

RESOLUTION NO. 2004-820

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF October 19, 2004

RESOLUTION TO ADJUST PARK DEVELOPMENT IMPACT FEE FOR SPECIFIED INFILL DEVELOPMENT AND EXPLORE OTHER IMPACT FEE MODIFICATIONS

WHEREAS:

1. On May 14, 2002, the City Council adopted General Plan infill policy promoting infill development and incentives for infill development within targeted infill areas.
2. On August 24, 2004, the City Council approved an increase to the park development impact fee (Resolution 2004-693).
3. The City Council requested that staff report back prior to the effective date of fee increase regarding options related to the City's policies related to impact fees for infill development.
4. The City Council finds that the impacts, financial challenges and related benefits of infill development warrant different service levels requirements for infill development.
5. A public hearing on adoption of this Resolution was set as part of a regularly scheduled meeting of the Sacramento City Council for October 19, 2004, at 7:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The City Council hereby:

1. Approves a decrease in the Park Development Impact Fee for the following kinds of infill projects as defined below and in Exhibit 1, to be effective on October 25, 2004:

FOR CITY CLERK USE ONLY

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LAND USE	Approved Fee Per Resolution 2004-693 (Effective 10/25/04)	New Fee For Specified Infill Projects
Residential (per unit)		
Single-family Unit	\$4,277	\$1,987
Duplex Unit	\$3,221	\$1,499
Multifamily Unit/ Mobile Home	\$2,520	\$1.173
Nonresidential (per building sq. ft.)		
Retail/Commercial Services/ Other	\$0.30	\$0.14
Commercial- Office	\$0.41	\$0.19
Industrial	\$0.13	\$0.06

Specified infill is defined as follows:

- a. Residential infill projects of 20 units or less in residential infill target areas
 - b. Commercial projects of 20,000 square feet or less and mixed use projects with at least two residential units and not more than 20,000 square feet in commercial corridors
 - c. Urban residential, mixed use, and small commercial projects in the Central City (excluding the Railyards), and within the 65th Street Transit Village Area. These include residential projects, small commercial and office projects of 20,000 square feet or less, and mixed-use projects consisting of at least two units of residential and 20,000 square feet or less of commercial or office development.
2. Staff is directed to prepare a nexus study focused on appropriate park impact fee options for infill development in Sacramento and bring this back for City Council consideration.
 3. Staff is directed to explore and report back on potential changes to the Water Development Fee program to review implications of a two-tier water development fee program.
 4. Staff is directed to bring back for City Council consideration of ordinance amendments for selected expansions of prior use credits for Construction Excise Tax and Park Impact Fee to encourage appropriate redevelopment according to City policies.
 5. Staff is directed to review potential alternative funding measures to ensure adequate funding for infrastructure, parks, and other public facilities and services to serve infill development.

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MAYOR

ATTEST:

CITY CLERK

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