YUBA CITY

DEVELOPMENT IMPACT FEE WORKSHOP

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OVERVIEW

- **Mitigation Fee Act (AB 1600)**
- **History of Yuba City Fee Program**
- **Fee Calculation Methodology**
- **Yuba City Fee Program Facilities & Fees**
- **Fee Comparison to Other Cities**
- **Fee Implementation Process**

MITIGATION FEE ACT (AB 1600)

- Adopted by State in 1987 through Assembly Bill 1600
- Requires that all fees are “reasonably related” to a development’s impact on public facilities
- Fees must be “roughly proportional” to the impact that development project is creating
- Fees cannot fund existing deficiencies in facilities
- Accounting of fee program must be done annually and every five years

IMPACT FEES

- Fees fund capital facilities
- Cannot fund operations and maintenance costs
- Mitigate impacts from new development
- Fee program last fully updated in 2007
- Fees have been updated for inflation since 2007
- The fee program is applied citywide; future annexations to Yuba City would be subject to fees
- Fees typically paid at building permit issuance

HISTORY OF FEE PROGRAM HISTORY

- 1990 - City first levies fees
- 1997 - City update fees
- 2001 - Fee update - phased in over 3 years
- 2007- Full update of fee program - 3 yr phase in
- 2007- Infill Fees adopted @ 50% of full fees
- 2014 - City adopts new animal shelter fee
- 2015 – Infill fee program expanded for fees and scope of infill developments

WHY UPDATE FEE PROGRAMS?

- **Allows reassessment of capital facilities that are included in the Fee Program**
- **Add, remove, or change facilities in fee program**
- **Update the cost of facilities and land**
- **Allows changes to fee program boundary due to annexations to City**
- **Update or add new impact fees**

FEE CALCULATION METHODOLOGY

1) Determine the future development in City
2) Identify the capital facilities needed to serve dev't
3) Determine allocation factors to spread facility costs
4) Include only costs of those facilities that benefit new development (no existing deficiencies)
5) Subtract funding from other sources: Fed, State
6) Allocate net facilities costs to new development based on cost allocation factors
7) Calculate fees per residential unit or per building sq. ft. for nonresidential development

YUBA CITY FEE PROGRAM CATEGORIES

1. Road Fee
2. Parks and Recreation Fee
3. Police Fee
4. Fire Fee
5. Civic Center Fee
6. Corporation Yard Fee
7. Library Fee
8. Flood Control Fee
9. Animal Control Fee

ROAD FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Roads	$9,094	$11,294	24%

Road Facilities

- ✓ **Roadway improvements totaling $350 Million**

PARKS & REC. FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Parks/Rec	$6,160	$7,650	24%

Parks and Recreation Facilities

- ✓ **Park Improvements and land (3.0 ac per 1,000 res.)**
- ✓ **Open space improvements and land (2.0 ac per 1,000 res.)**
- ✓ **Community centers (2)**
- ✓ **Aquatic centers (2)**
- ✓ **Vehicles**

POLICE FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Police	$1,196	$1,485	24%

Police Facilities

- ✓ **New police station – 69,000 sf**
- ✓ **Land**
- ✓ **Patrol vehicles**
- ✓ **Police equipment**

FIRE FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Fire	$1,361	$1,690	24%

Fire Facilities

- ✓ **Fire station #1 expansion**
- ✓ **Fire station #2 expansion**
- ✓ **Fire station #7 expansion**
- ✓ **Fire station #4 relocation**
- ✓ **New fire station in Southwest SOI**
- ✓ **Training facility**
- ✓ **Fire trucks and vehicles**
- ✓ **Equipment**

CIVIC CENTER FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Civic Center	$516	$641	24%

Civic Center Facilities

- ✓ **Civic Center building**
- ✓ **Vehicles**
- ✓ **IT infrastructure**

CORP YARD FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Corp Yard	$814	$1,011	24%

Corporation Yard Facilities

- ✓ **Corporation yard building**
- ✓ **Storage facilities**
- ✓ **Land**
- ✓ **Vehicles**
- ✓ **Equipment**

LIBRARY FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Library	$912	$1,133	24%

Library Facilities

- ✓ **Library building (31,940 sf)**
- ✓ **Land**
- ✓ **Books**

FLOOD CONTROL FEE – SINGLE FAMILY UNIT

	2007	2019	% Increase
Flood Control	$2,874	$3,887	35%

Flood Control Facilities

- ✓ **Levee improvements**

ANIMAL CONTROL FEE – SINGLE FAMILY UNIT

	2014	2019	% Increase
Animal Control	$105	$121	16%

Animal Control Facilities

- ✓ **Animal Control Building**

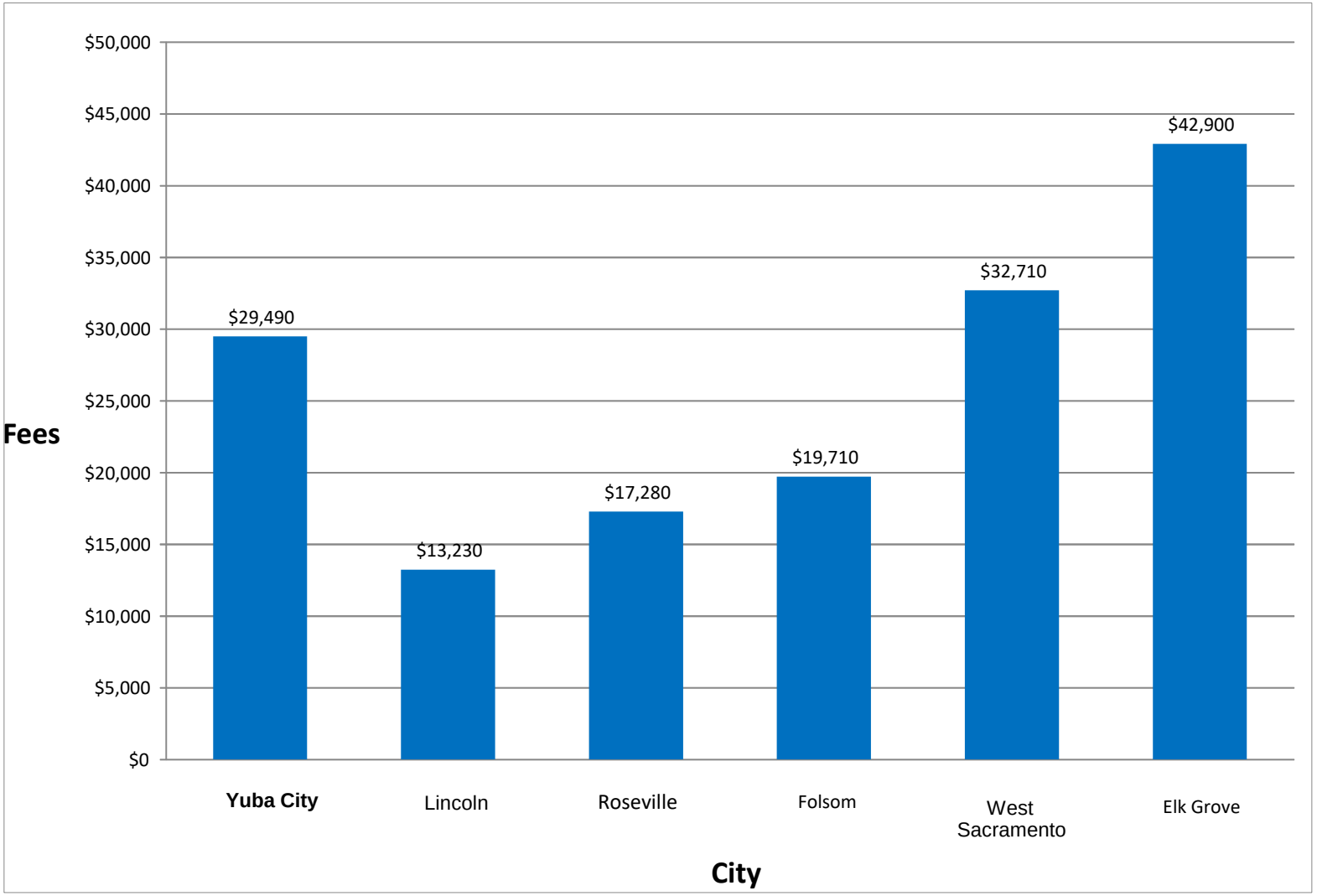
FEE COMPARISON - SINGLE FAMILY UNIT

Fee	2007	2019	Percent Increase
Roads	$9,094	$11,294	24%
Parks & Rec	$6,160	$7,650	24%
Police	$1,196	$1,485	24%
Fire	$1,361	$1,690	24%
Civic Center	$516	$641	24%
Corp Yard	$814	$1,011	24%
Library	$912	$1,133	24%
Flood Control	$2,874	$3,887	35%
Animal Control	-	121.47	16%
Admin Fee @2.0%	$459	$578	26%
Total	**$23,386**	**$29,490**	**26%**

FEE COMPARISON TO OTHER CITIES – SFR UNIT

City:	Yuba City	Lincoln	Roseville	Folsom	West Sacramento	Elk Grove
			per Unit			
Transportation	$11,294	$3,636	$3,774	$8,463	$10,231	$9,465
Drainage/Flood Protect.	$3,887	$1,428	$322	$987	$1,520	$2,585
Fire	$1,690	$557	$2,250	$1,033	$1,255	$2,043
Police	$1,485	$1,097	--	$572	$1,232	--
Parks & Recreation	$7,650	$4,182	$6,736	$6,786	$16,200	$18,517
General Govt. Facilities	$2,906	$1,773	$3,497	$1,864	$2,272	$4,256
Admin Fees	$578	$556	$698	$0	$0	$6,037
Total	**$29,490**	**$13,230**	**$17,278**	**$19,710**	**$32,710**	**$42,900**
Difference from Yuba City Fees		**($16,260)**	**($12,213)**	**($9,780)**	**$3,219**	**$13,410**

FEE COMPARISON TO OTHER CITIES – SFR UNIT



FEE IMPLEMENTATION PROCESS

- **Update 2007 Fee Study**
- **Conduct outreach with developers and the BIA**
- **City Council holds public hearing on the fees**
- **City Council – 1st reading of fee ordinance (can be held right after the public hearing)**
- **City Council - adopt fee ordinance at next regularly scheduled meeting**
- **Fees take effect 60 days after fee ordinance is adopted**
- **Adjust fees annually by inflation index**

QUESTIONS?