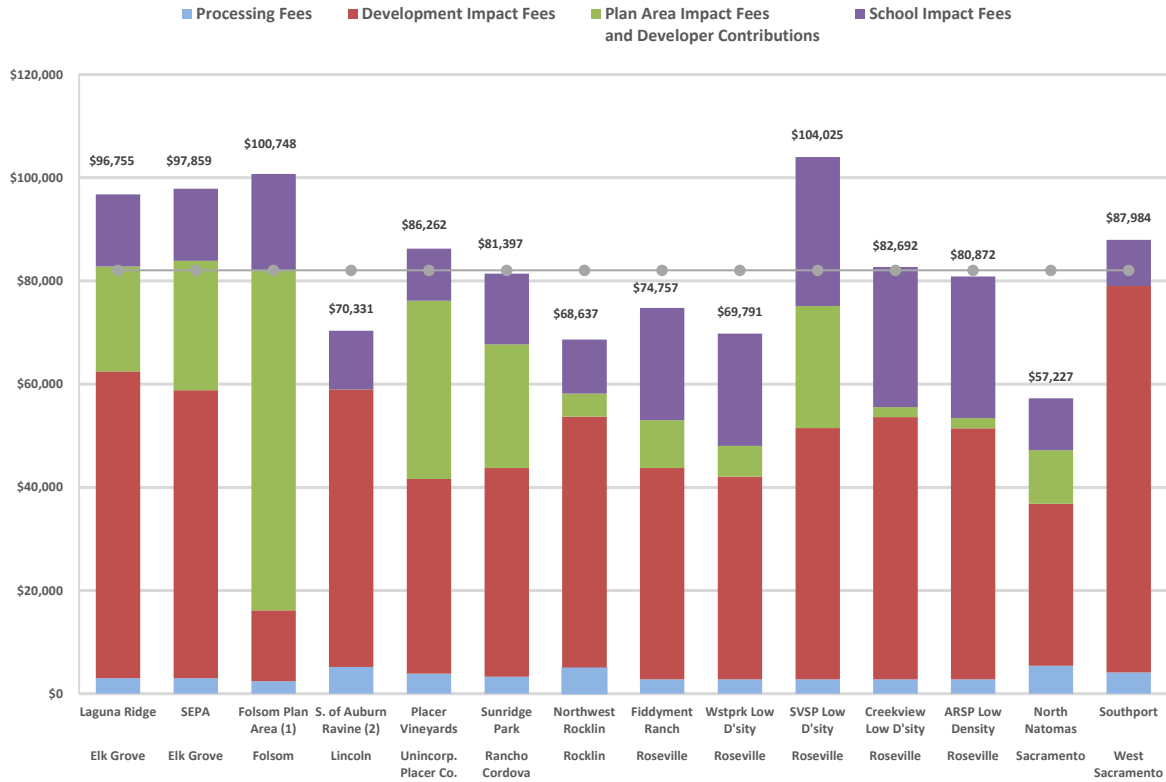


Figure S2 - Cumulative Multi-Family Residential Exactions by Jurisdiction (Per-Unit)



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

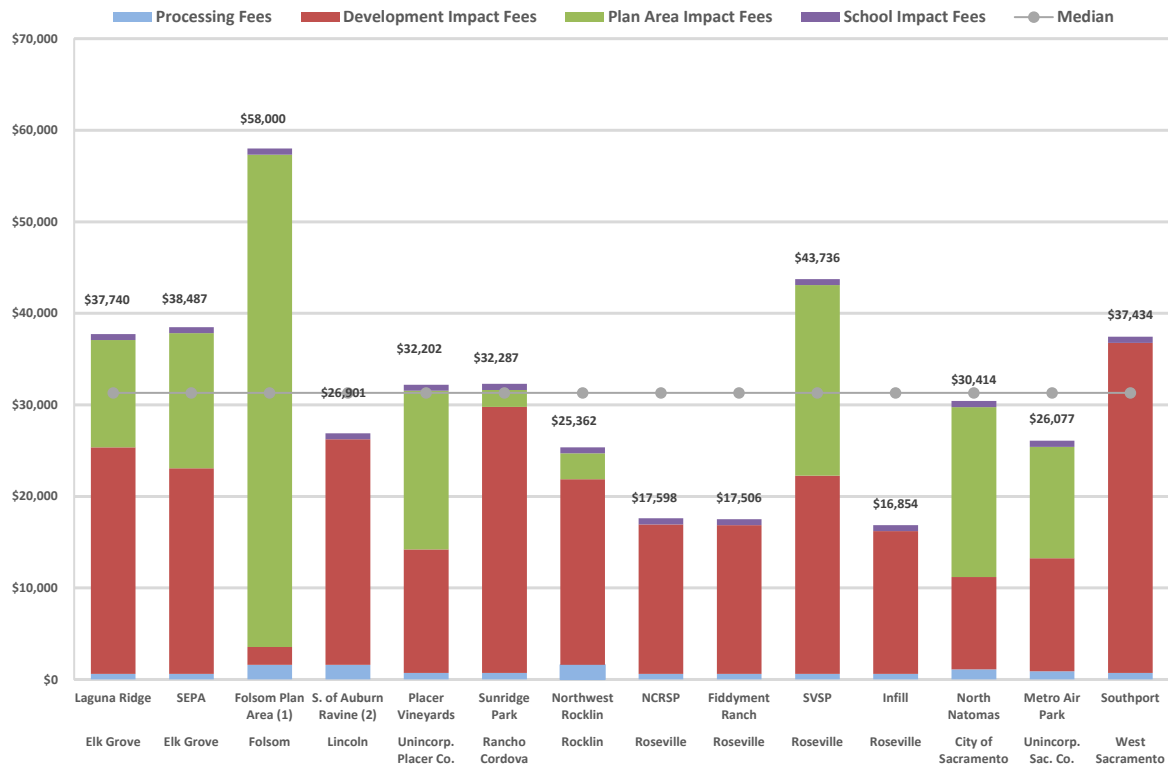


Figure S4 - Cumulative Office Exactions by Jurisdiction (Per 1,000 Square-Feet)

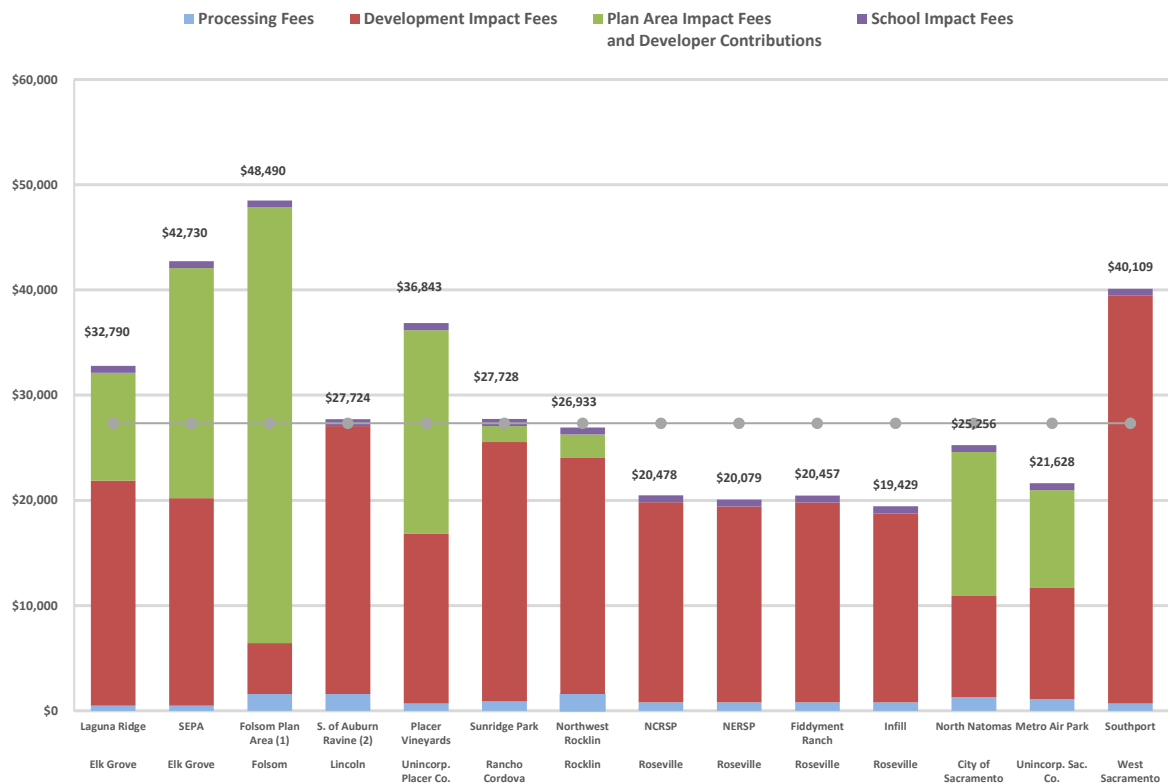
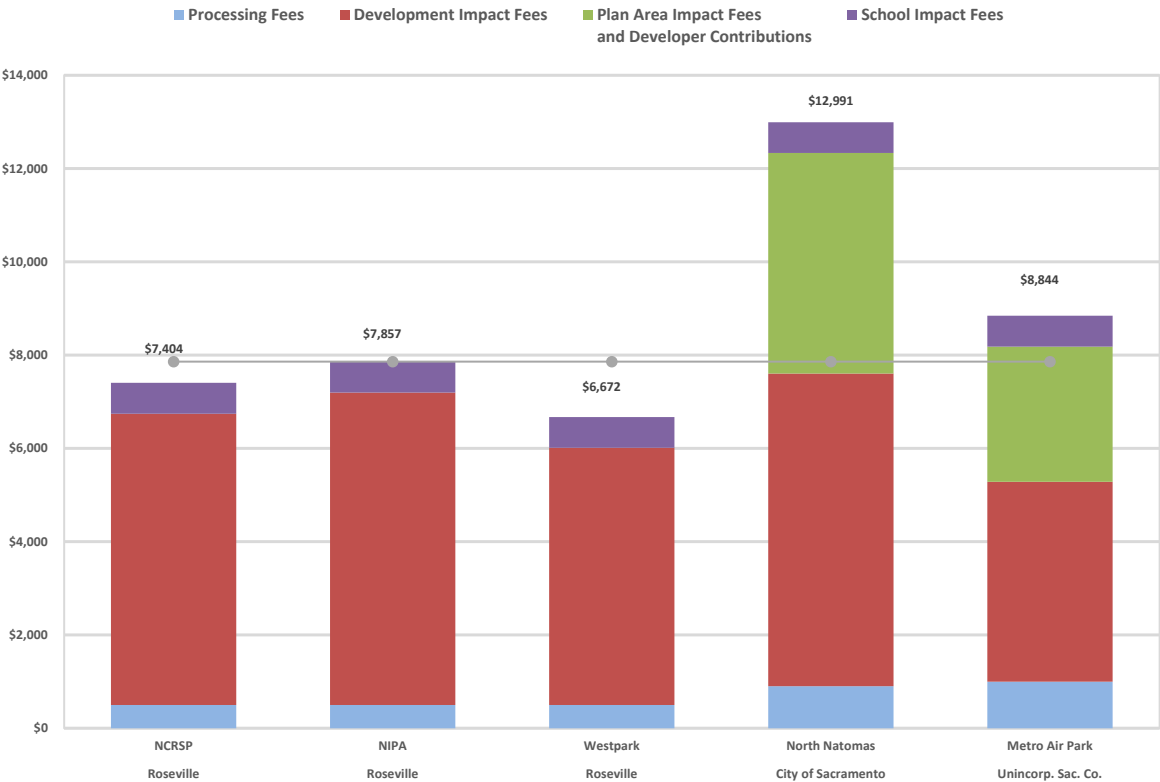


Figure S5 - Cumulative Industrial Exactions by Jurisdiction (Per 1,000 Square-Feet)



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

Roseville

- | | |
|-------------------------------|---|
| ▪ Amoruso Ranch Specific Plan | ▪ Creekview Specific Plan |
| ▪ Sierra Vista 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 (Fiddymont 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 (Fiddymont 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 (Fiddymont 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

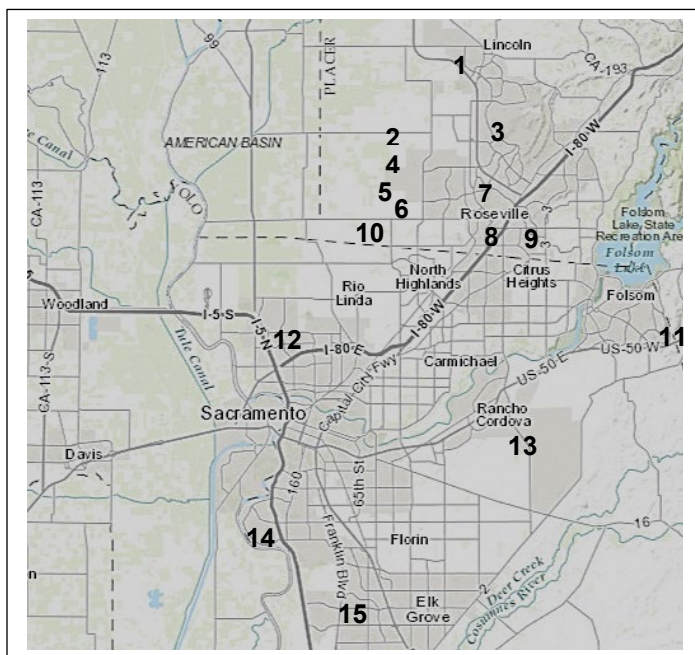
Roseville

- 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 (Fiddymment 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)

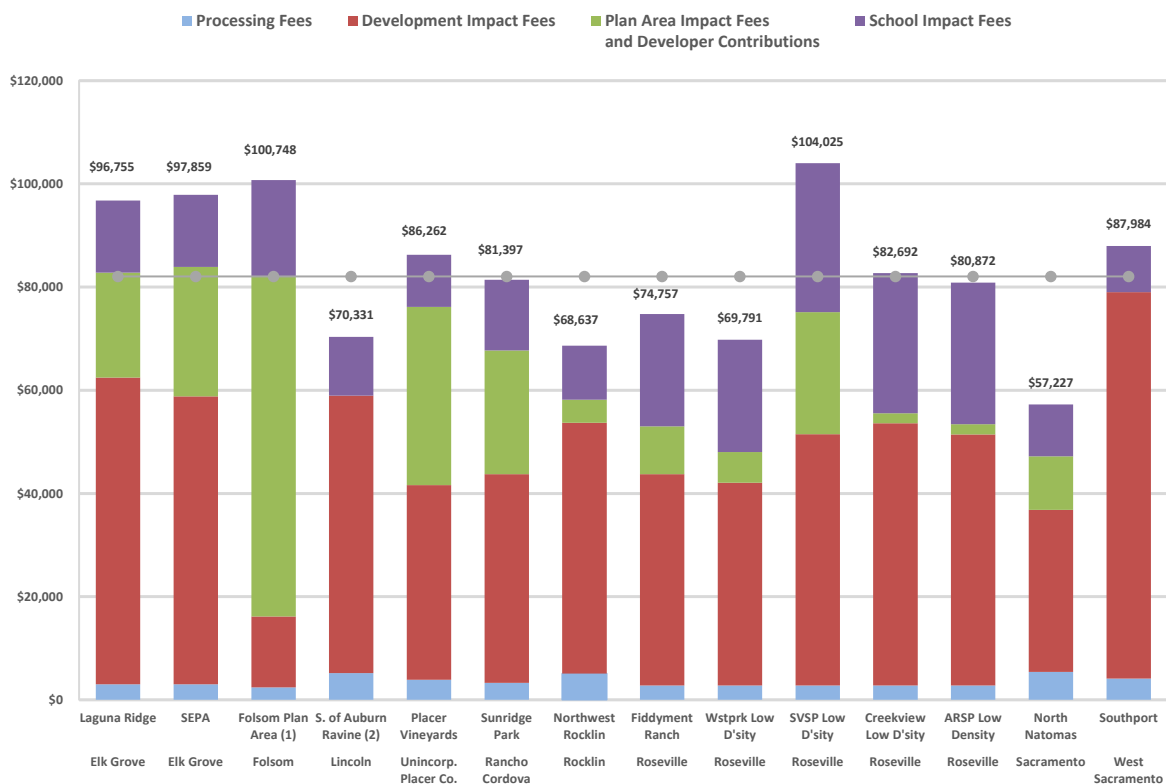


Figure 2 indicates that the North Natomas project area in the city of Sacramento has the lowest cumulative fees at \$57,227 per unit. In contrast, the Sierra Vista Specific Plan in the city of Roseville has the highest cumulative total at \$104,025 per unit.

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	Elk Grove	Folsom	Lincoln	Unincorp. Placer Co.	Rancho Cordova	Rocklin	Roseville	Roseville	Roseville	Roseville	Roseville	Sacramento	West Sacramento
Development Area	Laguna Ridge	SEPA	Folsom Plan Area (1)	S. of Auburn Ravine (2)	Placer Vineyards	Sunridge Park	Northwest Rocklin	Fiddymont Ranch	Wstprk Low D'sity	SVSP Low D'sity	Creekview Low D'sity	ARSP Low Density	North Natomas	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.

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)

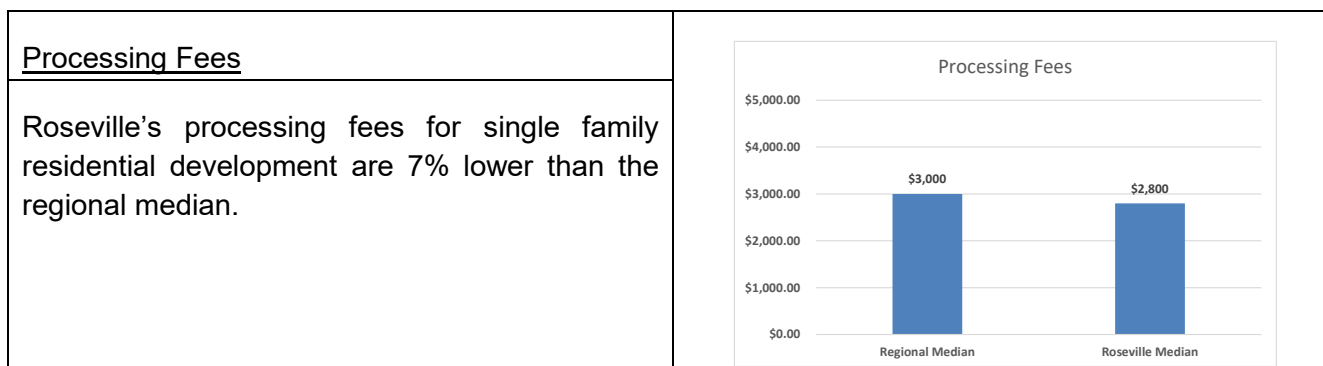


Figure 4 - Development Impact Fees (Single Family)

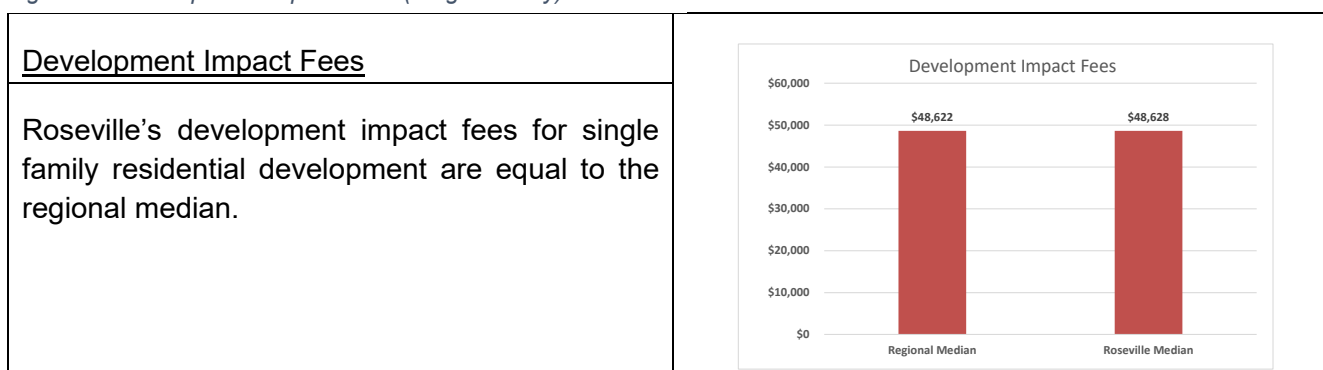


Figure 5 - Plan Area Fees and Developer Contributions (Single Family)

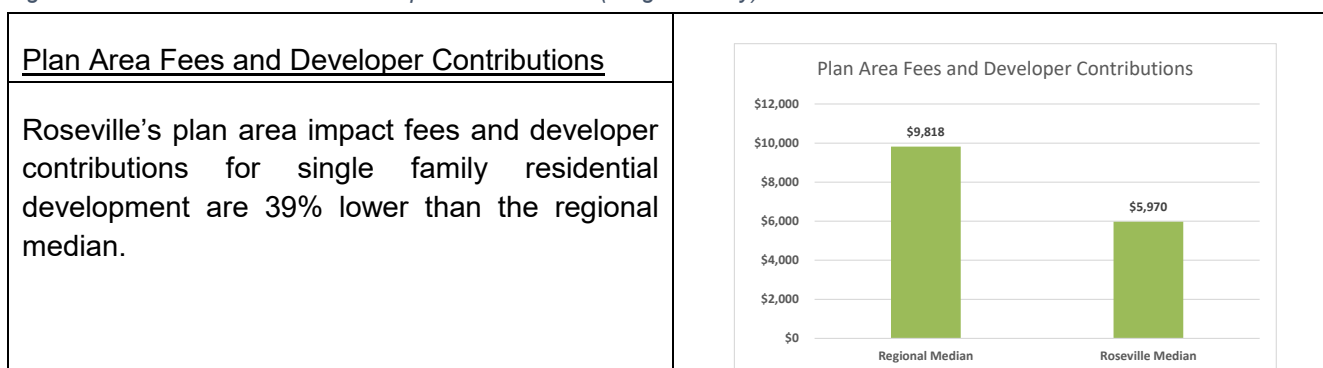
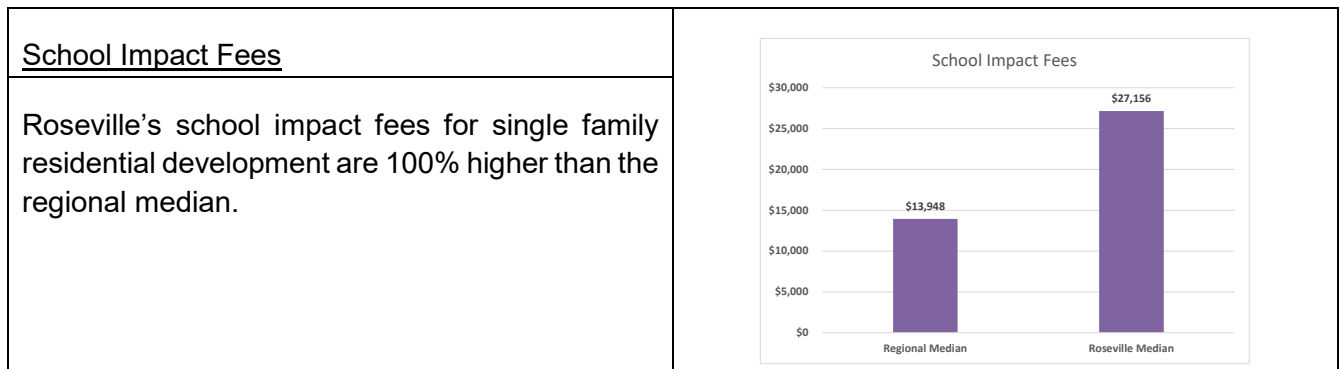


Figure 6 – School Impact Fees (Single Family)



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)

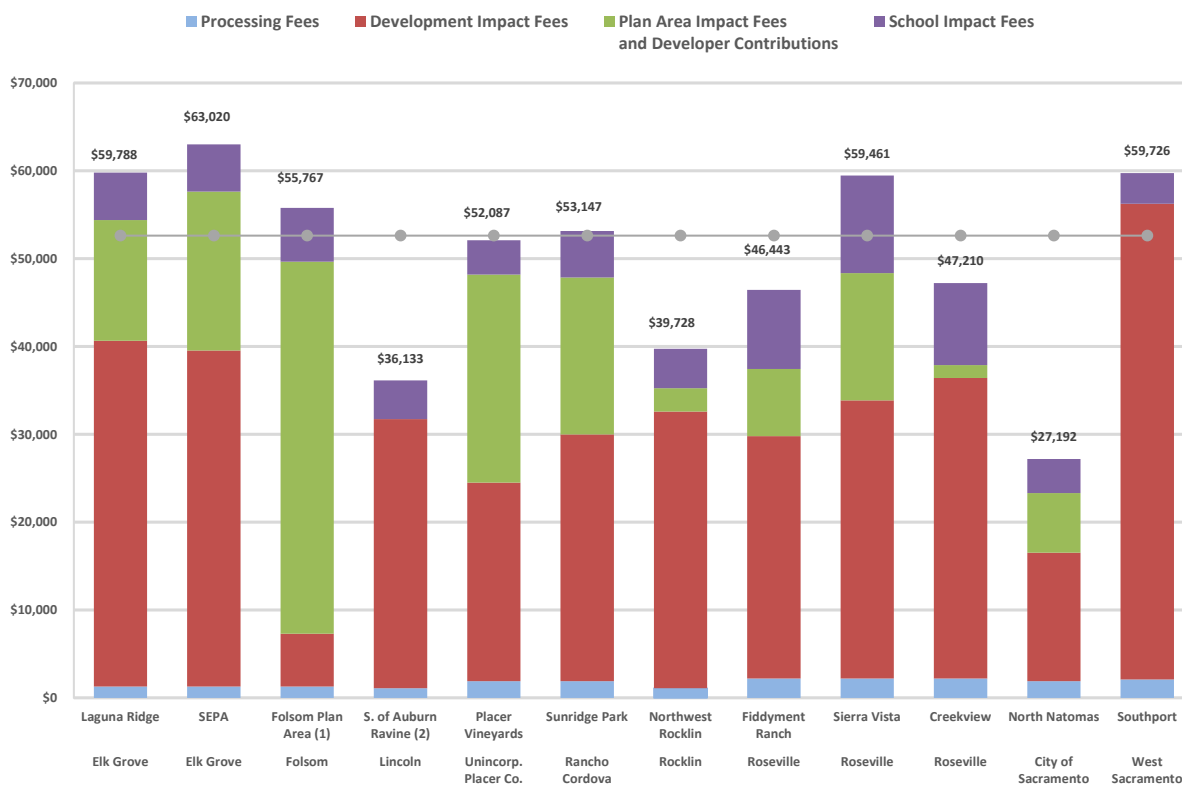


Figure 7 indicates that the North Natomas project area in the city of Sacramento has the lowest cumulative fees at \$27,192 per unit. In contrast, the South East Plan Area of Elk Grove has the highest cumulative total at \$63,020 per unit.

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 –

Fiddymment 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 Fiddymment 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										\$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)

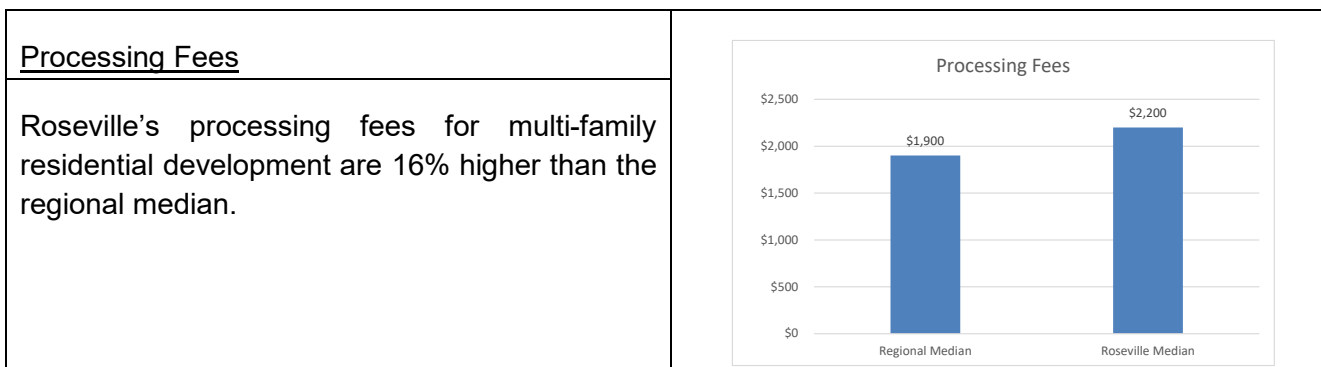


Figure 9 - Development Impact Fees (Multi-Family)

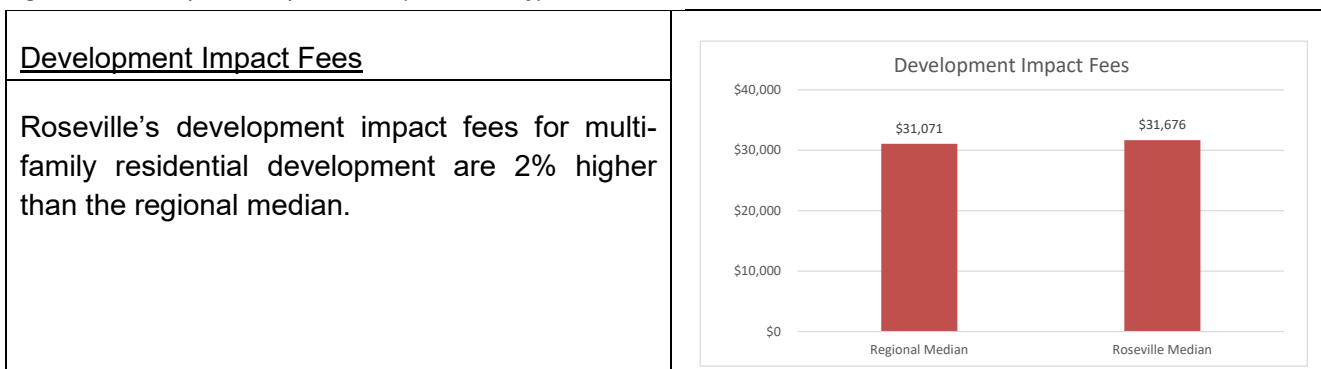


Figure 10 - Plan Area Fees and Developer Contributions (Multi-Family)

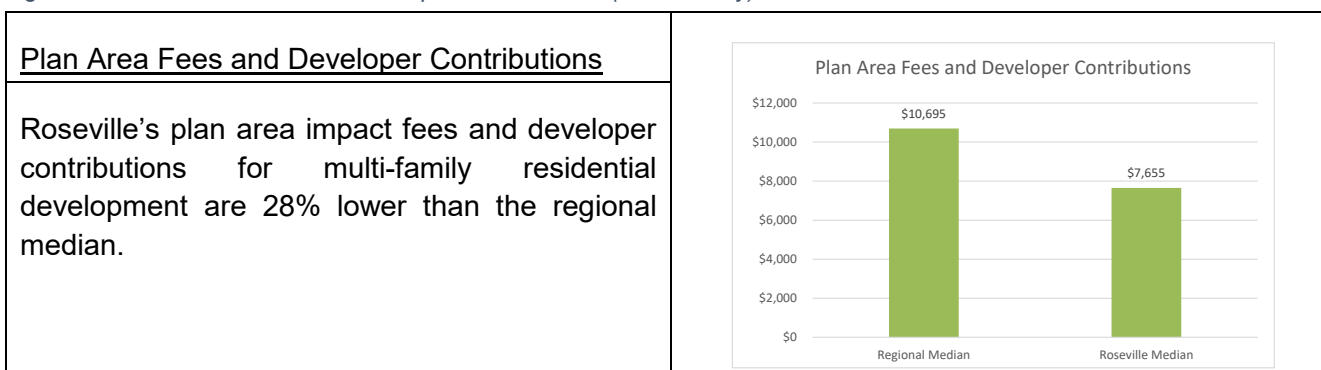
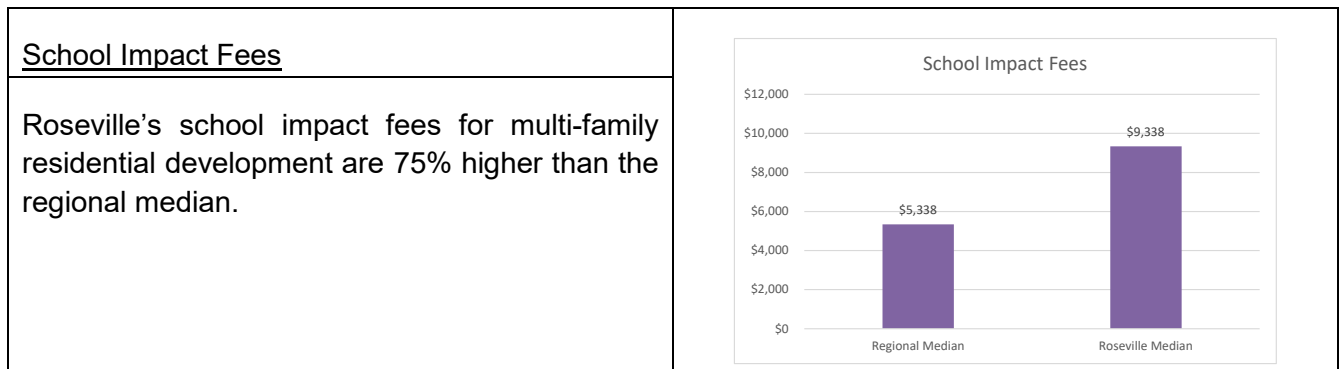


Figure 11 – School Impact Fees (Multi-Family)



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 (Fiddymment 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)

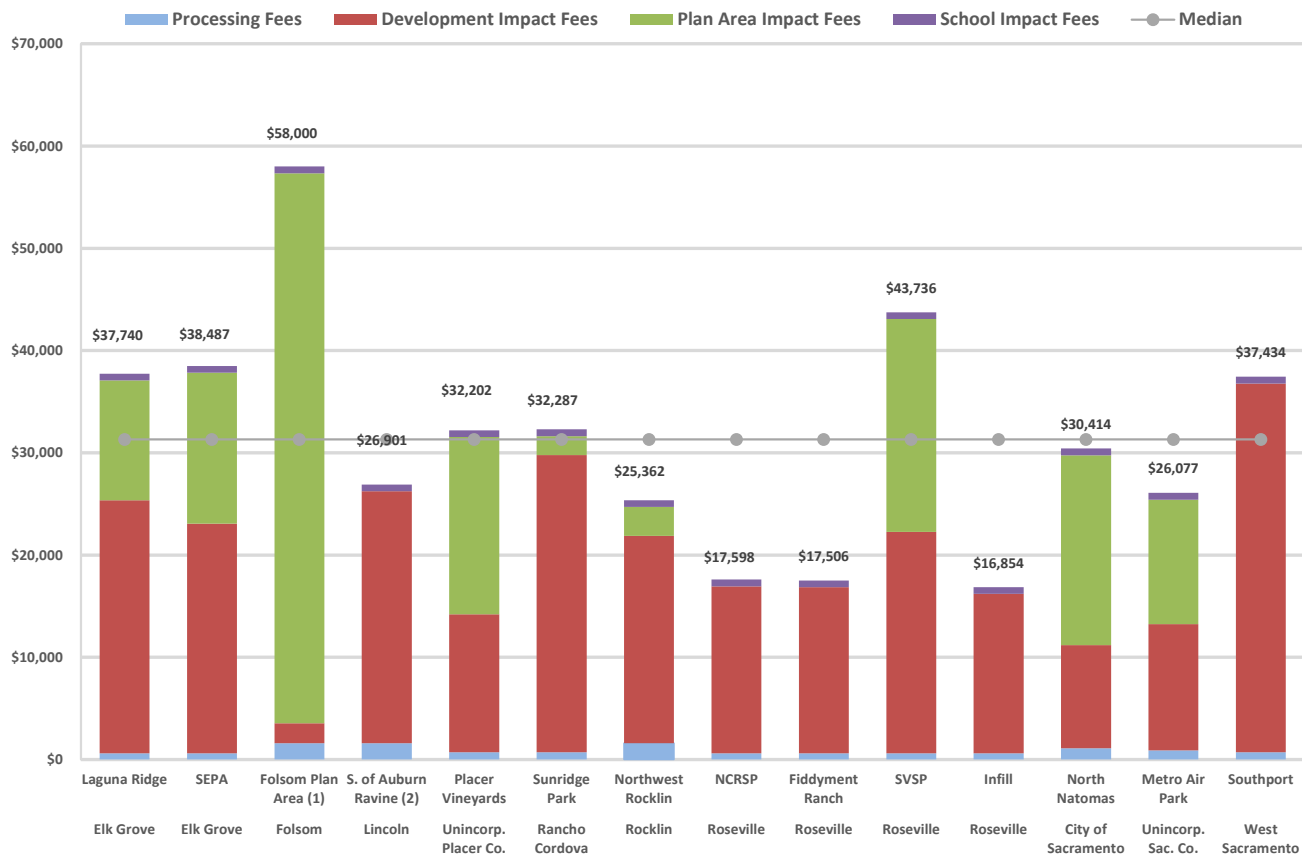


Figure 12 indicates that the Infill area in the city of Roseville has the lowest cumulative fees at \$16,854 per thousand square feet. In contrast, the Folsom Plan Area in the city of City of Folsom has the highest cumulative total at \$58,000 per thousand square feet.

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)

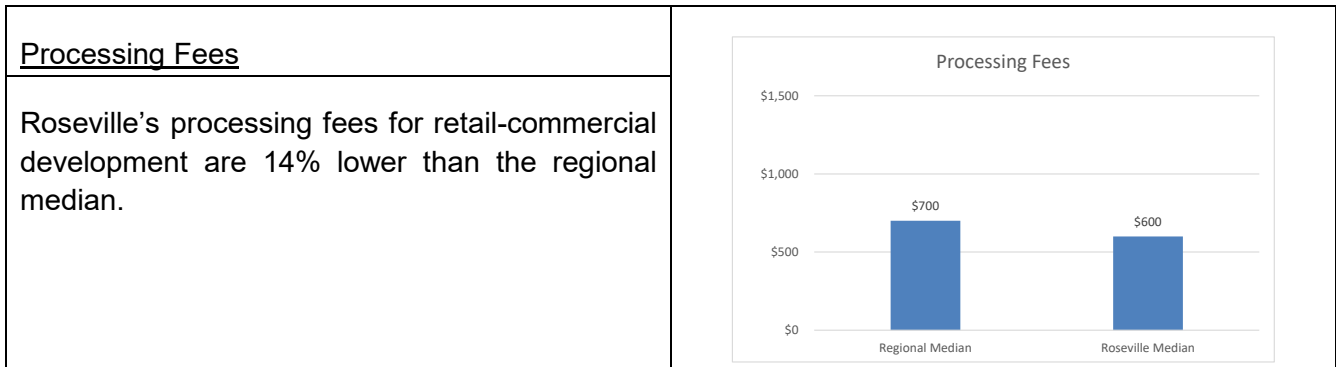


Figure 14 - Development Impact Fees (Retail-Commercial)

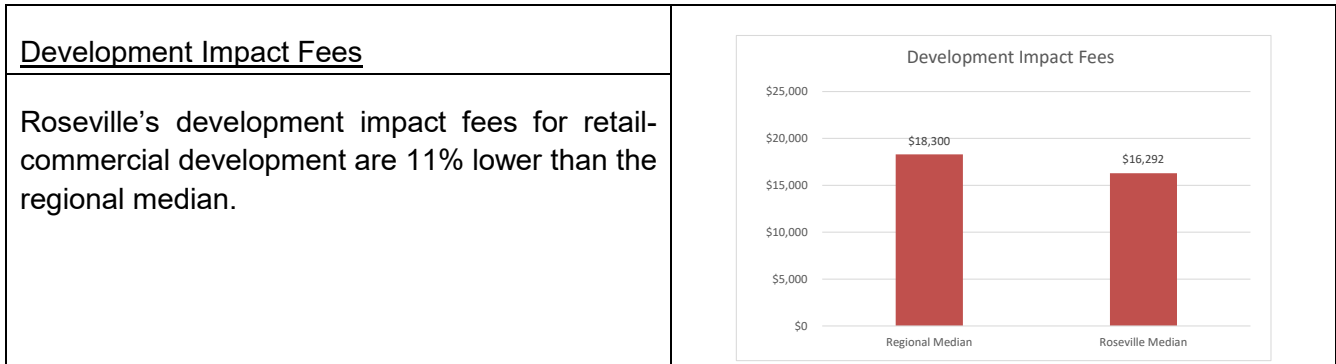


Figure 15 - Plan Area Fees and Developer Contributions (Retail-Commercial)

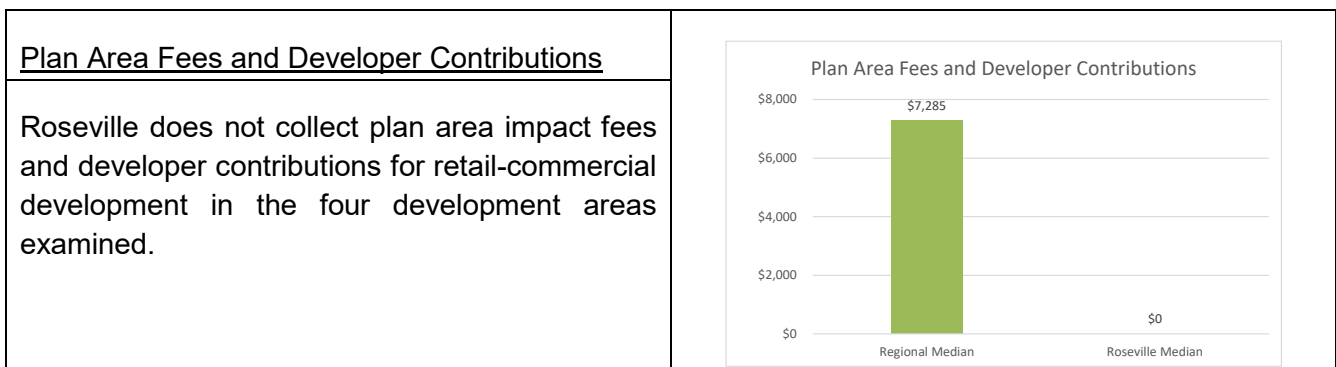
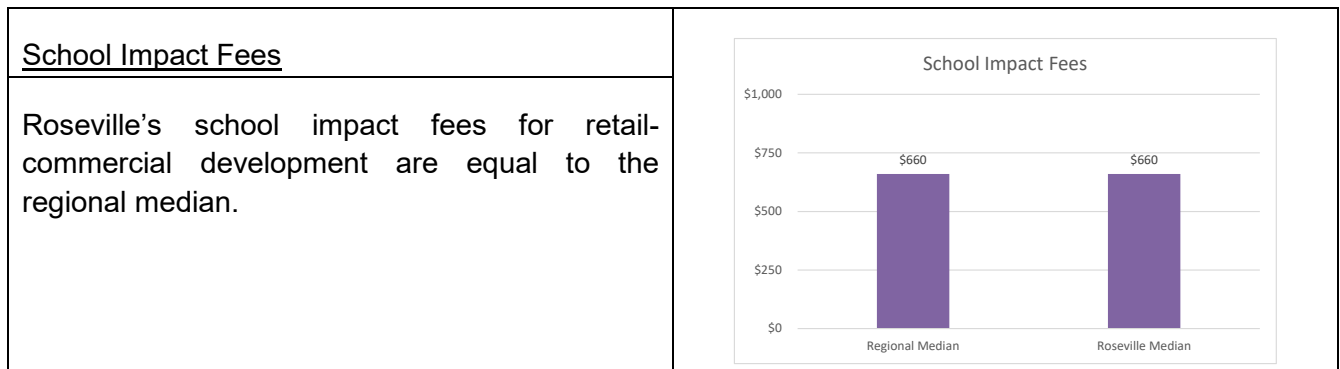


Figure 16 – School Impact Fees (Retail-Commercial)



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)

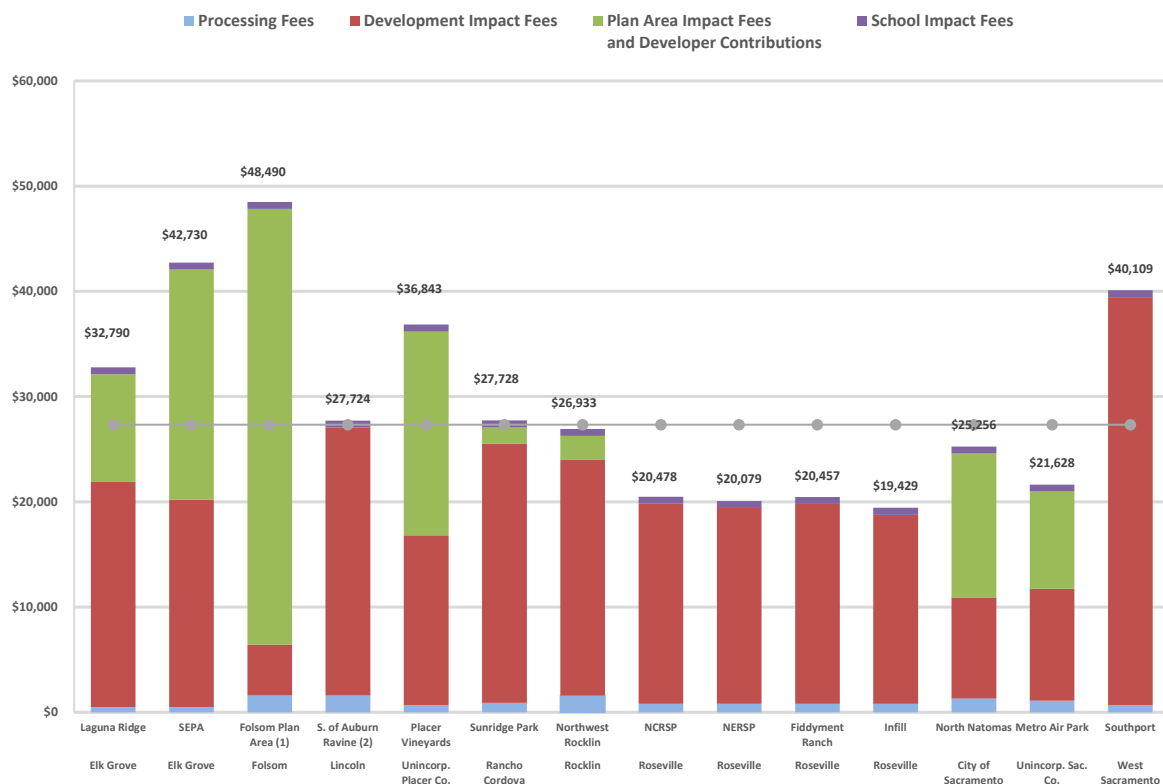


Figure 17 indicates that the Infill area in the city of Roseville has the lowest cumulative fees at \$19,429 per thousand square feet. In contrast, the Folsom Plan Area in the city of City of Folsom has the highest cumulative total at \$48,490 per thousand square feet.

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 Fiddymont 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								\$683
Child Care														
Library												\$2,250		
Conservation														
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	\$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)

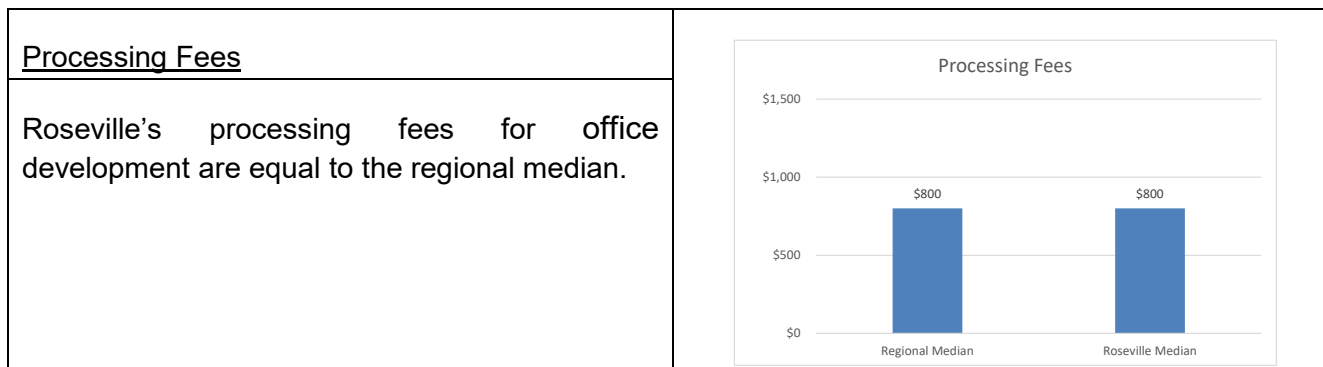


Figure 19 - Development Impact Fees (Office)

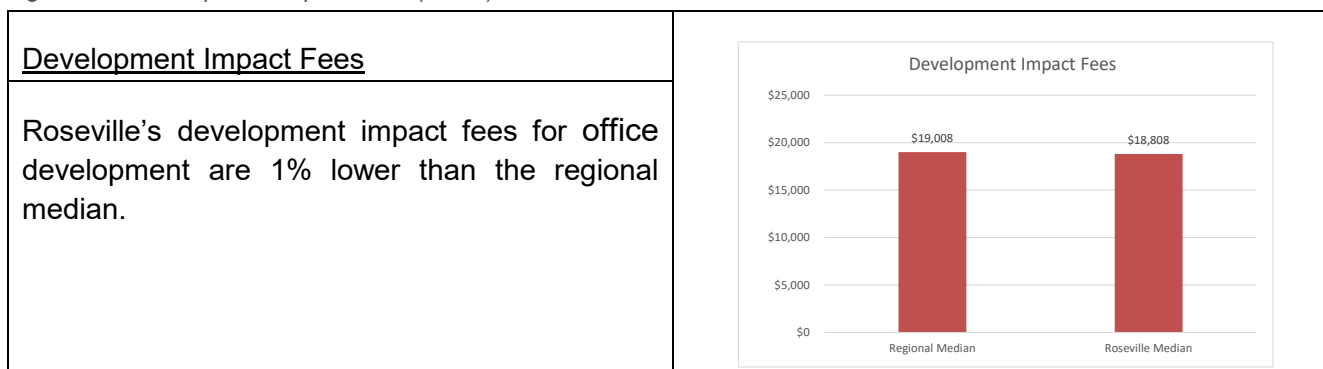


Figure 20 - Plan Area Fees and Developer Contributions (Office)

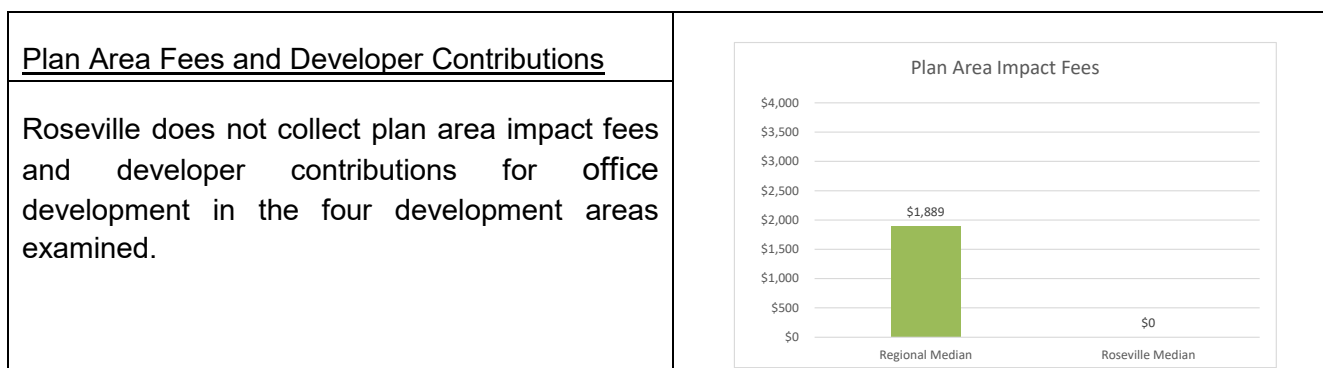
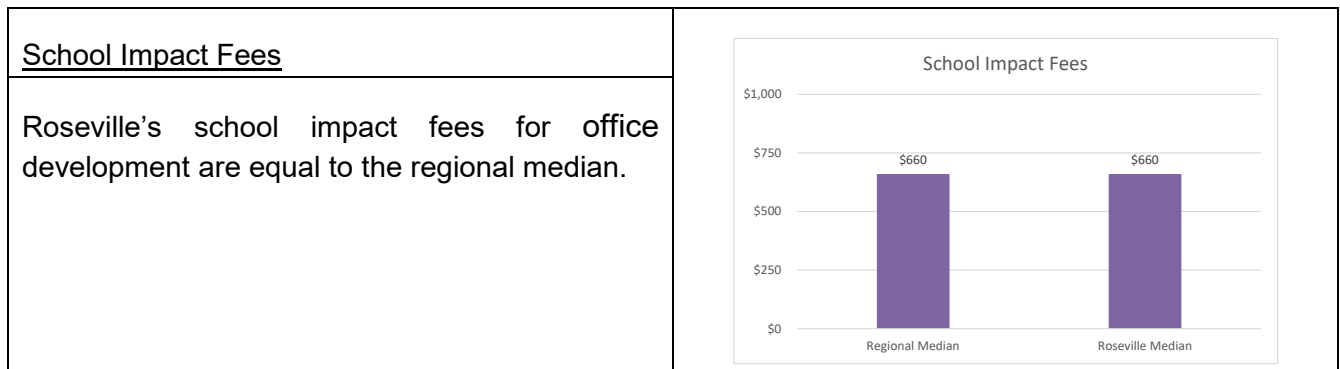


Figure 21 – School Impact Fees (Office)



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)

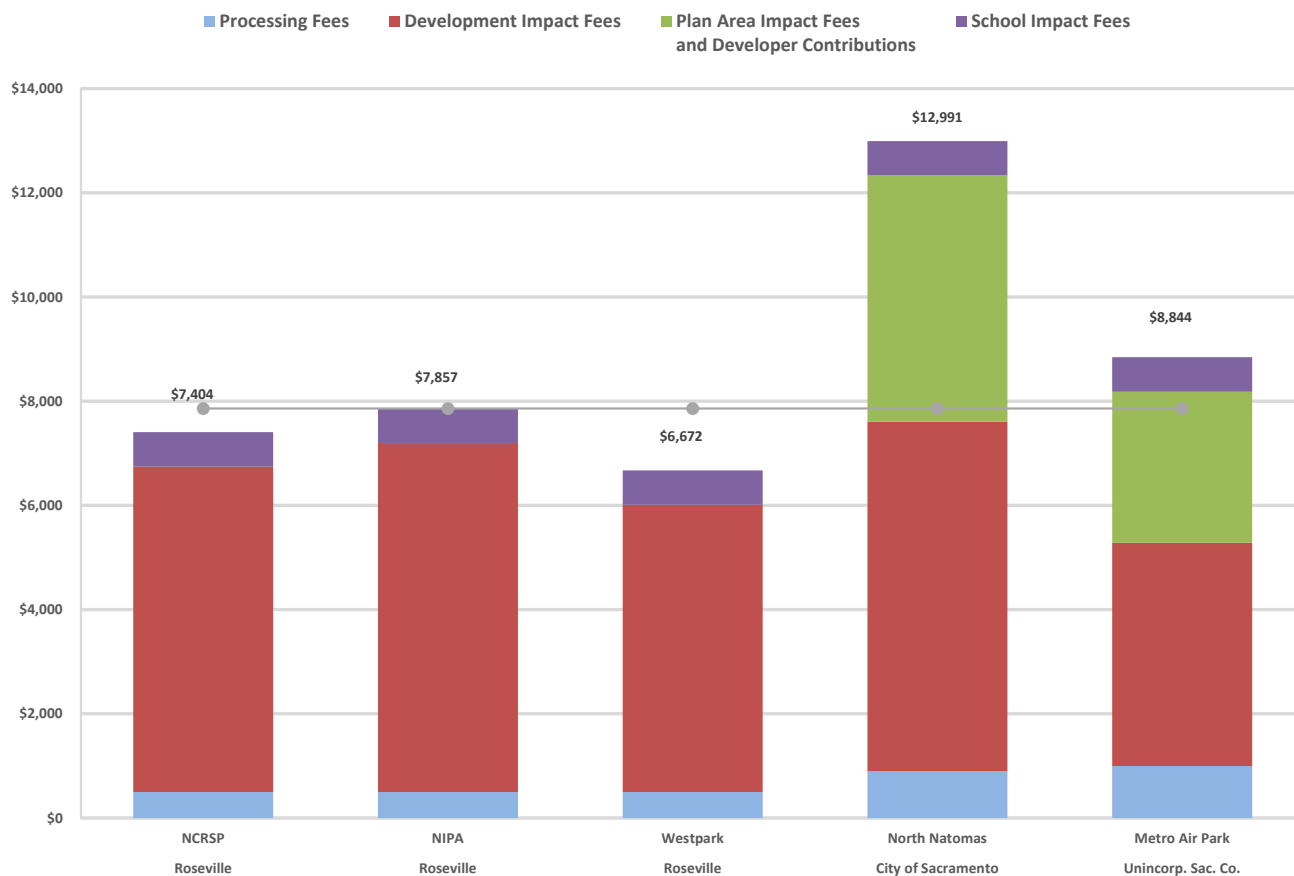


Figure 22 indicates that the West Roseville Specific Plan area (Westpark) in the city of Roseville has the lowest cumulative fees at \$6,672 per thousand square feet. In contrast, North Natomas in the City of Sacramento has the highest cumulative total at \$12,991 per thousand square feet.

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)

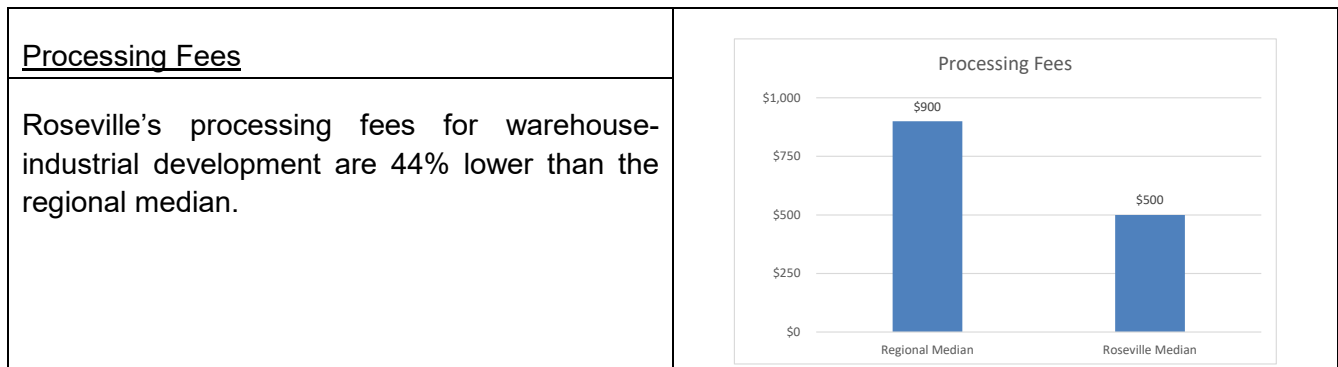


Figure 24 - Development Impact Fees (Warehouse-Industrial)

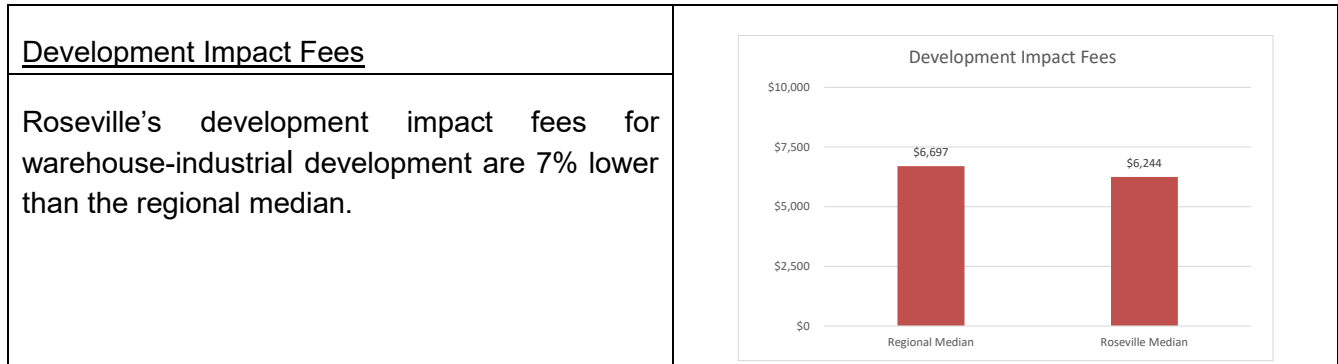


Figure 25 - Plan Area Fees and Developer Contributions (Warehouse-Industrial)

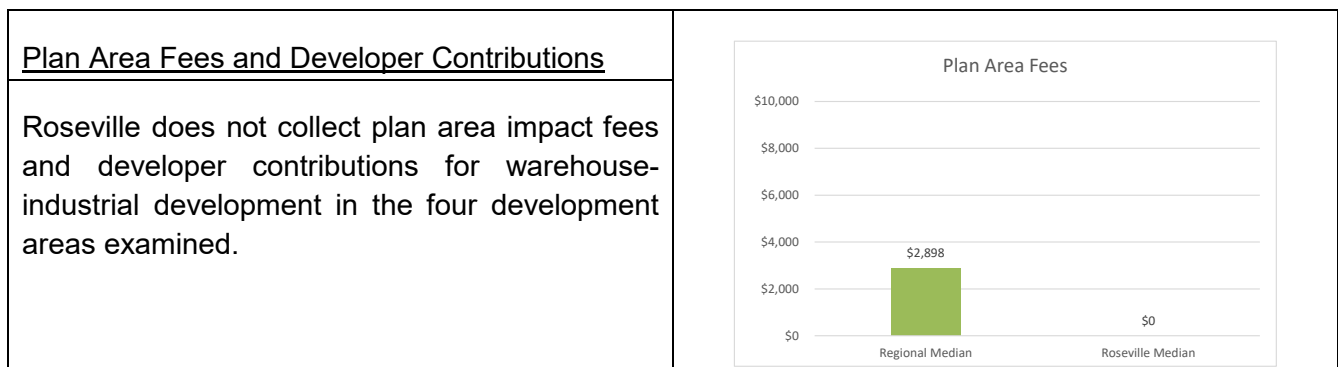
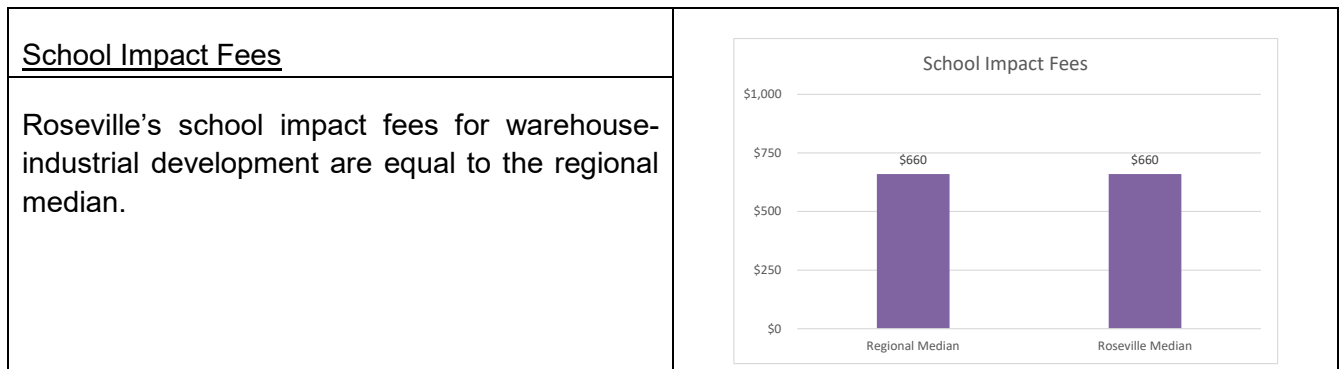


Figure 26 – School Impact Fees (Warehouse-Industrial)



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.

