



City of Yuba City  
1201 Civic Center Blvd.  
Yuba City, CA 95993  
(530) 822-4601  
(530) 822-7689 fax

TO: To All Interested Parties

FROM: Steven Jepsen, City Manager

DATE: October 12, 2006

SUBJ: **Draft Development Impact Fees**

The long anticipated Draft Development Impact Fees are available for public review and input. Three technical reports have been prepared by outside consultants that provide the background for the proposed fees related to new development in Yuba City.

1. "Public Facilities, Buildings and Roads" – Goodwin Consulting Group
2. "Storm Drainage Master Plan for West Yuba City" – West Yost & Associates
3. "Water and Wastewater Infrastructure Needs" – ECO:Logic Engineering and Economic Planning Systems

It is anticipated the review of the proposed fees will take place over the next 60 days to allow interested stakeholders, developers and City residents the opportunity to analyze and/or question the assumptions and technical basis for the proposed fees. A meeting schedule will be developed to allow public input through City advisory board review and City Council Workshop Meetings. In addition to the public review, questions can be forwarded to [swirth@yubacity.net](mailto:swirth@yubacity.net) for a written response.

The City of Yuba City will be benchmarking the new proposed rates against the impact fees of other cities in the greater Sacramento region to provide a comparison of the market value of the proposed rates by category. Although the technical studies examined the long-term impacts associated with new development, it may be necessary to evaluate the economic viability of such rates in relationship to the existing development industry.

In addition, the City will be looking at best practice alternatives for the implementation of the proposed impact fees that will look at "projects in the development review process pipeline" and the potential for phasing in impact fees over the next several months.

We would encourage the public to review the assumptions and comment on the development of the proposed fees. This public dialog will lead to the better understanding of the basis for such fees and help formulate a consensus for the implementation of such fees.

A summary of the proposed new development fees, in comparison to the existing fees, is attached (Table 1). The revised total for all fees is \$59,838. A drainage fee will be collected for properties developing in the west Yuba City drainage zone, which will add \$6,575 to the total cost of the City/County fees.

The summary of fees does not include plan check fees or school impact fees, which vary by the value and size of the development. In addition, the City of Yuba City is currently examining the possibility of implementing a Community Facilities District (CFD) to help pay for essential services to new development areas.

SJ:cw:06-029

Attachment

# Table 1

## DRAFT

October 12, 2006

### Proposed Yuba City Impact Fees Single family residential equivalent

<u>Fee category</u>	<u>Existing Fee</u>	<u>Proposed Fee</u>
Parks and Recreation	\$ 2,692	\$ 9,320
Civic Center	806	667
Corporation Yard	NA	934
Fire	749	1,587
Police	593	1,876
Roadway System	3,583	14,117
City Administration (2%)	NA	699
Water Services	7,209	10,644
Sewer Services	4,990	7,826
Levee	NA	5,366
In-Lieu Housing	<u>3,500</u>	<u>3,500</u>
<b>Sub Total</b>	<b>\$ 24,122</b>	<b>\$ 56,536</b>
Sutter County		
Library	954	1,082
General Government	318	318
Courts & Jails	1,129	1,129
Health & Social Services	<u>773</u>	<u>773</u>
<b>Sub Total</b>	<b>\$ 3,174</b>	<b>\$ 3,302</b>
Drainage Fees (West Yuba City)	<u>NA</u>	<u>6,575</u>
<b>Total</b>	<b>\$ 27,296</b>	<b>\$ 66,413</b>