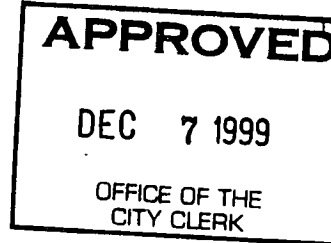




1.7

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS
TECHNICAL SERVICES DIVISION



DEVELOPMENT SERVICES &
SPECIAL DISTRICTS
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2988

916-264-7474
FAX 916-264-7480

November 22, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: NORTH NATOMAS FINANCE PLAN, PUBLIC FACILITIES FEE AMENDMENT

LOCATION AND COUNCIL DISTRICT:

The North Natomas public facilities fee (PFF) applies specifically to North Natomas, Council District 1, Neighborhood area No. 4.

RECOMMENDATION:

This report recommends that Council approve the attached resolution amending the North Natomas Finance Plan, public facilities fee by eliminating the North Natomas park fee component.

CONTACT PERSON: Edward Williams, Associate Engineer, 264-5440

FOR COUNCIL MEETING OF: December 7, 1999

SUMMARY:

On November 16, 1999, the newly adopted citywide park development fee went into effect. In implementing the fee, it was envisioned that the existing North Natomas park development component of the North Natomas PFF would be eliminated. Approval of the attached resolution will complete this process.

City Council
Amend the North Natomas Finance Plan, Public Facilities Fee
November 22, 1999

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On August 17, 1999 City Council approved a new citywide park fee to aid in the development of city parks. In doing so, it was envisioned that specific areas in the city which were already subject to a park development impact fee (i.e. North Natomas) would have that fee eliminated. Completing this process requires City Council approval. The attached resolution will eliminate the parks component and revises the North Natomas PFF.

FINANCIAL CONSIDERATIONS:

There will be no impact to the General Fund as a result of this project. Elimination of the North Natomas park development component of the PFF (for low density SFD) will effectively reduce the PFF from \$4,690 to \$3,458. The revised fees for other land uses are shown in exhibit A to the attached resolution. The revised fees are based on the methodology found in the updated North Natomas nexus study adopted August 17, 1999, City Resolution No. 99-471.

ENVIRONMENTAL CONSIDERATIONS:

The North Natomas EIR was approved by City Council on May 3, 1994. The City Council's action in approving this agreement is solely for the purpose of eliminating the park development component of the North Natomas PFF and is itself therefore not a project for the purpose of the California Environmental Quality Act.

POLICY CONSIDERATIONS:

None.

City Council
Amend the North Natomas Finance Plan, Public Facilities Fee
November 22, 1999

ESBD CONSIDERATIONS:

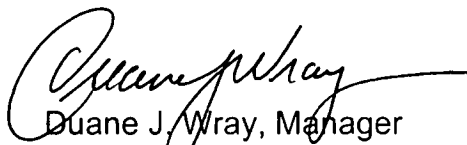
None. No goods or services are being purchased.

Respectfully submitted,



Gary Alm, Manager
Development Services

Approved:




Duane J. Wray, Manager
Technical Services Division

Recommendation Approved:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

EW:jd

S:\TECHSVC\Project Delivery\SpecDist\ED\Data1\WP6.1\COUNCIL\99010A.ccr.wpd

RESOLUTION NO. 99-711

APPROVED
DEC 7 1999
OFFICE OF THE
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AMENDING THE NORTH NATOMAS
FINANCE PLAN, PUBLIC FACILITIES FEE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The North Natomas Financing Plan is hereby amended to reduce the Public Facilities Fee by eliminating therefrom the portion of that fee relating to park development costs, in the manner specified in Exhibit A, attached hereto and incorporated herein by this reference.

MAYOR

ATTEST:

CITY CLERK

4

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

Figure 1
North Natomas Public Facilities Fee

	1999 Financing Plan Public Facilities Fee	Revised Public Facilities Fee Without Park Portion ¹
	<i>Includes 2.5% Administration Allowance</i>	
RESIDENTIAL	1999 Financing Plan Update	Effective November 17, 1999
	<i>Fee per Unit</i>	<i>Fee per Unit</i>
<i>Single Family Detached/Attached</i>		
Rural Estates	\$0	\$0
Lot Size > 5,000 s.f.	\$4,690	\$3,458
Lot Size 3,250 - 5,000 s.f.	\$4,103	\$3,027
Lot Size < 3,250 s.f.	\$3,516	\$2,595
<i>Multi-Family (>2 attached units)</i>		
8-12 units per net acre	\$3,516	\$2,595
>12 - 18 units per net acre	\$3,062	\$2,230
>18 units per net acre	\$2,607	\$1,864
NON-RESIDENTIAL	<i>Fee per Bldg. Sq. Ft.</i>	<i>Fee per Bldg. Sq. Ft.</i>
Convenience Commercial	\$12.38	\$12.25
Community Commercial	\$6.80	\$6.69
Village Commercial	\$9.76	\$9.65
Transit Commercial	\$7.81	\$7.72
Highway Commercial	\$9.29	\$9.14
Regional Commercial	\$6.52	\$6.41
Office - EC 30	\$3.62	\$3.49
Office - EC 40	\$3.52	\$3.40
Office/Hospital - EC 50	\$3.90	\$3.75
Office - EC 65	\$4.57	\$4.39
Office - EC 80	\$4.40	\$4.23
Light Industrial		
Light Industrial with <20% Office	\$0.96	\$0.92
Light Industrial with 20-50% Office [3]	\$1.41	\$1.34
	<i>Fee per Net Acre</i>	<i>Fee per Net Acre</i>
Arena	\$50,983	\$50,762
Stadium	\$79,072	\$78,851

¹ Revised Public Facilities Fee is net of portion of fee which was to fund neighborhood and community parks. These facilities are now being funded by the Citywide Park Development Impact Fee adopted November 1999.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____