

# Annual Development Impact Fee Report



Fiscal Year Ended June 30, 2015

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## Reporting Requirements for Development Impact Fees

In California, State legislation sets certain legal and procedural parameters for the charging of development impact fees (“DIFs”). This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 (“Mitigation Fee Act”). This State law went into effect on January 1, 1989.

GC § 66006(b) states the following requirements as pertains to DIFs:

For each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- (A) A brief description of the type of fee in the account or fund.
- (B) The amount of the fee.
- (C) The beginning and ending balance of the account or fund.
- (D) The amount of the fees collected and interest earned.
- (E) An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- (F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.
- (G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
- (H) The amount of refunds made (as pursuant to GC § 66001(e)) due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made (as pursuant to GC § 66001(f)) due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

GC § 65865(e) also requires that in any development agreement entered into on or after January 1, 2004, the City shall comply with GC § 66006 with respect to any fee it receives or cost it recovers.

## Description of Development Impact Fees

### **Drainage Fees**

The Drainage Fee is established pursuant to Roseville Municipal Code Chapters 4.48 and 4.49. Drainage fees are required for all new construction that occurs within the Dry Creek Watershed mitigation zone or the Pleasant Grove/Curry Creek Watershed mitigation zones. These mitigation zones are further broken down into sub-zones or sub-areas for which fees vary.

New development, and the expansion of existing development, within the City imposes a burden on the creeks and drainage infrastructure within the Dry Creek watershed and the Pleasant Grove and Curry Creek watershed by adding additional impervious surface, thereby adding more runoff, and by changing discharge rates. Some of the worst burdens imposed by development are on properties located within the Dry Creek watershed and Pleasant Grove and Curry Creek watershed downstream from the City, where additional run-off poses a threat of severe flooding and is a danger to life and property.

The drainage fees have been calculated so as to pay for those facilities listed in the capital improvement program. The fee is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

### **Public Facilities Fee**

The Public Facilities Fee is established pursuant to Roseville Municipal Code Chapter 4.52. New development and the expansion of existing development within the City imposes burdens on existing public facilities and creates a need for additional public facilities. Such burdens may vary by the type of land use. The Public Facilities Fee is applied to new development and expansion of existing development to ensure adequate levels of public services and facilities are maintained. This fee spreads the costs of public facilities to development which creates the need for such public facilities, without generating any surplus to the general fund.

### **Sewer Connection Fees**

Sewer connection fees are established pursuant to Roseville Municipal Code Chapter 14.16. Additional fees may be applicable to properties within sewer special benefit assessment areas.

- *Local Sewer Connection Fee* - The local sewer connection fee is charged for each sewer unit required within the Roseville City limits connected to the City-owned public sewer.

### **Water Connection Fee**

Water connection fees are established pursuant to Roseville Municipal Code Chapter 14.08 and are applicable to all new water service connections within the City limits. This fee ensures the sharing of the costs associated with maintenance and expansion of the City's raw water supply, water treatment, storage, and distribution facilities by those who receive the benefits thereof.

## Traffic Mitigation Fees

In 1988 the City of Roseville adopted a city-wide Traffic Mitigation Fee Program, requiring new development within the City to pay traffic impact fees. The fees collected through this program, in addition to other funding sources, allows the City to construct transportation impacts identified in its Capital Improvement Program (CIP). The fee program assesses fair-share costs to each jurisdiction based on their impact on the individual roadways from new development.

*City / County Traffic Mitigation Fee* - The City of Roseville and Placer County entered into a joint fee program for the purpose of funding improvements on Baseline Road and Walerga Road. The fee program assesses fair-share costs to each jurisdiction based on their impact on the individual improvements from new development. The fees associated with this fee program were originally **collected** by Roseville and Placer County. Fees collected by Roseville were remitted to Placer County quarterly to be held in one account. Effective July 2013, Fiddyment Road was removed from the program and individual agencies became responsible for holding the fees they **collect in two separate accounts, one with Roseville and one with Placer County**.

## Downtown Specific Plan In-Lieu Parking Fee

This fee is established pursuant to Roseville Municipal Code Chapter 19.31. Within the designated Commercial Mixed Use, Old Town and Central Business districts, a parking requirement serving nonresidential uses and residential uses, where a minimum of one space per unit is provided on-site for the residential units, may be met by a cash in-lieu payment to the City prior to issuance of a building permit, or a certificate of occupancy if no building permit is required. The fee is dedicated for use to offset the cost of public off -street parking within the Downtown Specific Plan area in the form of garages or public parking lots.

## Animal Control Facility Fee

This fee is established pursuant to Roseville Municipal Code Chapter 4.53 and is collected for all new residential construction. The fee is collected upon issuance of building permits and was adopted to mitigate the impacts of growth on the Placer Animal Control Facilities.

## Park Fees

Park fees are authorized pursuant to Roseville Municipal Code Chapters 4.37 and 4.38. There are two different types of park fees applicable to all residential projects. The City-wide Park Fee funds park and recreation facilities intended to serve the entire community, and the Neighborhood and Community Park Fees fund park and recreation facilities intended to serve neighborhood areas. Park fees may vary based on fees and credits that a parcel may be subject to. City-wide Park Credits are granted to all parcels within specific plan areas that have entered into a Development Agreement with the City. Certain parcels may be subject to additional City-wide credits. These additional credits are typically granted for park property dedication above City standards, or other park obligations that were paid for by the original land developers.

## **Electric Backbone Impact Fee**

The Electric Backbone Impact Fee applies to all new customers served by the City's Electric Department and any customer requesting a special service or capacity increase. Fees are based upon a per lot/unit charge and collected upon issuance of the building permit fees. Fees are authorized pursuant to Roseville Municipal Code Chapter 4.54.

## **Solid Waste Impact Fee**

The Solid Waste Impact Fee applies to all new single-family and duplex units. This fee is paid to the Solid Waste Division of the Environmental Utilities Department to set-up solid waste service. Typically, this fee is paid by the developer during the time of construction so that service will be available upon move-in by the homeowner. Fees are authorized pursuant to Roseville Municipal Code Chapter 9.12.

## **Development Agreement Fees Imposed Since 2004 (GC §65865(e))**

- *Sierra Vista Specific Plan Infrastructure Fee* – This fee provides a funding mechanism for Sierra Vista landowners to be reimbursed by other Sierra Vista landowners for various public improvements and public land dedications (e.g., park, school, fire station, etc.) on one landowner's property that benefits other landowner's property.
- *Watt Avenue and Vista Grande Boulevard Extension Traffic Mitigation Fee* – This fee provides fair share funding for extensions of Watt Avenue between the Regional University Specific Plan and future Placer Parkway and "Road B" west of the Sierra Vista Specific Plan boundary to Baseline Road. This fee remains in effect until a city-wide funding mechanism is adopted in cooperation with Placer County.
- *Water Meter Retrofit / Conservation Program* – This fee is established pursuant to Roseville Municipal Code Chapter 14.08 for the maintenance and testing of water meters and installation of Encoder Receiver Transmitter (ERT) devices.
- *Traffic Signal Coordination Fee* – This fee provides funding for the West Roseville Traffic Signal Interconnect project.
- *Bike Trail Fee* – This fee funds construction of Class 1 bike trails through new development areas.
- *City-Wide Park In-Lieu Fee* – This fee is paid as an alternative to dedication of City-wide park land, as specified in individual development agreements.
- *Fire Tax Equivalent Fee* – This fee applies to new growth areas and replaces the Fire Service Facilities Tax that expired in 2009. This fee provides funding for capital fire facilities and related equipment required to serve new growth areas.
- *Public Benefit Fee (AKA Community Benefit Fee)* – This fee applies to new residential growth areas and properties rezoned from non-residential to residential land uses. This fee ensures that new residential growth areas will benefit current and future residents of Roseville through investment in various public infrastructure projects and activities.

- *Air Quality Mitigation Fee (applies to West Roseville Specific Plan)* – This fee provides funding to the Placer County Air Pollution Control District to mitigate impacts to air quality resulting from new residential development.
- *Transit Shuttle Service Fee (applies to West Roseville Specific Plan)* – This fee provides funding for a shuttle service between the West Roseville Specific Plan area and the I80/Watt Avenue light rail station.

## Fund Balance Summary

| <b>Drainage Fee</b>   |                                |   |                         |                                  |                        |                                     |                     |   |  |                               |
|---|--------------------------------|---|-------------------------|----------------------------------|------------------------|-------------------------------------|---------------------|---|--|-------------------------------|
| <b>Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee</b> |                                |   |                         |                                  |                        |                                     |                     |   |  |                               |
| <b>Document Establishing Fee</b>                                    | <b>Project</b>                 | <b>Fee Formula</b>                        | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)*</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 4.48                               | Pleasant Grove Retention Basin | Ordinances 4433 § 1, 2006; 2399 § 1, 1991 | \$4,887,935             | 325,550                          | 53,118                 | (4,563)                             | (8,459)             | <b>\$5,253,582</b>                        | No   | 100%                          |

\*Transfers out: \$4,563 for indirect costs to the General Fund.

### **Drainage Project Descriptions**

**Pleasant Grove Retention Basin (Project # 029001)** - Costs associated with annexing the Reason Farms and Warnick properties.

| <b>Dry Creek Watershed Drainage Mitigation Fee</b> |                      |                          |                         |                                  |                        |                                    |                     |   |  |                               |
|--|----------------------|--------------------------|-------------------------|----------------------------------|------------------------|------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>                   | <b>Project</b>       | <b>Fee Formula</b>       | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 4.49              | Capital Improvements | Ordinance 2617 § 1, 1992 | \$433                   | (25)                             | 2                      | -                                  | -                   | <b>\$409</b>                              | No   | Unknown at this time          |

| <b>Public Facilities Fee</b>   |  |   |                         |                                  |                        |                                     |                     |   |  |                               |
|--|--|---|-------------------------|----------------------------------|------------------------|-------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>   | <b>Project</b>   | <b>Fee Formula</b>                        | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)*</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 4.52  |  | Ordinances 4606 § 1, 2008; 4043 § 1, 2004 | \$9,732,981             | 2,707,762                        | 74,107                 | 293,774                             | (14,875)            |   |  |                               |
|  | Radio Tower-West Plan  |   |                         |                                  |                        |                                     | (35,607)            |   | No   | 30%                           |
|  | Downtown Pedestrian Bridge                                   |   |                         |                                  |                        |                                     | (184,330)           |   | No   | 30%                           |
|  | VSTS Infrastructure Improv. (Civic Center Expansion)         |   |                         |                                  |                        |                                     | (13,707)            |   | Yes-Project Complete                         | 90%                           |
|  | Oak Street Parking Garage                                    |   |                         |                                  |                        |                                     | (118,271)           |   | No   | 30%                           |
|  | Downtown Building-316 Vernon Street (Civic Center Expansion) |   |                         |                                  |                        |                                     | (305,925)           |   | No   | 30%                           |
|  |  |   |                         |                                  |                        |                                     |                     | <b>\$ 12,135,910</b>                      |  |                               |
| <p>*Transfers in: Strategic Improvement Fund and Transportation Fund totaling \$104,845 and \$79,485, respectively, for the Downtown Pedestrian Bridge project; \$118,271 from the Successor Agency Roseville RDA for the Oak Street Parking Garage project.</p> <p>Transfers out: \$8,826 for indirect costs to the General Fund.</p> |  |   |                         |                                  |                        |                                     |                     |   |  |                               |

## **Public Facilities Fee Project Descriptions**

**Radio Tower-West Plan (Project# 069008)** – During the West Plan discussions it was decided that funds would be set aside to build a third 800MHz radio system to cover the recently annexed area in Roseville. This radio system is required to provide adequate public safety and other City support to this new area.

**Downtown Pedestrian Bridge (Project #139002)** - The Downtown Pedestrian Bridge is aligned with the Civic Center walkway and serves the purpose of providing a prominent connection from Royer Park to the Civic Center and Downtown Roseville. The bridge will incorporate the Works Project Administration style and a natural history theme.

**VSTS Infrastructure Improv. (Civic Center Expansion) (Project#149004)** – With the completion of the original Town Square capital improvement project, remaining infrastructure needs to exist for more effective operations and improved use experience. Some of the infrastructure needs include perimeter fencing by the stage, entryway signage, stage naming signage, and fire pit cover.

**Oak Street Parking Garage (Project #151001)** - Design and Construction of multi-story, 400-500 space parking garage between Oak Street and Vernon Street's 200 block. Will initially provide free public parking for the downtown community. Improvements should include pedestrian connections between facility and Oak, Lincoln, and Vernon Streets.

**Civic Center Expansion (Project #151002)** - The 316 Vernon Street project consists of ±80,000 sq. ft., four-story building on the site of the former City Hall Annex. The building will provide downtown office space necessary to meet the City's needs through 2025. The building will provide short-term instructional space for Sierra College, which would be converted to additional City office space in the future. Ground floor retail will also be provided, as required by the Downtown Code.

| Local Sewer Connection Fees            |   |   |                  |                           |                                       |                              |              |                                    |                                       |                        |
|--|---|---|------------------|---------------------------|---------------------------------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Document Establishing Fee              | Project                                     | Fee Formula   | Starting Balance | Fees Collected (Refunded) | Interest Earned/ Other <sup>(1)</sup> | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
| Roseville Municipal Code Chapter 14.16 |   | Ordinances<br>5070 § 6, 2012;<br>4947 § 9, 2011;<br>4854 § 9, 2010;<br>4739 § 11, 2009;<br>3952 § 8, 2003;<br>2855 § 1, 1995;<br>1744 § 1, 1983 | \$17,425,135     | 308,370                   | 5,791,430                             | 7,621,091                    | (347,222)    |                                    |                                       |                        |
|  | Wastewater Shop Expansion                   |   |                  |                           |                                       |                              | (136,352)    |                                    | Yes-Started Sept. 2013                | 100%                   |
|  | SCADA System Replacement                    |   |                  |                           |                                       |                              | (2,878,043)  |                                    | Yes-Started Dec. 2009                 | 100%                   |
|  | CIP Sewer Rehabilitation -2012              |   |                  |                           |                                       |                              | (42,387)     |                                    | Yes-Started 1/15/14                   | 100%                   |
|  | DCWWTP Belt Room Roof Repairs               |   |                  |                           |                                       |                              | (178,539)    |                                    | Yes-Started 8/26/14                   | 100%                   |
|  | DCWWTP Pavement Rehab Project               |   |                  |                           |                                       |                              | (532,402)    |                                    | Yes-Started 8/16/13                   | 100%                   |
|  | DCW WTP 2 <sup>nd</sup> Clarifiers 41A/B42A |   |                  |                           |                                       |                              | (2,221)      |                                    | Yes-Started 12/5/12                   | 100%                   |
|  | CIPP Sewer Rehabilitation -2013             |   |                  |                           |                                       |                              | (8,550)      |                                    | No                                    | Unknown at this time   |
|  |   |   |                  |                           |                                       |                              |              |                                    |                                       |                        |

| Local Sewer Connection Fees, Continued   |                                 |  |  |  |  |  |              |                                    |                                       |                        |
|--|---------------------------------|--|--|--|--|--|--------------|------------------------------------|---------------------------------------|------------------------|
|  | Project                         |  |  |  |  |  | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|  | Dry Crk/PI Gr W/WTP Arc Flash M |  |  |  |  |  | (254,145)    |                                    | Yes-Started Aug. 2012                 | 100%                   |
|  | Shadowbrook Lift Stn Well Rep   |  |  |  |  |  | (127,582)    |                                    | Yes-Started 2/4/15                    | 100%                   |
|  | WW Interceptor Inspec/Condtn    |  |  |  |  |  | (127,722)    |                                    | Yes-Started 10/20/14                  | 100%                   |
|  | Replmnt Planning Model Assess   |  |  |  |  |  | (1,246)      |                                    | Yes-Started 11/20/13                  | 100%                   |
|  | Nevada Ave Sewer Main Realign   |  |  |  |  |  | (47,755)     |                                    | Yes-Started Aug. 2014                 | 100%                   |
|  | Vactor Washout Facility         |  |  |  |  |  | (168)        |                                    | Yes-Started 9/29/14                   | 40%                    |
|  |                                 |  |  |  |  |  |              | <b>\$26,461,692</b>                |                                       |                        |
| <sup>(1)</sup> Includes revenue from State Grants and other agencies.<br>*Transfer in: \$2,504,638 for SCADA System replacement; \$415 for planning model replacement; \$100,000 for sinking fund; \$50,000 for technology replacement; \$6,000,000 for future wastewater rehab (quarterly transfer of \$1,500,000).<br>Transfers out: \$1,192,956 (\$298,239 per quarter) to SPWA rehab plus a true up of (\$327,235) to the Wastewater Rehabilitation Fund; \$88,050 to Enterprise Asset Management; \$34,546 for indirect costs to the General Fund; \$43,512 to the General CIP Rehab Fund; \$1,514 to the Wastewater Fund for Radio Telemetry; \$619 to the Water Rehab. Fund –ARC Flash Mit-Remot. |                                 |  |  |  |  |  |              |                                    |                                       |                        |

## **Local Sewer Connection Fees- Project Descriptions**

**Wastewater Shop Expansion (Project# 091002)** - The Wastewater Collections Shop needs to be expanded to house the Closed Circuit TV vans and other critical equipment. The expansion will add 5,600 square feet to existing metal building and will consist of a concrete foundation and prefabricated metal siding.

**SCADA system replacement (Project# 103501)** - Implementing SCADA Condition Assessment and replacing SCADA hardware and software at DCWWTP, PGWWTP, and WTP.

**CIP Sewer Rehabilitation-2012 (Project# 123501)** - Wastewater pipe identified by the Wastewater Condition Assessment program shall be rehabilitated utilizing trenchless cured in place pipe (CIPP) technology.

**DCW WTP belt room roof repairs (Project# 123502)** - Recoat belt filter press roof structure.

**DCWWTP pavement rehab project (Project# 123505)** - Project to rehabilitate damaged curb, gutter and pavement at the Dry Creek Wastewater Treatment Plant.

**DCW WTP 2<sup>nd</sup> Clarifiers 41A/B42A (Project# 123508)** – To assist in the handling of increased solids associated with the increasing BOD loadings at the Dry Creek Wastewater Treatment Plant- the older secondary clarifiers are in need of rehabilitation and possible design modifications to replace the aging mechanical equipment and ensure peak efficiencies. The four secondary clarifiers being addressed in this rehabilitation project are identified as 41A, 41B, 42A and 42B. They were constructed in the mid 1970's and mid 1980's.

**CIPP Sewer Rehabilitation-2013 (Project# 133501)** - Wastewater pipe identified by the Wastewater Condition Assessment program shall be rehabilitated/corrected utilizing trenchless cured-in-place-pipe (CIPP) technology where the existing pipe is lined without excavation. Typically, the project is concentrated in the older neighborhoods of the City also known as Historic, Downtown, and original Roseville.

**Dry Crk/PI Gr W/WTP Arc Flash M (Project# 133502)** - Engineering assessment of the electrical systems for the potential Arc Flash Hazards throughout both WWTPs was completed in 2011. From these independent assessments, specific mitigation measures were analyzed and defined to reduce the energy released in the event of an Arc Flash event were to occur. This project establishes a budget to complete the design and implementation of the DCWWTP and PGWWTP Arc Flash mitigation recommendations.

**Shadowbrook Lift Stn Well Rep (Project# 143501)** - Rehabilitate and replace the existing lift station.

**WW Interceptor Inspec/Condtm (Project# 143502)** - Inspect and assess the condition of various wastewater interceptors/trunk mains.

**Replmnt Planning Model Assess (Project# 143503)** - Consultant review of the existing Replacement Planning Model.

**Nevada Ave Sewer Main Realign (Project# 153502)** - Re-align sewer main in which the condition has deteriorated to the point where dig and replace is the only option.

**Vector Washout Facility (Project# 153506)** - Project to construct a dedicated facility for Vector cleanout and washing either at the Corporation Yard or the Dry Creek Wastewater Treatment Plant.

| <b>Water Connection Fees</b>   |                                |   |                         |  |                        |                                     |                     |   |  |                               |
|--|--------------------------------|---|-------------------------|--|------------------------|-------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>   | <b>Project</b>                 | <b>Fee Formula</b>  | <b>Starting Balance</b> | <b>Fees Collected (Refunded)<sup>(1)</sup></b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)*</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 14.08   |                                | Ordinances<br>5485 § 2, 2015;<br>4608 § 1, 2008;<br>3952 § 7, 2003;<br>3309 § 2, 1998;<br>2981 § 2, 1996;<br>2953 § 2, 1996;<br>2090 § 1, 1988;<br>1387 § 2, 1978 | \$35,107,376            | 8,024,250                                      | 311,560                | (33,690)                            | (4,217,944)         |   |  |                               |
|  | Groundwater management plan    |   |                         |  |                        |                                     | (273,301)           |   | Yes-Started 2005                             | 37%                           |
|  | West side tank/pump Stn Proj   |   |                         |  |                        |                                     | (15,826)            |   | Yes-Started 2006                             | 100%                          |
|  | Integr reg. wtr. mgmt. Prop 84 |   |                         |  |                        |                                     | (3,142,232)         |   | Yes-Started in 2011                          | 75%                           |
|  | Intertie-ZN 4 Pmp bck pmp stn  |   |                         |  |                        |                                     | (3,322,636)         |   | Yes-Started 2014                             | 50%                           |
|  | Regional wtr supply reliab std |   |                         |  |                        |                                     | (69,321)            |   | Yes-Started in 2015                          | 100%                          |
|  |                                |   |                         |  |                        |                                     |                     | <b>\$32,368,235</b>                       |  |                               |
| (1)Total includes \$6,132,362 from connection fees, and the remainder from state grants, reimbursements, in lieu fees, and bond proceeds from sale of bonds.   |                                |   |                         |  |                        |                                     |                     |   |  |                               |
| *Transfers in: \$58,350 for Folsom pump station; \$55,000 for groundwater management plan;<br>Transfers out: \$115,764 for Enterprise Asset Management; \$31,276 for indirect costs to the General Fund. |                                |   |                         |  |                        |                                     |                     |   |  |                               |

## **Water Connection Fees Project Descriptions**

**Groundwater management plan (Project# 053005)** - Implement and maintain an SB 1938 compliant Groundwater Management Plan required to maintain future California state grant funding eligibility and implement elements of the Groundwater Management Plan with other agencies.

**West side tank/pump Stn Proj (Project#063001)** - Design and construct a six million gallon water storage tank, pump station, and chemical addition facility at the City's 5.1 acre site located in the West Roseville Specific Plan. The work will include site master planning to accommodate two six million gallon tanks and satellite facility for Water Distribution operations.

**Integr reg. wtr. mgmt. Prop 84 (Project#113002)** - The Regional Water Authority (RWA), on behalf of the City and other regional partners, applied for and received a grant from CA Dept of Water Resources (DWR) for the implementation of the American River Basin Integrated Regional Water Management Plan (ARB IRWMP). The City's project included top side construction of Hayden Parkway Well and construction of the Dell Webb Well. The grant is to cover the design (Engineering Services) and construction portions of the project. The City contributed funds in FY2011 to RWA for preparing the grant application. Engineering and construction costs will be from the Water Construction Fund and additional funds may be spent from Water Construction prior to reimbursement by DWR. This budget also included drought related construction changes.

**Intertie-ZN 4 Pmp bck pmp stn (Project#143001)** – To evaluate and construct pump stations to pump in water from Sacramento Suburban Water District Intertie and pump back water from Zone 4 to Zone 1 in order to meet demands.

**Regional wtr supply reliab std (Project#153003)** - Regional water supply reliability studies including regional collaboration for water supply reliability.

| <b>City/ County Traffic Mitigation Fee</b> |                    |   |                         |                                  |                        |                                    |                     |   |  |                               |
|--|--------------------|---|-------------------------|----------------------------------|------------------------|------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>           | <b>Project</b>     | <b>Fee Formula*</b>                                       | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 4.45      | Misc. Road Improv. | Ordinances 5203 § 1, 2013; 4739 § 4, 2009; 4118 § 1, 2004 | -                       | -                                | -                      | -                                  | -                   | -   | No   | Unknown at this time          |
|  |                    |   |                         |                                  |                        |                                    |                     |   |  |                               |

**Downtown Specific Plan In-Lieu Parking Fee**

| <b>Document Establishing Fee</b>                                  | <b>Project</b>                | <b>Fee Formula</b>  | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
|---|-------------------------------|---|-------------------------|----------------------------------|------------------------|------------------------------------|---------------------|---|--|-------------------------------|
| Roseville Municipal Code Chapter 19.31, Ordinance 4728 § 11, 2009 | Misc Downtown Parking Improv. | Resolution No. 09-124, Downtown Code 03-Regulatory Incentives | \$5,665                 | 3,388                            | 42                     | -                                  | -                   | <b>\$9,096</b>                            | No   | Unknown at this time          |
|   |                               |   |                         |                                  |                        |                                    |                     |   |  |                               |

**Animal Control Facility Fee**

| <b>Document Establishing Fee</b>      | <b>Project</b>  | <b>Fee Formula</b>       | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
|---------------------------------------|-----------------|--------------------------|-------------------------|----------------------------------|------------------------|------------------------------------|---------------------|---|--|-------------------------------|
| Roseville Municipal Code Chapter 4.53 | Capital Improv. | Ordinance 4607 § 1, 2008 | \$876,793               | 169,963                          | 5,278                  | -                                  | -                   | <b>\$ 876,793</b>                         | No   | Unknown at this time          |
|                                       |                 |                          |                         |                                  |                        |                                    |                     |   |  |                               |

| Park Fees                             |                                   |  |                  |  |                 |                              |              |                                    |                                       |                        |
|---------------------------------------|-----------------------------------|--|------------------|--|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Neighborhood and Community Park Fees  |                                   |  |                  |  |                 |                              |              |                                    |                                       |                        |
| Document Establishing Fee             | Project                           | Fee Formula                              | Starting Balance | Fees Collected (Refunded) <sup>(1)</sup> | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
| Roseville Municipal Code Chapter 4.37 |                                   | Ordinance 2178 § 1, 1989; 2174 § 1, 1989 | \$13,176,524     | 2,240,006                                | 100,543         | 264,180                      |              |                                    |                                       |                        |
|                                       | Dry Creek Erosion at Royer        |  |                  |  |                 |                              | (287)        |                                    | Yes-Project Complete                  | 0%                     |
|                                       | Royer/Saugstad Tennis Courts      |  |                  |  |                 |                              | (263,833)    |                                    | Yes-Project Complete                  | 100%                   |
|                                       | NC 55B Parksite                   |  |                  |  |                 |                              | (35)         |                                    | Yes-Start date FY 10/11               | 100%                   |
|                                       | NC-57 Neighborhood Park           |  |                  |  |                 |                              | (400)        |                                    | Yes-Start date FY 10/11               | 100%                   |
|                                       | Overflow Parking/Driveway -RAC    |  |                  |  |                 |                              | (101,607)    |                                    | Yes-Start date 9/21/2015              | 60%                    |
|                                       | WM Bill Hughes Park-Diamond Creek |  |                  |  |                 |                              | (131,126)    |                                    | Yes-Start date FY 12/13               | 77%                    |
|                                       | Harry Crabb Park (SSP-29)         |  |                  |  |                 |                              | (36,725)     |                                    | Yes-Start date FY 02/03               | 100%                   |
|                                       | Hamel Park Expansion              |  |                  |  |                 |                              | (295)        |                                    | Yes-Start date FY 14/15               | 100%                   |

**Neighborhood and Community Park Fees, Continued**

|  | Project                        |  |  |  |  |  |          | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|--|--------------------------------|--|--|--|--|--|----------|------------------------------------|---------------------------------------|------------------------|
|  | WRSP Fiddymont F-83 Bike Trail |  |  |  |  |  | (143)    |                                    | Yes- Start date 4/20/11               | 87%                    |
|  | WRSP PCL W-15 Bike Tr-Offsite  |  |  |  |  |  | (1,537)  |                                    | Yes- Start date 7/16/14               | 100%                   |
|  | F-50 School Park               |  |  |  |  |  | (15,389) |                                    | Yes- Start Date FY 14/15              | 100%                   |
|  | Longmeadow Neighborhood Park   |  |  |  |  |  | (58,936) |                                    | Project Complete                      | 100%                   |
|  |                                |  |  |  |  |  |          | <b>\$15,170,939</b>                |                                       |                        |

<sup>(1)</sup>Includes Neighborhood Park Fees, In-Lieu Fees, Bike Trail Fees, and Paseo Fees.

\*Transfers in: \$164,862 for Royer/Saugstad tennis courts rehabilitation; \$101,607 for Overflow Parking Riverside Auto Center; \$36,725 for Harry Crabb Park development.  
 Transfers out: \$23,272 for Besana Park Rehabilitation; \$15,742 for indirect costs to the General Fund.

## **Neighborhood and Community Park Fees Project Descriptions**

**Dry Creek Erosion at Royer (Project# 075001)** - Erosion repairs on Dry Creek at Royer.

**Royer/Saugstad Tennis Courts (Project#105001)** – Install 3 new tennis courts at Saugstad consistent with the new master plan. This replaces the courts at Royer Park, which have been deteriorated due to mature tree roots and general condition.

**NC 55B Parksites (Project# 115002)** - Design and build a neighborhood park.

**NC-57 Neighborhood Park (Project# 155002)** – Park improvements in support of the adjacent trail.

**Overflow Parking/Driveway-RAC (Project#155003)** – Improve McNally lot and add a second driveway.

**WM Bill Hughes Park-Diamond Creek (Project# 055001)** – Bridge and trail construction at Hughes Park.

**Harry Crabb Park (SSP-29) (Project# 035003)** - Phase II park design and construction documents.

**Hamel Park Expansion (Project# 155007)** – Mel Hamel Park is a 10 acre park site and popular because of its soccer fields. The on-going use has prompted the Department to add a restroom to accommodate this use and to address the need for facilities for users who “stay and play” for more than a few hours. Amenities planned for this project would be 2 multi-use restrooms and a storage room.

**WRSP Fiddymont F-83 Bike Trail (Project# 109005)** – Construction of a 1/3 mile long segment of bike trail within open space Parcel F-83 and the adjacent “off-site” open space in the North Roseville Specific Plan. The “Segment 1” trail runs roughly east-west through the open space, between Crocker Ranch Drive and Orchard View Road (old Fiddymont Road). Most of Segment 1 will be built atop an existing sewer maintenance road. Segment 1 includes a bridge crossing of tributary to Pleasant Grove Creek.

**WRSP PCL W-15 Bike Tr-Offsite (Project# 149006)** – Construction of the W-15 Trail project, a 4/5 mile long section of multi-use trail, that is planned as part of the West Roseville Specific Plan bikeway system.

**F-50 School Park (Project#155001)** - Park design and improvements.

**Longmeadow Neighborhood Park (Project# 125001)** - Design and construct this 3 acre neighborhood park.

| City-wide Park Fee <sup>(1)</sup>   |                                 |   |                  |                           |                 |                             |              |                                    |                                       |                        |
|---|---------------------------------|---|------------------|---------------------------|-----------------|-----------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Document Establishing Fee   | Project                         | Fee Formula   | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out) | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
| Roseville Municipal Code Chapter 4.38   |                                 | Ordinances 2988 § 1, 1996; 2208 § 1, 1989; 2200 § 1, 1989 | \$12,919,397     | 1,857,397                 | 97,060          | (17,490)                    | (24,192)     |                                    |                                       |                        |
|   | West Roseville Sports Complex   |   |                  |                           |                 |                             | (19,175)     |                                    | Yes-Project Complete                  | 100%                   |
|   | Central Park-Phase One (HRN 52) |   |                  |                           |                 |                             | (51,766)     |                                    | No                                    | 100%                   |
|   |                                 |   |                  |                           |                 |                             |              | <b>\$14,761,174</b>                |                                       |                        |
| <sup>(1)</sup> Includes Park Construction Fees, In-Lieu Fees, and Open Space In-Lieu Fees.<br>*Transfers in: \$24,192 from Roseville Youth Sports Coalition.<br>Transfers out: \$36,725 for Harry Crabb Park development; \$4,958 for indirect costs to the General Fund. |                                 |   |                  |                           |                 |                             |              |                                    |                                       |                        |

**City-wide Park Fee Project Descriptions**

**West Roseville Sports Complex (Project# 145001)** – Assistance from Public Financial Management, Inc. with the financial aspects of negotiations for the Exclusive Right to Negotiate Agreement with Placer Valley Tourism regarding West Roseville Sports Complex.

**Central Park-Phase One (HRN 52) (Project# 045001)** - Phase III improvements to Central Park.

| <b>Electric Backbone Impact Fee</b>   |                |   |                         |  |                        |                                    |                     |   |  |                               |
|---------------------------------------|----------------|---|-------------------------|--|------------------------|------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>      | <b>Project</b> | <b>Fee Formula</b>  | <b>Starting Balance</b> | <b>Fees Collected (Refunded)<sup>(1)</sup></b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 4.54 |                | Ordinances 5319 § 1, 2014; 4605 § 1, 2008; 2393 § 1, 1991 | \$3,394,300             | 1,161,700                                      | 35,400                 | -                                  | (11,800)            | \$4,579,600                               | No   | 75%                           |

**Electric Backbone Impact Fee Project Descriptions**

**Sierra Vista Substation (Project#144002) – Construct a 46 MVA substation to serve the Sierra Vista Specific Plan. This substation will be needed in 2017 summer due to electrical load increase.**

| <b>Solid Waste Impact Fee</b>                                    |                             |   |                         |                                  |                        |                                     |                     |   |  |                               |
|--|-----------------------------|---|-------------------------|----------------------------------|------------------------|-------------------------------------|---------------------|---|--|-------------------------------|
| <b>Document Establishing Fee</b>                                 | <b>Project</b>              | <b>Fee Formula</b>  | <b>Starting Balance</b> | <b>Fees Collected (Refunded)</b> | <b>Interest Earned</b> | <b>Interfund Transfer In/(Out)*</b> | <b>Expenditures</b> | <b>Ending Balance as of June 30, 2015</b> | <b>Sufficient Funds to Complete Project?</b> | <b>% of CIP Funded by Fee</b> |
| Roseville Municipal Code Chapter 9.12                            | Solid Waste Services Set Up | Ordinances<br>4380 § 1, 2006;<br>3382 § 1, 1999;<br>2665 § 1, 1993;<br>2057 § 1, 1987 | \$1,792,862             | 403,157                          | 13,339                 | (2,884)                             | (64,409)            | <b>\$2,142,066</b>                        | No   | Unknown at this time          |
| * Transfers out: \$2,884 for indirect costs to the General Fund. |                             |   |                         |                                  |                        |                                     |                     |   |  |                               |

## DA Fees Imposed Since 2004

### Sierra Vista Specific Plan Infrastructure Fee

| Document Establishing Fee  | Project | Fee Formula                 | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|----------------------------|---------|-----------------------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Sierra Vista Specific Plan |         | Reimbursed based on project | -                | -                         | -               | -                            | -            | -                                  | -                                     | -                      |

Note: No fees have been collected yet.

### Watt Avenue and Vista Grande Boulevard Extension Traffic Mitigation Fee

| Document Establishing Fee     | Project | Fee Formula | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out) | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|-------------------------------|---------|-------------|------------------|---------------------------|-----------------|-----------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Creekview and Sierra Vista DA |         | Per DA      | -                | -                         | -               | -                           | -            | -                                  | -                                     | -                      |

Note: The fee will be based on a fair share allocation. No fee will be established until there is a need to extend the road past city limits.

### Water Meter Retrofit/ Conservation Program

| Document Establishing Fee              | Project   | Fee Formula              | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|--|---|--------------------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Roseville Municipal Code Chapter 14.07 | Maint. and Testing of Water Meters and ERT Installs | Ordinance 4001 § 2, 2003 | \$632,580        | 117,139                   | 4,789           | (15,758)                     | -            | \$738,751                          | No                                    | Unknown at this time   |

\* Transfers out: \$15,031 for post-retirement/payoffs; \$727 for indirect costs to the General Fund.

Please refer to the Development Agreements on the City of Roseville's website: [http://www.roseville.ca.us/gov/development\\_services/planning/development\\_agreements.asp](http://www.roseville.ca.us/gov/development_services/planning/development_agreements.asp)

## DA Fees Imposed Since 2004, continued

### Traffic Signal Coordination Fee

| Document Establishing Fee    | Project                                  | Fee Formula       | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|------------------------------|--|-------------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| West Roseville Specific Plan | West Roseville Traffic Signal Interconn. | Per Individual DA | \$2,213,770      | 47,304                    | 16,349          | (1,555)                      | (59,851)     | <b>\$2,216,017</b>                 | No                                    | Unknown at this time   |

\* Transfers out: \$1,555 for indirect costs to the General Fund.

### Bike Trail Fee

| Document Establishing Fee    | Project                   | Fee Formula       | Starting Balance | Fees Collected (Refunded) <sup>(1)</sup> | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|------------------------------|---------------------------|-------------------|------------------|--|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| West Roseville Specific Plan | Misc. Class 1 Bike Trails | Per Individual DA | \$189,078        |  | 1,429           | 84,157                       | (72,194)     | <b>\$202,471</b>                   | No                                    | Unknown at this time   |

<sup>(1)</sup>\$355,363 in bike trail fees were collected through various Park Development Funds which are included with the Neighborhood and Community Park Fees. Fund 218 is the Bike Trail Maintenance Fund.

\*Transfers in: \$110,000 from various Community Facilities Districts for bike trail maintenance.

Transfers out: \$25,000 to Automotive Replacement Fund for vehicle contribution; \$843 for indirect costs to the General Fund.

### City-Wide Park In-Lieu Fee

| Document Establishing Fee  | Project                    | Fee Formula | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|----------------------------|----------------------------|-------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Sierra Vista Specific Plan | Misc. Park Projects per DA | Per DA      | \$39,277         | -                         | 294             | (12)                         | -            | <b>\$39,560</b>                    | No                                    | Unknown at this time   |

\*Transfers out: \$12 for indirect costs to the General Fund.

Please refer to the Development Agreements on the City of Roseville's website: [http://www.roseville.ca.us/gov/development\\_services/planning/development\\_agreements.asp](http://www.roseville.ca.us/gov/development_services/planning/development_agreements.asp)

## DA Fees Imposed Since 2004, continued

### Fire Tax Equivalent Fee

| Document Establishing Fee <sup>(1)</sup> | Project                   | Fee Formula                         | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|--|---------------------------|-------------------------------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| Municipal Code Chapter 4.46              |                           | Per Individual DA's after Dec. 2009 | \$4,273,416      | 1,219,228                 | 30,792          | (4,549)                      | (9,840)      |                                    |                                       |                        |
|  | Fire Station 1 Relocation |                                     |                  |                           |                 |                              | (365,799)    | <b>\$5,143,248</b>                 | Yes-start date 6/1/2015               | 39%                    |

<sup>(1)</sup>Roseville Municipal code 4.46 had a sunset date of December 31, 2009. Individual DA's reference a fee 'equivalent to' this original fire service construction tax fee.

\*Transfers out: \$5,074 for indirect costs to the General Fund; (\$525) from Building Fund/Fire Station-WRSP; \$235,408 loan payments (\$235,408) offset loan payments.

Loan Purpose - Payoff of Fire Truck Lease- Maturity date of loan if June 30, 2016. Fixed interest rate of 2.00% in FY15.

### Fire Tax Equivalent Fee Project Description

**Fire Station 1 Relocation (Project# 121001)** - Relocation of Fire Station #1 from its current location to a new facility on the northeast side of the intersection of Oak and Grant.

### Public Benefit Fee (AKA Community Benefit Fee) (Fund 101 and 110)

| Document Establishing Fee | Project   | Fee Formula       | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|---------------------------|---|-------------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| All DA's since 2004       | Misc. Public Infrastructure Projects and Activities | Per Individual DA | \$12,737,543     | 1,378,450                 | 113,058         | 2,871,946                    | (55,840)     | <b>\$17,045,157</b>                | No                                    | Unknown at this time   |

Please refer to the Development Agreements on the City of Roseville's website: [http://www.roseville.ca.us/gov/development\\_services/\\_planning/development\\_agreements.asp](http://www.roseville.ca.us/gov/development_services/_planning/development_agreements.asp)

## DA Fees Imposed Since 2004, continued

### Air Quality Mitigation Fee

| Document Establishing Fee    | Project                           | Fee Formula | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out)* | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|------------------------------|-----------------------------------|-------------|------------------|---------------------------|-----------------|------------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| West Roseville Specific Plan | Mitigating Impacts to Air Quality | Per DA      | \$308,497        | 51,783                    | 2,100           | (129)                        | -            | \$362,252                          | No                                    | Unknown at this time   |
|                              |                                   |             |                  |                           |                 |                              |              |                                    |                                       |                        |

\*Transfers out: \$129 for indirect costs to the General Fund.

### Transit Shuttle Service Fee

| Document Establishing Fee    | Project  | Fee Formula | Starting Balance | Fees Collected (Refunded) | Interest Earned | Interfund Transfer In/(Out) | Expenditures | Ending Balance as of June 30, 2015 | Sufficient Funds to Complete Project? | % of CIP Funded by Fee |
|------------------------------|--|-------------|------------------|---------------------------|-----------------|-----------------------------|--------------|------------------------------------|---------------------------------------|------------------------|
| West Roseville Specific Plan | Shuttle Service between WRSP and I80/Watt Ave Light Rail Station | Per DA      | \$103,922        | 30,358                    | 790             | -                           | -            | \$135,070                          | No                                    | Unknown at this time   |
|                              |  |             |                  |                           |                 |                             |              |                                    |                                       |                        |

Please refer to the Development Agreements on the City of Roseville's website: [http://www.roseville.ca.us/gov/development\\_services/\\_planning/development\\_agreements.asp](http://www.roseville.ca.us/gov/development_services/_planning/development_agreements.asp)

**Attachment 1:  
Fee Ordinances, Resolutions and  
Development Agreements**

**Drainage Fees:**

**Pleasant Grove/Curry Creek Watershed Drainage Mitigation Fee**

**Ordinance No. 4433**

**Dry Creek Watershed Drainage Mitigation Fee**

**Ordinance No. 2617**

ORDINANCE NO. 4433

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTER  
4.48 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PLEASANT  
GROVE WATERSHED DRAINAGE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.48 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.48 PLEASANT GROVE/CURRY CREEK WATERSHED DRAINAGE MITIGATION  
FEE**

**4.48.010 Purpose.**

The City Council finds and declares that the purpose of this chapter is as follows:

- A. The General Plan of the City requires that the City be provided, in a time frame related to its development, with an adequate level of drainage infrastructure so as to not adversely impact other areas.
- B. New development, and the expansion of existing development, within the City imposes a burden on the creeks and drainage infrastructure within the Pleasant Grove and Curry Creek watershed by adding additional impervious surface, thereby adding more runoff, and by changing discharge rates. This creates a need for new drainage infrastructure and improvements. Such burdens may vary by the type of land use and by the location of the land use within the City since soil characteristics differ. Some of the worst burdens imposed by development are on properties located within the Pleasant Grove and Curry Creek watershed downstream from the City, where additional run-off poses a threat of severe flooding and is a danger to life and property.
- C. Analysis of the land use expected at buildout of the City pursuant to the General Plan and Specific Plans make it possible to estimate the amount of additional run-off generated by different types of land uses, to analyze the drainage infrastructure or facilities necessary to mitigate that run-off, and to determine which land uses will require which portions of such infrastructure. It is therefore possible to construct a fee, based on land use and location which equitably spreads the burden of providing drainage infrastructure or facilities within the Pleasant Grove and Curry Creek watershed to those who will create the need for them. It is the intent of this chapter to create such a fee, spreading costs of drainage infrastructure and facilities to those who create the need for such infrastructure, without generating any surplus to the general fund. It is the further purpose of this chapter to implement the General Plan and Specific Plans by assuring that adequate public facilities are financed and provided to serve the City.
- D. The Fee established by this chapter has been calculated in the manner set forth in the Study so as to pay for those Facilities listed in the Capital Improvement Program.
- E. The Fee established by this chapter is in addition to any other fees or charges required by law as a condition of development.

- F. The Fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.
- G. That the failure to impose the conditions and regulations of this chapter relating to payment of the Fee on building permits would jeopardize both residents of the community and those outside the community within the Pleasant Grove and Curry Creek watershed, in that it would permit construction to proceed without adequate drainage infrastructure or means of financing said infrastructure.
- H. The requirement of this chapter to pay the Fee is necessary in order to assure compliance with the applicable Zoning Ordinance, Specific Plans and General Plan requirements for the infrastructure funded by this chapter.
- I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated and the means of spreading these costs.
- J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the Housing Element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide for such needs.
- K. That the establishment of the Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

**4.48.020 Definitions.**

The following words are defined for purposes of this chapter as follows:

- A. "Building Permit" means the permit issued or required by the City for construction of any structure pursuant to and as defined by the Building Code.
- B. "Capital Improvement Program" means that list of proposed drainage facilities, improvements, or infrastructure totaling \$23,044,315 (in 2005 dollars) included in the Study.
- C. "Department" means the Department of Public Works.
- D. "Director" means the Director of the Department.
- E. "Facilities" means those public drainage facilities or infrastructure shown and included on the Capital Improvement Program.
- F. "Fee" or "Drainage Mitigation Fee" means the Fee established by this chapter. The Fee shall be collected prior to the approval of any building permit. The Fee shall be used solely to finance the Facilities.
- G. "Improvement Plan" means a site plan of property proposed for development showing all required improvements that must be approved by the City prior to the issuance of a Building Permit for the property.

- H. "Study" means the reports entitled "Pleasant Grove/Curry Creek Watershed Mitigation Fee Report amended Hydrology project report for fee revision" dated May 2006 by Civil Engineering Solutions, Inc.. The Study is on file in the Offices of the Director and the City Clerk.
- J. "Drainage Mitigation Fund" means that special interest-bearing fund established pursuant to Section 4.49.030.

**4.48.030 Establishment and administration of Drainage Mitigation Fund.**

The Finance Director is hereby directed to establish a special interest-bearing fund entitled the Pleasant Grove/Curry Creek Drainage Mitigation Fund. All Fees collected pursuant to this chapter shall be deposited in the Pleasant Grove/Curry Creek Drainage Mitigation Fund and expended solely to finance the Facilities.

**4.48.040 Payment of Drainage Mitigation Fee.**

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid upon the issuance of any Building Permit within the Pleasant Grove and Curry Creek Watershed. Calculation of the Fee shall be determined in accordance with the Study and this chapter, depending upon where within the City development occurs, the type of development and the extent of development.

**4.48.045 Payment of Drainage Mitigation Fee where building permits are not issued by the city.**

Where Building Permits are issued by an individual or agency other than the City, the Fee imposed pursuant to this chapter shall be paid at or prior to a request for electric, water or sewer service, whichever is first. The fee shall be calculated in the same manner as any other Fee imposed pursuant to this chapter.

**4.48.050 Watershed and soil boundaries.**

The boundaries of the Pleasant Grove and Curry Creek Watershed are hereby established as shown on that certain map entitled "Pleasant Grove and Curry Creek Watershed Mitigation Boundary" dated August 2006 which is on file in the Office of the City Clerk and the Director and is incorporated herein by this reference.

**4.48.060 (Reserved.)**

**4.48.070 Drainage Mitigation Fee.**

The Fee within the Pleasant Grove and Curry Creek Watersheds shall be:

| Land Use Category                                       | Fees            |
|---|-----------------|
| Low Density Residential (LDR): less than 7 units/acre   | \$372.03/unit   |
| Medium Density Residential (MDR): 7 to 12.9 units/acre  | \$372.03/unit   |
| High Density Residential (HDR): 13 units/acre or higher | \$306.93/unit   |
| Neighborhood Commercial (NC)                            | \$4,822.99/acre |
| Community Commercial (CC)                               | \$4,822.99/acre |
| Regional Commercial (RC)                                | \$4,822.99/acre |
| Business Professional (BP)                              | \$4,822.99/acre |
| Light Industrial (LI)                                   | \$4,822.99/acre |
| General Industrial (IND)                                | \$4,822.99/acre |

**4.48.120 Existing development.**

No Fee shall be charged for already existing development or for projects which rebuild or remodel without increasing the impervious area, except as provided in this section.

Where any development or project expands or remodels, it shall be charged the appropriate Fee as provided by Sections 4.48; provided, however, that the Fee shall be calculated only as to that portion of the development or project which is expanded or remodeled.

**4.48.130 Fee adjustments.**

- A. A developer of any project subject to the Fee established by this chapter may apply to the Director for a reduction or adjustment to the Fee based upon the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the Fee or the Facilities to be financed by the Fee. The application shall be made in writing and filed with the Director not later than twenty (20) calendar days after notification of the amount of the Fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his decision in writing not later than forty-five (45) calendar days after the filing of the Fee adjustment request.

Any person aggrieved by the decision of the Director may, within twenty (20) calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within forty-five (45) calendar days after filing. The decision of the City Council shall be final. No Building Permit shall be issued for the project until the final decision pursuant to this

section has been made. No application for a project shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

- B. Notwithstanding the provisions of Subsection A, a project proponent or applicant may pay the Fee "under protest" and receive a Building Permit. Provided, however, that the application for reduction or adjustment shall thereafter be filed within ten (10) calendar days or any objection shall be deemed waived. If a reduction or adjustment is received after payment pursuant this subsection is made, a refund to the applicant shall be made of that amount by which the Fee is reduced or adjusted.
- C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee, or the Facilities to be financed by the Fee, and the particular project.
- D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable Fee for such new uses, zoning, or land use designation, whether or not a Building Permit is required.

#### **4.48.140 Inflationary adjustments.**

The Fee established by this chapter shall automatically be adjusted on January 1 of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director on December 1 of each calendar year. The Director's determination shall be based upon the Engineering News Record, Construction Cost Index for the calendar year as of December 1.

#### **4.48.150 Adoption in compliance with Capital Improvement Plan.**

When the monies in the Drainage Mitigation Fund are disbursed for use, the Fees shall be used to finance the Facilities. To the extent sufficient Fees are available, all Facilities financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Capital Improvement Program.

#### **4.48.160 Chapter is severable.**

If any provision of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provisions or its application, and to this end the provisions of this chapter are severable.

**SECTION 2.** This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

4.48.140  
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SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 6th day of September, 2006, by the following vote on roll call:

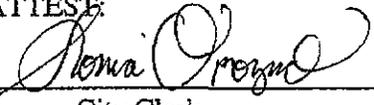
AYES COUNCILMEMBERS: Roccucci, Rockholm, Garbolino

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Gray, Allard

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

Ord 4033  
2006

ORDINANCE NO. 2617

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADDING CHAPTER 4.49 TO TITLE 4 OF THE ROSEVILLE  
MUNICIPAL CODE, RELATING TO THE DRY CREEK  
WATERSHED DRAINAGE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1: Chapter 4.49 is hereby added to Title 4 of the Roseville Municipal Code to read as follows:

CHAPTER 4.49

DRY CREEK WATERSHED DRAINAGE MITIGATION FEE

4.49.010 Purpose.

The City Council finds and declares that the purpose of this chapter is as follows:

A. The General Plan of the City requires that the city be provided, in a time frame related to its development, with an adequate level of drainage infrastructure so as to not adversely impact other areas.

B. New development, and the expansion of existing development, within the City imposes a burden on the creeks and drainage infrastructure within the Dry Creek watershed by adding additional impervious surface, thereby adding more runoff and changing discharge rates. This creates a need for new drainage infrastructure and improvements. Such burdens may vary by the type of land use and location within the City. Some of the worst impacts imposed by development are on properties located within the Dry Creek watershed downstream from the City, where additional runoff poses a threat to severe flooding and is a danger to life and property.

C. Analysis of the land use expected at buildout of the City pursuant to the General Plan and Specific Plans make it possible to estimate the amount of additional runoff generated by different types of land use, to analyze the drainage infrastructure or facilities necessary to mitigate that runoff, and to determine which land uses will require which portions of such infrastructure. It is therefore possible to charge a fee, based on land use and location, which equitably shares the burden of providing drainage infrastructure or facilities within the Dry Creek watershed among those who will create the need for them. It is the intent of this chapter to create such a fee without generating any surplus to the general fund. It is the further purpose of the chapter to implement the General Plan and Specific Plans by assuring that adequate public facilities are financed and provided to serve the City.

D. The Fee established by this chapter has been calculated in the manner set forth in the Study so as to pay for those Facilities listed in the Capital Improvement Program.

E. The Fee established by this chapter is in addition to any other fees or charges required by law as a condition of development.

F. The Fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

G. That the failure to impose conditions and regulations of this chapter relating to payment of the Fee on building permits would jeopardize both residents of the community and those outside the community within the Dry Creek watershed, in that it would permit construction to proceed without adequate drainage infrastructure or means of financing said infrastructure.

H. The requirement of this chapter to pay the Fee is necessary in order to assure compliance with the applicable Zoning Ordinance, Specific Plans, and General Plan requirements for the infrastructure funded by this chapter.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated, and the means of sharing these costs.

J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the Housing Element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide such needs.

K. That the establishment of the Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

#### 4.49.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building Permit" means the permit issued or required by the City for construction of any structure pursuant to and as defined by the Building Code.

B. "Capital Improvement Program" means that list of proposed drainage facilities, improvements, or infrastructure totaling \$5,248,700 (in 1991 dollars, Roseville projects only) included in the Study.

C. "Department" means the Department of Public Works.

D. "Director" means the Director of the Department.

E. "Facilities" means those public drainage facilities or infrastructure shown and included on the Capital Improvement Program.

F. "Fee" or "Drainage Mitigation Fee" means the Fee established by this chapter. The Fee shall be collected prior to the approval of any building permit. The Fee shall be used solely to finance the Facilities.

G. "Improvement Plan" means a site plan of property proposed for development showing all required improvements that must be approved by the City prior to the issuance of a Building Permit for the property.

H. "Study" means both the report entitled "Dry Creek Watershed Flood Control Plan" dated April 1992 by James M. Montgomery Consulting Engineers, and the report of the Director entitled "Adoption of Interim Dry Creek Watershed Flood Control Plan and Drainage Mitigation Fee" dated June 4, 1992, taken together. The Study is on file in the Offices of the Director and the City Clerk.

I. "Dry Creek Drainage Mitigation Fund" means that special interest-bearing fund established pursuant to Section 4.49.030.

4.49.030 Establishment and Administration of Dry Creek Drainage Mitigation Fund.

The Finance Director is hereby directed to establish a special interest-bearing fund entitled the Dry Creek Drainage Mitigation Fund. All Fees collected pursuant to this chapter shall be deposited in the Dry Creek Drainage Mitigation Fund and expended solely to finance the Facilities.

4.49.040 Payment of Drainage Mitigation Fee.

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any Building Permit within the Dry Creek Watershed. Calculation of the Fee shall be determined in accordance with the Study and this chapter depending upon where within the City development occurs, the type of development, and the extent of development.

4.49.045 Payment of Drainage Mitigation Fee Where Building Permits are not Issued by the City.

Where Building Permits are issued by an individual or agency other than the City, the Fee imposed pursuant to this chapter shall be paid at or prior to a request for electric, water, or sewer service, whichever is first. The fee shall be calculated in the same manner as any other Fee imposed pursuant to this chapter.

4.49.050 Watershed and Subarea Boundaries.

The boundaries of the Dry Creek Watershed and its subareas are hereby established as shown on that certain map entitled Dry Creek Watershed Subarea Map which is on file in the Office of the City Clerk and the Director and is incorporated herein by reference.

4.49.060 [Reserved]

4.49.070 Drainage Mitigation fee -- Main Stem.

The Fee in that portion of the Dry Creek Watershed which is in the Main Stem subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,125.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$94.00/unit         |
| Low-density Residential<br>(4.0 or less units per acre)    | \$148.00/unit        |

4.49.080 Drainage Mitigation fee -- Antelope Creek.

The Fee in that portion of the Dry Creek Watershed which is in the Antelope Creek subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,350.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$113.00/unit        |
| Low-density Residential<br>(4.0 or less units per acre)    | \$274.00/unit        |

4.49.090 Drainage Mitigation fee -- Miner's Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Miner's Ravine subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,699.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$142.00/unit        |
| Low-density Residential<br>(4.0 or less units per acre)    | \$508.00/unit        |

4.49.100 Drainage Mitigation fee -- Strap Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Strap Ravine subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,277.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$106.00/unit        |
| Low-density Residential<br>(4.0 or less units per acre)    | \$215.00/unit        |

4.49.110 Drainage Mitigation fee -- Linda Creek North.

The Fee in that portion of the Dry Creek Watershed which is in the Linda Creek North subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,215.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | N/A                  |
| Low-density Residential<br>(4.0 or less units per acre)    | \$163.00/unit        |

4.49.120 Drainage Mitigation fee -- Linda Creek South.

The Fee in that portion of the Dry Creek Watershed which is in the Linda Creek South subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,371.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$114.00/unit        |
| Low-density Residential<br>(4.0 or less units per acre)    | \$194.00/unit        |

4.49.130 Drainage Mitigation fee -- Secret Ravine.

The Fee in that portion of the Dry Creek Watershed which is in the Secret Ravine subarea shall be:

| <u>Land Use Category</u>                                   | <u>Amount of Fee</u> |
|--|----------------------|
| Commercial, Industrial, or other                           | \$1,427.00/acre      |
| High-density Residential<br>(More than 4.0 units per acre) | \$119.00/unit        |
| Low-density Residential<br>(4.0 or less units per acre)    | \$311.00/unit        |

4.49.140 Reserved.

4.49.150 Existing Development.

No Fee pursuant to this chapter shall be charged for already existing development or for projects which rebuild or remodel without increasing the impervious area, except as provided in this section.

Where any development or project expands or remodels, it shall be charged the appropriate Fee as provided by Sections 4.49.050 through 4.49.140; provided, however, that the Fee shall be calculated only as to that portion of the development or project which is expanded or remodeled.

4.49.160 Fee Adjustments.

A. A developer of any project subject to the Fee established by this chapter may apply to the Director for a reduction or adjustment to the Fee based on the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the Fee or the Facilities to be financed by the Fee. The application shall be made in writing and filed with the Director not later than twenty (20) calendar days after notification of the amount of the Fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his decision in writing not later than forty-five (45) calendar days after the filing of the Fee adjustment request. Any person aggrieved by the decision of the Director may, within twenty (20) calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within forty-five (45) calendar days after filing. The decision of the City Council shall be final. No Building Permit shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of Subsection A, a project proponent or applicant may pay the Fee "under protest" and receive a Building Permit. Provided, however, that the application for reduction or adjustment shall thereafter be filed within ten (10) calendar days or any objection shall be deemed waived. If a reduction or adjustment is received after payment pursuant to this subsection is made, a refund to the applicant shall be made of that amount by which the Fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee, or the Facilities to be financed by the Fee, and the particular project.

D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable Fee for new uses, zoning, or land use designation, whether or not a Building Permit is required.

4.49.170 Inflationary Adjustments.

The Fee established by this chapter shall automatically be adjusted on January 1 of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director on December 1 of each calendar year. The Director's determination shall be based on the

Engineering News Record, Construction Cost Index for the calendar year as of December 1.

Further the Director shall, during the first meeting in February of every odd-numbered year beginning in 1993, report to the City Council as to the inflation of land costs in the area where the Facilities are intended to be constructed. The council shall at that time adjust the Fee for such inflation.

4.49.180 Adoption in Compliance.

When monies in the Dry Creek Drainage Mitigation Fund are disbursed for use, the Fees shall be used to finance the Facilities. To the extent sufficient Fees are available, all Facilities financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Capital Improvement Program.

4.49.190 Chapter is Severable.

If any provision of this chapter or the application thereof to any person or circumstance held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or its application, and to this end the provisions of this chapter are severable.

SECTION 2. This ordinance shall be effective at the expiration of sixty (60) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 1st day of July, 1992, by the following vote on roll call:

AYES COUNCILMEMBERS: Pauline Rocucci, Fred M. Jackson, Harry Crabb, Jr.,  
Mel Hamel, Bill Santucci  
NOES COUNCILMEMBERS: None  
ABSENT COUNCILMEMBERS: None

Dee Santucci  
MAYOR

ATTEST:

Dee Florence  
City Clerk

**Public Facilities Fee**  
**Ordinance No. 4606**

ORDINANCE NO. 4606

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION  
4.52.010(F), 4.52.020, 4.52.050, 4.52.060, 4.52.070, 4.52.080 AND 4.52.150 OF  
CHAPTER 4.52 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING  
PUBLIC FACILITIES FEES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.52.010(F), 4.52.020, 4.52.050, 4.52.060, 4.52.070 and 4.52.080 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.52.010(F) The fee established by this chapter is to be collected for public facilities for which an account has been established.

4.52.020 Definitions.

The following words are defined for purposes of this chapter as follows:

- A. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.
- B. "Director" means the Administrative Services Director/City Treasurer of the City of Roseville.
- C. "Facilities" means those public facilities, improvements or infrastructure shown and included in the study, including ancillary uses and appurtenances.
- D. "Improvement plan" means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.
- E. "Fee" or "public facilities fee" means the fee established by this Chapter 4.52. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facilities.
- F. "Public facilities fund" means that special interest-bearing fund established pursuant to Section 4.52.030.
- G. "Public facilities" means buildings or other improvements owned by the City of Roseville or Placer County.
- H. "Study" means the "Public Facilities Fee Impact Study" prepared by MuniFinancial and dated November 20, 2003, and the Public Facilities Fee Impact Fee update

prepared by MuniFinancial and dated November 7, 2007 prepared for the fee increase effective July 1, 2008. The Study and Fee Update are on file in the office of the city clerk.

4.52.050 Public facilities fee—Residential.

The fee for residential development shall be 93 cents per square foot of dwelling unit. Effective July 1, 2008, the fee for residential development shall be \$1.13 per square foot of dwelling unit.

4.52.060 Public facilities fee—Commercial.

The fee for commercial or unspecified development shall be 45 cents per square foot of structure. Effective July 1, 2008, the fee for commercial or unspecified development shall be \$0.54 per square foot of structure.

4.52.070 Public facilities fee—Industrial.

The fee for industrial development shall be 30 cents per square foot of structure. Effective July 1, 2008, the fee for industrial development shall be \$0.36 per square foot of structure.

4.52.080 Public facilities fee—Business/professional.

The fee for business/professional development shall be 60 cents per square foot of structure. Effective July 1, 2008, the fee for business/professional development shall be \$0.71 per square foot of structure.

4.52.150 Use of public facilities fees.

When the monies in the public facilities fund are disbursed for use, the fees shall be used to fund the facilities.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance

to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of January, 2008, by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Garcia, Garbolino, Gray

NOES COUNCILMEMBERS: Roccucci

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
City Clerk

**Local Sewer Connection Fees**  
**Ordinance No. 5070**

ORDINANCE NO. 5070

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING  
SECTIONS 4.48.140 OF CHAPTER 4.48, 4.52.140 OF CHAPTER 4.52, 4.53.140 OF  
CHAPTER 4.53, 4.54.140 OF CHAPTER 4.54 OF TITLE 4, 14.08.031 OF CHAPTER  
14.08, AND 14.16.060 OF CHAPTER 14.16 OF TITLE 14 OF THE ROSEVILLE  
MUNICIPAL CODE REGARDING DEVELOPMENT IMPACT FEE ANNUAL  
INFLATIONARY ADJUSTMENT

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.48.140 of Chapter 4.48 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.48.140 Inflationary adjustments.**

The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 2. Chapter 4.52.140 of Chapter 4.52 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.52.140 Inflationary adjustments.**

The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 3. Chapter 4.53.140 of Chapter 4.53 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.53.140 Inflationary adjustments.**

The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as

published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

**SECTION 4.** Chapter 4.54.140 of Chapter 4.54 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.54.140 Inflationary adjustments.**

The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

**SECTION 5.** Chapter 14.08.310 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.08.031 Special area water connection fee.**

A. A special area water connection fee (for example, but not limited to, water pressure zone, waterline reimbursement and water benefit fees) shall be charged for each water unit connected to the city-owned public water system for infrastructure for areas of special benefit as identified and in amounts as set forth by the city council by resolution, from time to time.

B. For Water Pressure Zone #2 and #4, Doctors Ranch Supplemental Water Benefit Area, Foothills Business Park Annex Benefit Area, North Industrial for North Central Waterline Reimbursement, and North Urban Reserve for North Central Waterline Reimbursement, the Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

**SECTION 6.** Chapter 14.16.060 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.16.060 Local sewer connection fee.**

A. A local sewer connection fee shall be charged in accordance with Section 14.16.010 for each connection to the city-owned public sewer.

B. The local sewer connection fee shall be \$200.00 per sewer unit.

*Handwritten signature or initials*

C. The Construction Cost Index (CCI) inflationary fee adjustment shall become effective July 1, 2013. The fee established by this chapter shall be adjusted annually July 1st beginning on July 1, 2013 by a percentage equal to the adjustment rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon averaging the Construction Cost Index (CCI) for 20 cities and for San Francisco, as published in the Engineering News Record publication for the preceding 12 months ending in May. The resultant fee shall be rounded to the nearest dollar figure.

SECTION 7. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

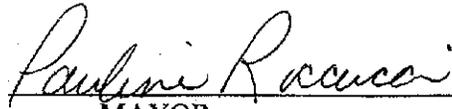
SECTION 8. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 6th day of June 2012, by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Herman, Rohan, Rocucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Garcia

  
MAYOR

ATTEST:

  
City Clerk

**Water Connection Fees**  
**Ordinance No. 5485**

ORDINANCE NO. 5485

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS  
14.08.025, 14.08.026 AND 14.08.029 OF CHAPTER 14.08 OF TITLE 14 OF THE  
ROSEVILLE MUNICIPAL CODE REGARDING CONNECTION FEES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.08.025 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended:

**14.08.025 Water connection fees.**

A. In order that appropriate provision be made for sharing the costs of the maintenance and expansion of the raw water supply, water treatment, storage, and distribution facilities of the city by those who receive the benefits thereof, there are established connection fees to such facilities, which fees shall be imposed in addition to the service connection costs charged pursuant to Section 14.08.020. Such additional water connection fees include a "standard connection fee" and an "irrigation connection fee." The fees shall be set so that they are equal to, but not greater than, the cost of service.

B. The water connection fees shall be based upon the applicable "dwelling unit equivalent" ("DUE"). The fee for one DUE shall be \$8,559.00 on July 1, 2015.

C. The connection fee amount set forth above shall be adjusted annually on July 1st of each year by three percent or by a percentage equal to the inflation rate for the prior year for construction costs as determined by the environmental utilities director in the preceding June, whichever is greater. The director's determination of the percentage equal to the inflation rate for the prior year for construction costs shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in May. The environmental utilities director shall report the amount of the adjustment in percentage terms and the dollar amount due per DUE to the city council annually at the first regular meeting of the council following the adjustment of the fee.

D. Except as otherwise provided, all water connection fees established by this chapter shall be payable upon issuance of a building permit. Connection fees will be determined using the amount in effect on the date of building permit issuance.

SECTION 2. Section 14.08.026 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended:

**14.08.026 Standard connection fee.**

A. The standard connection fee for various types of service and applicable DUEs are based upon water service sizes required by the Uniform Plumbing Code and DUEs as shown in

Section 14.08.029 for non-residential connections and upon large lot use density categories for residential connections as defined herein. The standard connection fee shall be calculated as follows:

For all dwellings, as defined in Roseville Municipal Code Section 19.08.080(E) , the connection fee shall be based upon the large lot land use density as defined within the Land Use Element of the City's General Plan, the water service size as required by the Uniform Plumbing Code, and the equivalent DUE's as shown in Section 14.08.029. The minimum connection fee shall be based on a three-quarter-inch service size and the equivalent dwelling unit shall be one DUE if zoned low density residential; 60 percent of the cost of one DUE for each dwelling unit if zoned medium density residential; and, 40 percent of the costs of one DUE for each dwelling unit if zoned high density residential. Fees shall not be based on the size of the master meter to a multifamily dwelling. Multifamily dwellings shall also pay an irrigation connection fee as defined in Roseville Municipal Code section 19.08.027.

B. For all dwellings, as defined in Roseville Municipal Code section 19.08.080(E), that require automatic fire protection systems pursuant to Roseville Municipal Code Section 16.16.120, the increased service size will not be assessed an additional fee associated with the fire protection system requirement. Connection fees shall be based on a three-quarter inch service size and the equivalent dwelling units required by Roseville Municipal Code section 14.08.026(A) without consideration for any fire protection system required by Roseville Municipal Code Section 16.16.120.

C No additional water connection fee shall be charged for facilities located within a multifamily dwelling complex that are appurtenant to the general function of the multifamily dwelling complex. Such facilities include, but shall not be limited to, community centers, recreational centers, rental offices, maintenance offices and fire systems.

SECTION 3. Section 14.08.029 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended:

**14.08.029 Dwelling unit equivalents.**

DUEs for water connection fees are:

| Service Size | DUEs |
|--------------|------|
| 3/4 in.      | 1.0  |
| 1.0 in.      | 1.7  |
| 1.5 in.      | 3.3  |
| 2.0 in.      | 5.3  |
| 3.0 in.      | 11.7 |
| 4.0 in.      | 20.0 |
| 6.0 in.      | 41.7 |
| 8.0 in.      | 60.0 |
| 10.0 in.     | 96.7 |

SECTION 4. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 5. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 15th day of April, 2015, by the following vote on roll call:

AYES COUNCILMEMBERS: Gore, Rohan, Herman, Roccucci, Garcia

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
City Clerk

**City/County Traffic Mitigation Fee  
Ordinance No. 5203**

ORDINANCE NO. 5203

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING  
SECTIONS 4.45.020, 4.45.030 AND 4.45.050 OF CHAPTER 4.45 OF TITLE 4 OF THE  
ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Sections 4.45.020, 4.45.030 and 4.45.050 of Chapter 4.45 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.45.020 Definitions.**

The following words are defined for purposes of this chapter as follows:

- A. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.
- B. "Covered improvements" means those traffic and circulation facilities, improvements, or infrastructure listed in that document entitled "2013 City/County Traffic Impact Fee Program Update" prepared by Fehr & Peers Transportation Consultants and dated March 15, 2013. Said covered improvements list is on file in the office of the director and the city clerk.
- C. "Department" means the department of development services.
- D. "Director" means the director of the department.
- E. "Dwelling Unit Equivalents" or "D.U.E.'s" means the number of single family dwellings to which a particular type of development or use is equivalent in terms of expected or estimated p.m. peak hour traffic impact.
- F. "Dwelling unit equivalent rates or D.U.E. rates" means multiplication factors used to convert a particular type of development or use to dwelling unit equivalents. D.U.E. rates shall be expressed as the number of D.U.E.'s per unit of a particular use.
- G. "Facilities" means those public traffic and circulation facilities, improvements or infrastructure shown and included on the covered improvements list.
- H. "Improvement plan" means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.
- I. "Fee" or "traffic mitigation fee" means the fee established by this Chapter 4.45. The fee shall be collected prior to the approval and issuance of any building permit, or as provided otherwise in this chapter. The fee shall be used solely to finance the covered improvements.
- J. "Traffic mitigation fund" means that special interest-bearing fund established pursuant to Section 4.45.030.

K. "Study" means that certain document entitled "2013 City/County Traffic Impact Fee Program Update," dated March 15, 2013. The study is on file in the offices of the director and city clerk.

L. "Infill area" means that portion of the city not within the Northeast, North Central, Northwest, Highland Reserve North, North Roseville, Stoneridge, Southeast, West Roseville, Del Webb, Creekview, or Sierra Vista specific plan areas, nor within the North Industrial Area.

**4.45.030 Establishment and administration of traffic mitigation fund.**

The finance director is directed to establish a special interest-bearing fund entitled the Baseline/Walerga traffic mitigation fund. All fees collected pursuant to this chapter shall be deposited in the Baseline/Walerga traffic mitigation fund and expended solely to finance the facilities.

**4.45.050 Traffic mitigation fee per dwelling unit equivalent by area.**

The net traffic mitigation fee for the various areas within the city, as defined in the general plan, shall be:

| Area  | Amount of Fee<br>(per D.U.E.) |
|---|-------------------------------|
| Southeast Roseville Specific<br>Plan Area     | \$57.00                       |
| Northeast Roseville Specific<br>Plan Area     | \$57.00                       |
| North Central Roseville<br>Specific Plan Area | \$343.00                      |
| Northwest Roseville<br>Specific Plan Area     | \$343.00                      |
| North Industrial Plan Area                    | \$343.00                      |
| Infill Areas                                  | \$57.00                       |
| Del Webb Specific<br>Plan Area                | \$343.00                      |
| Highland Reserve North<br>Specific Plan Area  | \$343.00                      |

|                                       |            |
|---------------------------------------|------------|
| North Roseville Specific<br>Plan Area | \$343.00   |
| Stoneridge Specific Plan Area         | \$57.00    |
| West Roseville Specific<br>Plan Area  | \$770.00   |
| Sierra Vista Specific Plan Area       | \$1,350.00 |
| Creekview Specific Plan Area          | \$616.00   |

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

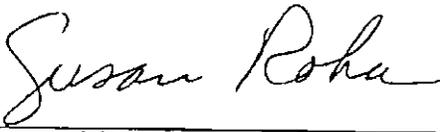
SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

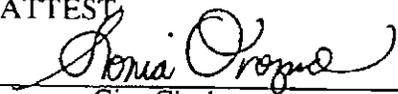
PASSED AND ADOPTED by the Council of the City of Roseville this 19<sup>th</sup> day of June, 2013, by the following vote on roll call:

AYES COUNCILMEMBERS: Roccucci, Garcia, Gore, Rohan

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Herman

  
 \_\_\_\_\_  
 MAYOR

ATTEST  
  
 \_\_\_\_\_  
 City Clerk

**Downtown Specific Plan In-Lieu Parking Fee**

**Resolution No. 09-124**

**Ordinance No. 4728**

**Downtown Code 3.0-Regulatory Incentives**

RESOLUTION NO. 09-124

ADOPTING A PARKING IN LIEU FEE  
FOR THE DOWNTOWN SPECIFIC PLAN

WHEREAS, as part of the Downtown Specific Plan, the City desires to implement a parking in lieu fee; and

WHEREAS, the initial parking in lieu fee will be \$8,000 per parking space and will be automatically adjusted on July 1<sup>st</sup> of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Planning and Redevelopment Director in the preceding June; and

WHEREAS, the Director's determination shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in June;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the parking in lieu fee and the annual adjustment based on the Construction Cost Index is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this 1st day of April, 2009 by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Gray, Garcia, Roccucci, Garbolino

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

ORDINANCE NO. 4728

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 17.04.235 OF CHAPTER 17.04; DELETING SECTION 17.04.490 OF CHAPTER 17.04; AND AMENDING SECTIONS 17.06.180 AND 17.06.310 OF CHAPTER 17.06 OF TITLE 17; AND AMENDING SECTIONS 19.08.030, 19.08.080 AND 19.08.090 OF CHAPTER 19.08; 19.10.045 OF CHAPTER 19.10; 19.12.010, 19.12.020 AND 19.12.030 OF CHAPTER 19.12; 19.18.030 OF CHAPTER 19.18; 19.49.030 OF CHAPTER 19.49; 19.74.010 OF CHAPTER 19.74; AND ADDING CHAPTER 19.31 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 17.04.235 of Chapter 17.04 of Title 17 of the Roseville Municipal Code is hereby added to read as follows:

**17.04.235 Downtown specific plan area.**

"Downtown specific plan area" means a 176 acre area encompassing historic old town, Vernon Street, and Royer and Saugstad Parks. This area is further defined in the Downtown Specific Plan.

SECTION 2. Section 17.04.490 of Chapter 17.04 of Title 17 of the Roseville Municipal Code is hereby deleted in its entirety.

SECTION 3. Sections 17.06.180 and 17.06.310 of Chapter 17.06 of Title 17 of the Roseville Municipal Code are hereby amended to read as follows:

**17.06.180 Projecting signs in the Riverside Gateway Specific Plan area.**

- A. Number. In addition to other signs permitted by this Title, establishments located in the Riverside Gateway Specific Plan area, in a building immediately adjacent to the public sidewalk, will be permitted one (1) projecting sign.
- B. Location.
1. A projecting sign may extend over the sidewalk a maximum of six (6) feet, subject to an encroachment permit whenever the sidewalk is open to the public or part of the public right of way;
  2. A projecting sign may not extend onto or over the street;
  3. A projecting sign shall have a minimum vertical clearance of eight (8) feet from the sidewalk to the bottom of the sign;
  4. A projecting sign may not extend above the roof line; and
  5. The sign shall be located on the Riverside Avenue side even if the building entrance is located on a side street.
- C. Area. The area of a projecting sign shall be included in calculating the permitted area for wall signs.

- D. Encroachment Permit. A permanent encroachment permit which includes insurance certificates and/or bonds pursuant to Roseville Municipal Code Chapter 13.28 shall be required for all signs projecting over the public right-of-way.

### Article 3. Downtown Specific Plan Area.

#### 17.06.310 Downtown Specific Plan Signs.

Uses located in the Downtown Specific Plan area are permitted signage that is consistent with, and enhances the historic character of that area. The Downtown Code, adopted in Chapter 19.31 of the Roseville Municipal Code, sets forth the criteria, design guidelines and standards for signs located in the Downtown Specific Plan area.

SECTION 4. Sections 19.08.030(C), 19.08.080(D), (H), (I), (J), (K) and (L), and 19.08.090(E), (L), (O) and (V) of Chapter 19.08 Title 19 of the Roseville Municipal Code are hereby amended to read as follows:

#### Section 19.08.030(C) - Listing of Use Classifications

C. Residential Use Types

Caretaker/Employee Housing  
Community Care Facility, Small  
Community Care Facility, Large  
Dwelling  
    Multi-Family  
    Single Family  
    Two-Family  
Efficiency Units  
Family Day Care Homes, Small  
Family Day Care Homes, Large  
Live/Work  
Mobile Home Park  
Rooming and Boarding Houses  
Second Dwelling Unit  
Single Room Occupant

#### Section 19.08.080(D), (H), (I), (J), (K) and (L) - Residential Use Types

- D. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
- H. Live/Work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units function primarily as a workspace with incidental residential accommodations.
- I. **Mobile Home Park**, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative,

condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

- J. **Rooming and Boarding Houses**, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six (6) or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods, with compensation.
- K. **Second Dwelling Unit**, a dwelling unit, attached or detached, with permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit and includes a separate entrance from the primary unit. (Also see Chapter 19.60.)
- L. **Single Room Occupant**, lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

**Section 19.08.090(E), (L), (O), (V) - Commercial Use Types**

- E. **Bars and Drinking Places**, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.
- L. **Eating and Drinking Establishments**, includes establishments primarily engaged in the sale of prepared food and beverages for on-premise consumption, but excludes those uses classified under the "Bars and Drinking Places" and "Nightclubs." Music, live or recorded, may be allowed provided that any such music and floor space for dancing is accessory and incidental to the sale of prepared food and beverages (i.e. jukeboxes, open microphone, mariachi, etc.). Fixed seating or chairs are provided for the seating of each patron or customer at all times. Eating and Drinking Establishment use types include:
  - 1. **Fast Food with Drive Through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
  - 2. **Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
  - 3. **Full Service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Typical uses include full service restaurants.
- O. **Lodging Services**, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging Services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.
- V. **Offices, Professional**, includes professional or government offices including:
  - Accounting, auditing and bookkeeping services;
  - Advertising agencies;
  - Architectural, engineering, interior design, and surveying services;
  - Attorneys;

- Call and telemarketing centers;
- Computer software designers;
- Court reporting services;
- Data processing and computer services;
- Detective agencies and similar services;
- Secretarial and word processing services;
- Government offices including agency and administrative office facilities;
- Insurance agencies;
- Management, public relations and consulting services;
- Real estate agencies; and
- Writers, photographers and artists offices outside the home.

SECTION 5: Section 19.10.045(A) of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 19.10.045(A) - Design Review Required for Compact Residential Development**

- A. **Applicability.** Design review shall be required for Compact Residential Development projects that qualify under either of the following:
1. Attached or detached single-family housing units on property with a General Plan land use designation of Medium Density Residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map) (except for properties within the Downtown Specific Plan area), or
  2. Residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS Supplemental Design Standards are requested.

SECTION 6: Section 19.12.010(I), 19.12.020 and 19.12.030(B) of Chapter 19.12 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 19.12.010(I) - Purpose**

- I. **Old Town Historic (HD) District.** The Old Town Historic district is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic and economic health of the district. Each parcel within the Historic District shall be subject to the specific Historic District design guidelines contained within the Downtown Code which has been adopted in Chapter 19.31 of the Roseville Municipal Code..

**Section 19.12.020 - Permitted Use Types**

Primary uses are permitted in commercial zones subject to the requirements of this Title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A".

Permitted uses within the CBD and HD zones are contained within the Downtown Code.

**COMMERCIAL ZONE DISTRICTS PERMITTED USES**

| <b>AGRICULTURE AND OPEN SPACE USE TYPES</b> | <b>BP</b> | <b>NC</b> | <b>CC</b> | <b>GC</b> | <b>HC</b> | <b>RC</b> | <b>CMU</b> |
|---|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| <b>Resource Protection and Restoration</b>  | CUP       | CUP       | CUP       | CUP       | CUP       | CUP       | P          |
| <b>Resource Related Recreation</b>          | P         | P         | P         | P         | P         | CUP       | P          |

| <b>CIVIC USE TYPES</b>                            | <b>BP</b> | <b>NC</b> | <b>CC</b> | <b>GC</b> | <b>HC</b> | <b>RC</b> | <b>CMU</b> |
|---|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| <b>Community Assembly</b>                         | CUP       | P         | P         | P         | -         | -         | P          |
| <b>Community Services</b>                         | P         | CUP       | P         | P         | P         | P         | P          |
| <b>Essential Services</b>                         | P         | P         | P         | P         | P         | P         | P          |
| <b>Hospital Services</b>                          |           |           |           |           |           |           |            |
| General Hospital Services                         | -         | -         | CUP       | CUP       | -         | -         | P          |
| Psychiatric Hospital Services                     | -         | -         | CUP       | CUP       | -         | -         | P          |
| <b>Libraries and Museums, Private</b>             | -         | CUP       | P         | P         | P         | P         | -          |
| <b>Public Parking Services</b>                    | P         | P         | P         | P         | P         | P         | P          |
| <b>Schools</b>                                    |           |           |           |           |           |           |            |
| College and University                            | A         | -         | P         | P         | -         | P         | P          |
| Elementary and Secondary                          | P         | P         | P         | P         | P         | P         | P          |
| Private Elementary and Secondary                  | -         | CUP       | CUP       | CUP       | -         | -         | P          |
| <b>Social Services</b>                            |           |           |           |           |           |           |            |
| Food Distribution <sup>(2)</sup>                  | -         | -         | -         | A/CUP     | A/CUP     | -         | A/CUP      |
| Food Service <sup>(3)</sup>                       | -         | -         | -         | A/CUP     | A/CUP     | -         | A/CUP      |
| Temporary Resident Shelter <sup>(4)</sup>         | -         | -         | -         | A/CUP     | A/CUP     | -         | A/CUP      |
| <b>Power Generating Facilities <sup>(8)</sup></b> |           |           |           |           |           |           |            |
| Emergency   | A         | A         | A         | A         | A         | A         | A          |
| Supplemental / Individual Use                     | CUP        |

|               |   |   |   |   |   |   |   |  |   |
|---------------|---|---|---|---|---|---|---|--|---|
| Passive Power | P | P | P | P | P | P | P |  | P |
|---------------|---|---|---|---|---|---|---|--|---|

| RESIDENTIAL USE TYPES             | BP  | NC  | CC  | GC  | HC  | RC  |  | CMU |
|-----------------------------------|-----|-----|-----|-----|-----|-----|--|-----|
| <b>Caretaker/Employee Housing</b> | -   | CUP | CUP | CUP | CUP | CUP |  | P   |
| <b>Dwelling</b>                   |     |     |     |     |     |     |  |     |
| Multi-Family                      | -   | CUP | CUP | -   | -   | -   |  | P   |
| Single-Family                     | -   | CUP | CUP | CUP | CUP | -   |  | P   |
| Two-Family                        | -   | CUP | CUP | CUP | CUP | -   |  | P   |
| Family Day Care Home, Small       | P   | P   | P   | P   | -   | P   |  | P   |
| Family Day Care Home, Large       | CUP | CUP | CUP | CUP | -   | CUP |  | P   |
| Single Room Occupant              | -   | -   | -   | -   | -   | -   |  | CUP |

| COMMERCIAL USE TYPES                 | BP | NC  | CC  | GC  | HC | RC  |  | CMU |
|--------------------------------------|----|-----|-----|-----|----|-----|--|-----|
| <b>Adult Oriented Businesses (1)</b> | -  | -   | -   | P   | -  | P   |  | P   |
| <b>Animal Sales and Service</b>      |    |     |     |     |    |     |  |     |
| Grooming and Pet Stores              | -  | P   | P   | P   | -  | P   |  | P   |
| Kennels                              | -  | -   | -   | -   | -  | -   |  | P   |
| Veterinary Clinic                    | -  | CUP | P   | P   | -  | -   |  | P   |
| Veterinary Hospital                  | -  | -   | CUP | CUP | -  | -   |  | P   |
| <b>Automotive and Equipment</b>      |    |     |     |     |    |     |  |     |
| Automotive Body and Equipment Repair | -  | -   | -   | CUP | -  | CUP |  | CUP |
| Automotive Rentals                   | -  | -   | -   | P   | P  | P   |  | P   |
| Automotive Repairs                   | -  | -   | CUP | P   | P  | P   |  | P   |
| Automotive Sales                     | -  | -   | CUP | P   | -  | P   |  | P   |
| Car Wash and Detailing               | -  | -   | CUP | P   | -  | P   |  | P   |
| Commercial                           | P  | -   | -   | P   | P  | -   |  | P   |

|                                  |     |   |   |   |   |   |  |   |
|----------------------------------|-----|---|---|---|---|---|--|---|
| Parking                          |     |   |   |   |   |   |  |   |
| Heavy Equipment Rental and Sales | -   | - | - | P | - | P |  | P |
| Gasoline Sales                   | CUP | P | P | P | P | P |  | P |

| COMMERCIAL USE TYPES                      | BP | NC  | CC  | GC  | HC  | RC  |  | CMU |
|---|----|-----|-----|-----|-----|-----|--|-----|
| <b>Banks and Financial Services</b>       | P  | P   | P   | P   | -   | P   |  | P   |
| <b>Bars and Drinking Places</b>           | -  | -   | P   | P   | -   | P   |  | P   |
| <b>Broadcasting and Recording Studios</b> | P  | -   | -   | P   | -   | -   |  | P   |
| <b>Building Material Stores</b>           | -  | -   | CUP | P   | -   | P   |  | P   |
| <b>Business Support Services</b>          | P  | -   | P   | P   | -   | -   |  | P   |
| <b>Commercial Recreation</b>              |    |     |     |     |     |     |  |     |
| Amusement Center                          | -  | CUP | P   | P   | -   | P   |  | P   |
| Indoor Entertainment                      | -  | -   | P   | P   | -   | P   |  | P   |
| Indoor Sports and Recreation              | -  | -   | P   | P   | -   | P   |  | P   |
| Outdoor Entertainment                     | -  | -   | -   | CUP | -   | CUP |  | P   |
| Outdoor Sports and Recreation             | -  | -   | -   | P   | CUP | P   |  | P   |
| Large Amusement Complexes                 | -  | -   | -   | CUP | CUP | P   |  | P   |
| <b>Community Care Facility</b>            | P  | P   | P   | P   | -   | -   |  | P   |
| <b>Day Care Center</b>                    | P  | P   | P   | P   | -   | P   |  | P   |
| <b>Eating and Drinking Establishments</b> |    |     |     |     |     |     |  |     |
| Fast Food with Drive Through              | -  | -   | P   | P   | P   | P   |  | P   |
| Convenience                               | P  | P   | P   | P   | P   | P   |  | P   |
| Full Service                              | P  | P   | P   | P   | P   | P   |  | P   |
| <b>Food and Beverage Retail Sales</b>     | -  | -   | P   | P   | -   | -   |  | P   |
| <b>Funeral and Internment Services</b>    | -  | -   | P   | P   | -   | -   |  | P   |
| <b>Lodging Services</b>                   | -  | -   | P   | P   | P   | P   |  | P   |

|                           |     |     |     |     |   |     |  |     |  |
|---------------------------|-----|-----|-----|-----|---|-----|--|-----|--|
| Long Term Care Facility   | CUP | CUP | P   | P   | - | -   |  | P   |  |
| Maintenance and Repair    | -   | P   | P   | P   | - | -   |  | P   |  |
| Medical Services, General | P   | P   | P   | P   | P | P   |  | P   |  |
| Neighborhood Commercial   | P   | P   | -   | -   | - | -   |  | P   |  |
| Nightclubs <sup>(5)</sup> | -   | -   | CUP | CUP | - | CUP |  | CUP |  |
| Nursery, Retail           | -   | -   | -   | P   | - | P   |  | P   |  |

| COMMERCIAL USE TYPES                | BP | NC  | CC  | GC  | HC | RC |  | CMU |  |
|-------------------------------------|----|-----|-----|-----|----|----|--|-----|--|
| Offices, Professional               | P  | P   | P   | P   | -  | P  |  | P   |  |
| Personal Services                   | P  | P   | P   | P   | P  | P  |  | P   |  |
| Retail Sales and Services           | -  | -   | P   | P   | P  | P  |  | P   |  |
| Specialized Education and Training  |    |     |     |     |    |    |  |     |  |
| Vocational Schools                  | -  | -   | P   | P   | -  | -  |  | P   |  |
| Specialty Schools                   | -  | CUP | P   | P   | -  | P  |  | P   |  |
| Storage, Personal Storage Facility  | -  | -   | CUP | P   | -  | -  |  | P   |  |
| INDUSTRIAL USE TYPES                | BP | NC  | CC  | GC  | HC | RC |  | CMU |  |
| Laundries, Commercial               | -  | -   | CUP | CUP | -  | -  |  | P   |  |
| Printing & publishing               | -  | -   | -   | CUP | -  | -  |  | P   |  |
| Research Services                   | -  | -   | -   | P   | -  | -  |  | P   |  |
| Wholesaling and Distribution, Light | -  | -   | -   | P   | -  | -  |  | P   |  |

| TRANSPORTATION AND COMMUNICATION USE TYPES  | BP          | NC          | CC          | GC          | HC          | RC          |  | CMU         |  |
|---|-------------|-------------|-------------|-------------|-------------|-------------|--|-------------|--|
| Telecommunication Facilities <sup>(6)</sup> | P/A/<br>CUP | P/A/<br>CUP | P/A/<br>CUP | P/A/<br>CUP | P/A/<br>CUP | P/A/<br>CUP |  | P/A/<br>CUP |  |
| Heliport                                    | CUP         | CUP         | CUP         | CUP         | CUP         | CUP         |  | P           |  |
| Intermodal Facilities <sup>(7)</sup>        | CUP         | CUP         | CUP         | CUP         | CUP         | CUP         |  | P           |  |

**Notes:**

- (1) Additional Requirements are contained in Chapter 19.32.
- (2) Additional Requirements are contained in Chapter 19.40.
- (3) Additional Requirements are contained in Chapter 19.39.
- (4) Additional Requirements are contained in Chapter 19.38.
- (5) Additional Requirements are contained in Chapter 19.49.
- (6) Additional Requirements are contained in Chapter 19.34.
- (7) Additional Requirements are contained in Chapter 19.36.
- (8) Additional Requirements are contained in Chapter 19.55.

**Section 19.12.030(B) - Commercial Zone General Development Standards**

- A. General.** Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable Specific Plans, approved Design Review Permit and any other applicable requirements of this Title.
- B. Maximum Height.** Notwithstanding the requirements referred to in A, maximum height limits in the Commercial zoning districts are as follows unless otherwise modified by an approved Design Review Permit or Specific Plan:

| <b>Zoning District</b>          | <b>Height Limit</b> |
|---------------------------------|---------------------|
| Business Professional (BP)      | 50'                 |
| Neighborhood Commercial (NC)    | 35'                 |
| Community Commercial (CC)       | 50'                 |
| General Commercial (GC)         | 50'                 |
| Highway Commercial (HC)         | 50'                 |
| Regional Commercial (RC)        | 50'                 |
| Central Business District (CBD) | 50'                 |
| Commercial Mixed Use (CMU)      | 50'                 |
| Historic District (HD)          | 50'                 |

SECTION 7: Section 19.18.030(D) of Chapter 19.18 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 19.18.030(D) - Special Area (SA) District**

- D. Designation on the Zoning Map.** A SA, Special Area district shall be established with approval of a Zoning Ordinance Amendment as specified in Chapter 19.86, and shall be designated on the Zoning Map with the underlying zone district by the symbol "/SA," followed by the ordinance number. The ordinance number shall refer to the ordinance which adopted the SA district. If a SA is within a Specific Plan, no ordinance number need be specified provided however, a reference to that Specific Plan is identified as follows: -SE (Southeast Roseville Specific Plan); -NE (Northeast Roseville Specific Plan); -NW (Northwest Roseville Specific Plan); -NC (North Central Roseville Specific

Plan); -DW (Del Webb Specific Plan), -NR (North Roseville Specific Plan), -HR (Highland Reserve Specific Plan), -SR (Stoneridge Specific Plan), -WR (West Roseville Specific Plan), RG (Riverside Gateway), and DT (Downtown Specific Plan).

**SECTION 8:** Section 19.49.030 of Chapter 19.49 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 19.49.030 - General Standards**

The following requirement applies to nightclubs where permitted within any zone district (except for nightclubs located within the Downtown Specific Plan area):

- A. Nightclubs are prohibited to be located within 500 feet of a residential zone district as measured from the residential zone district boundary to the structure where the nightclub use is proposed.

**SECTION 9:** Section 19.74.010(C) of Chapter 19.74 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 19.74.010(C)(2)(a) - Permit Requirements**

C. 2. **Approving Authority:**

a. **Administrative Process.**

- I. The Planning Director may approve, conditionally approve or deny a Minor Design Review Permit provided the improvement complies with the following:
  - 1) There has been no previous Design Review Permit for the building/site;
  - 2) The improvement is limited to facade improvements;
  - 3) The improvement consists of a color change;
  - 4) The improvement consists of a modification to or the introduction of a new exterior building material; or
  - 5) The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.
- II. The Planning Director may approve, conditionally approve or deny a Minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this Title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Director shall be in substantial conformance with adopted Specific Plan.

If in the opinion of the Planning Director, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Director determines that, because of location, size or design that the public hearing should not be waived, the Planning Director shall refer the project for public hearing by the Design

Committee or the Planning Commission. The Director shall determine whether the project is to be heard by the Design Committee or the Planning Commission.

The Planning Director may approve:

- 1) Design Review Permit extensions and modifications, including changes in project phasing.
- 2) Design Review Permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.
- 3) Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in Sub Section b. 2) of this Section.
- 4) Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review permit as provided in Sub Section c2) of this Section.

SECTION 10: Chapter 19.32 heading is hereby amended to read as follows:

**CHAPTER 19.32 – LOCATION AND AMORTIZATION OF ADULT ORIENTED BUSINESSES**

19.32.010 – Purpose

19.32.020 – Definitions

19.32.030 – Minimum Proximity Requirements

19.32.040 – Amortization of Nonconforming Adult-Oriented Business Uses

19.32.050 – Extension of Time for Termination of Nonconforming Use

SECTION 11: Chapter 19.31 of Title 19 of the Roseville Municipal Code is hereby added to read as follows:

**Chapter 19.31  
DOWNTOWN SPECIFIC PLAN DOWNTOWN CODE**

Sections:

- |           |                               |
|-----------|-------------------------------|
| 19.31.010 | Purpose.                      |
| 19.31.020 | Definition.                   |
| 19.31.030 | Downtown Code - Adopted.      |
| 19.31.040 | Conflicts.                    |
| 19.31.050 | Violations.19.31.010 Purpose. |

The purpose of the Downtown Specific Plan Downtown Code is to direct public and private development consistent with the community vision for the Downtown Specific Plan area. Redevelopment within the older areas of the City of Roseville presents unique development challenges. The Downtown Specific Plan Downtown Code is therefore a comprehensive document for the Downtown Specific Plan area that provides detailed performance criteria and development standards that are intended to facilitate development while recognizing the area's

unique character. Key elements addressed in the Downtown Specific Plan Downtown Code include:

- A. Permitted and conditionally permitted uses for various zone districts.
- B. Prescriptive development standards including setbacks, height requirements, parking standards, and floor area ratios.
- C. Development guidelines addressing buffers and adjacency issues, landscaping, entry monumentation, and public realm improvements.
- D. Entitlement processes that vary from applications throughout the remainder of the City of Roseville.
- E. Downtown sign regulations.
- F. Details that define the character of the Downtown Specific Plan area.
- G. Downtown Specific Plan area incentives.
- H. Parcel specific considerations.

The Downtown Specific Plan Downtown Code is consistent with the City of Roseville's goals, policies and applicable regulations and is intended to be the primary resource for development review within the Downtown Specific Plan area.

**19.31.020 Definition.**

"Downtown Specific Plan area" means a 176 acre area encompassing historic old town, Vernon Street, and Royer and Saugstad Parks. This area is further defined in the Downtown Specific Plan.

**19.31.030 Downtown Code - Adopted.**

The Downtown Specific Plan Downtown Code, as amended by the City Council from time to time, is hereby adopted and is incorporated into this Chapter by reference as though it were fully set forth herein. A copy of the Downtown Specific Plan Downtown Code is available for use and examination by the public in the City of Roseville's Planning Department and the City Clerk's Office, and can be found on the City of Roseville's web site.

**19.31.040 Conflicts.**

In the event of any conflict between the provisions of the Downtown Specific Plan Downtown Code and the provisions of the Roseville Municipal Code, the provisions of the Downtown Specific Plan Downtown Code shall prevail. However, with regard to topics that the Downtown Specific Plan Downtown Code does not address, the provisions of the Roseville Municipal Code shall prevail.

**19.31.050 Violations.**

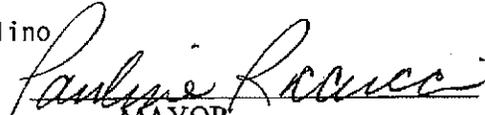
A violation of the requirements of the Downtown Specific Plan Downtown Code is punishable as an infraction.

SECTION 12. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 13. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 15<sup>th</sup> day of April, 2009, by the following vote on roll call:

AYES            COUNCILMEMBERS:    Allard, Gray, Garcia, Rocucci  
NOES            COUNCILMEMBERS:    None  
ABSENT        COUNCILMEMBERS:    Garbolino

  
MAYOR

ATTEST:

  
City Clerk

6d 4728

### 3.5 Fee Incentives

#### 3.5.1 Park Dedication Strategy

Based on the number of new residential units within the Plan Area, the park dedication acreage is approximately 29 acres. An important goal of the Specific Plan is to encourage the development of residential units to promote activity and potential consumers on a constant basis. Based on this desire, the plan exempts future residential units from having to dedicate land or pay an in-lieu fee.

Assuming that land values are approximately \$20 per square foot, on average, exempting residential projects from park dedication would amount to a savings of approximately \$19,800 per residential unit. Based on 1,020 new dwelling units, this is a savings benefit of nearly \$20 million in park land acquisition and dedication costs.

Park fees will still be collected in order to fund park improvements, but these fees will be specifically allocated to improvements in the Downtown. Approximately \$1,949,220 in new city-wide park fees, and \$1,042,440 in neighborhood park fees will be generated and specifically allocated to Downtown park improvements.

#### 3.5.2 Parking In lieu Fee



To create a “Park-Once” philosophy within the Downtown, the **Downtown Code** establishes a parking in lieu fee program. With the adoption of the **Downtown Code**, the City Council has approved a parking in lieu fee that allows non-residential uses to meet their parking demand through the public realm parking provided within the Plan Area.

The initial fee shall be determined by the City Council and updated once yearly, based on the construction cost to the City and adjustments to the Construction Cost Index. Future yearly updates will be set by the Director. The fee is intended to be an incentive and will not necessarily recoup the cost of developing parking within the Downtown. The fee is to be paid to satisfy parking requirements in-lieu of providing any or all spaces on-site and shall be further discounted according to Table 3.5.1.

**Parking In lieu Fee**

Table 3.5.1

| Numbered Parking Spaces | Fee % / Parking Space   |
|-------------------------|-------------------------|
| First Stall             | 10% of the in-lieu fee  |
| Second Stall            | 25% of the in-lieu fee  |
| Third Stall             | 50% of the in-lieu fee  |
| Fourth Stall            | 75% of the in-lieu fee  |
| Fifth Stall and beyond  | 100% of the in-lieu fee |



Other provisions associated with the payment of the parking in-lieu fee program include:

- 1) Prior to issuance of a building permit, the developer shall enter into a parking in-lieu fee agreement to be reviewed and approved by the Director.
- 2) Before approving payment of a fee for in-lieu of providing off-street parking, the Director shall find:
  - a. That there is adequate capacity within the existing or planned public parking resources to accommodate the requested parking in-lieu off-site, and
  - b. The project benefiting from this approval is furthering the goals and policies of the Downtown Specific Plan and the General Plan relative to uses, revitalization, pedestrian amenities and design.
- 3) Funds collected by the city from in-lieu payment shall be deposited in a special fund and used only by the City to acquire and/or develop on-street or off-street parking and related facilities which are determined to alleviate the need for parking spaces in the Specific Plan Area.
- 4) Such parking will be available to the public and shall be developed per the provisions of the Downtown Specific Plan.
- 5) Funds paid to the City for in-lieu of parking shall not be refundable, except as otherwise provided by State law.
- 6) All in-lieu of parking fees shall be paid prior to the issuance of certificate of occupancy. In the case of multi-tenant buildings, the fees shall be calculated based on, and paid prior to, the issuance of certificate of occupancy for each individual tenant space.

## 3.6 Process Incentives

### 3.6.1 Review Process

Chapter 9 of the Specific Plan establishes the various approval processes that are being established in order to streamline the development process. As part of the fiscal analysis associated with the Visioning for Downtown, reducing the timeframes associated with processing projects was a key strategy identified to implement a successful revitalization effort. The following outlines the various modifications to the City's current review process that are meant to streamline the development process.



**Animal Control Facility Fee**  
**Ordinance No. 4607**

ORDINANCE NO. 4607

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER  
4.53 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANIMAL  
CONTROL FACILITY FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.53 of Title 4 of the Roseville Municipal Code is hereby added to read as follows:

**Chapter 4.53 Animal Control Facility Fee**

4.53.010 Purpose

The city council finds and declares that the purpose of this chapter is as follows:

A. The city must be provided, in a time frame related to its development, with an adequate animal control facility.

B. New development and the expansion of existing development within the city imposes a burden on existing public facilities and creates a need for additional facilities. Since the primary users of animal control facilities are residents, the only land use types that will be considered are those relating to residential occupancy density.

C. Analysis of the current land use within the city makes it possible to estimate the burden or need for an animal control facility generated by different types of land uses. Analysis of the land use expected at buildout of the city pursuant to the general plan makes it possible to estimate the type and size of animal control facility necessary to support that additional land use. It is therefore possible to construct a fee, imposed on new development, which equitably spreads the burden of the animal control facility to development which creates the need for it. It is the intent of this chapter to create such a fee, spreading the costs of the animal control facility to development that creates the need for it without generating any surplus to the General Fund. It is the further purpose of this chapter to implement the General Plan by assuring that an adequate animal control facility is financed and provided to serve the city.

D. The fee established by this chapter has been calculated in the manner set forth in the Study, as hereinafter defined, so as to pay for the animal control facility listed in the Study.

E. The fee established in this chapter is in addition to any other fees or charges required by law as a condition of development.

F. The fee established by this chapter is to be collected for the animal control facility for which an account has been established.

G. That the failure to impose the conditions and regulations of this chapter relating to payment of the fee on building permits would jeopardize residents of the community, in that it would permit construction to proceed without an adequate animal control facility or means of financing said animal control facility.

H. The requirement of this chapter to pay the fee is necessary in order to assure compliance with the applicable zoning ordinance and general plan requirements for the facility funded by this chapter.

I. That for a period of 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost of the facilities to be funded, the revenue sources anticipated and the means of spreading these costs.

J. That the city council has considered the effect of the fee imposed by this chapter with respect to the housing needs of the city as a whole and of the region, particularly as required by the housing element of the general plan, and the city council finds that this chapter does not unduly adversely affect the city's ability to provide for such needs.

K. That the establishment of the fee is for the purpose of obtaining funds for capital projects, necessary to maintain services required by the existing general plan within existing service areas and existing portions of the city which are developed or for which land use has already been granted.

#### 4.53.020 Definitions

The following words are defined for purposes of this chapter as follows:

A. "Building permit" means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.

B. "Director" means the administrative services director/city treasurer of the City of Roseville.

C. "Facility" means the forthcoming animal control facility and its related field operations equipment included in the study.

D. "Fee" or "Animal Control Facility Fee" means the fee established by this Chapter 4.53. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facility.

E. "South Placer Animal Control Shelter Fund" means the special fund to collect the fee. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facility.

F. "Study" means the "Animal Control Impact Fee Study" prepared by MuniFinancial and dated June 20, 2007. The study is on file in the office of the city clerk.

#### 4.53.030 Administration of South Placer Animal Control Shelter Fund

All fees collected pursuant to this chapter shall be deposited in the South Placer Animal Control Shelter Fund and expended solely to finance the facility.

#### 4.53.040 Payment of the animal control facility fee

Except as otherwise provided by this chapter, the fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any building permit. Calculation of the fee shall be determined in accordance with the study and this chapter, the type of development and the extent of development. Descriptions of land use categories in this chapter, except as otherwise noted, are utilized in the same manner as in the general plan.

#### 4.53.050 Animal control facility fee—Single family residential

Effective July 1, 2008, the fee for single family residential development shall be \$182 per dwelling unit.

#### 4.53.060 Animal control facility fee—Multi family residential

6/24/07

Effective July 1, 2008, the fee for multi family residential development shall be \$44 per dwelling unit.

4.53.070 Animal control facility fee—Mixed land use

In the case of occurrence of mixed land use, only the appropriate share of residential development will be charged the fee per 4.53.060.

4.53.120 Existing development

No fee shall be charged for already existing development.

A. Where the development or project changes to a different land use, it shall be charged the appropriate fee as provided by Sections 4.53.050 through 4.53.070.

4.53.130 Fee adjustments

A. A developer of any project subject to the fee established by this chapter may apply to the Director for a reduction or adjustment to the fee based upon the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the fee or the facility to be financed by the fee. The application shall be made in writing and filed with the director not later than 20 calendar days after notification of the amount of the fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his/her decision in writing not later than 45 calendar days after the filing of the fee adjustment request. Any person aggrieved by the decision of the Director may, within 20 calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within 45 calendar days after filing. The decision of the City Council shall be final. No building permit shall be issued for the project until the final decision pursuant to this section has been made. No application for a project shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of subsection A, a project proponent or applicant may pay the fee "under protest" and receive a building permit; provided, however, that the application for reduction or adjustment shall thereafter be filed within 10 calendar days or any objection shall be deemed waived. If a reduction or adjustment is received after payment pursuant to this subsection is made, a refund to the applicant shall be made of that amount by which the fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the fee, or the facility to be financed by the fee, and the particular project.

D. In the event of any reduction or adjustment in the fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable fee for such new uses, zoning, or land use designation, whether or not a building permit is required.

4.53.140 Inflationary adjustments

The fee established by this chapter shall automatically be adjusted on July 1st of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the director in the preceding June. The director's determination shall be based upon the Engineering News Record, Construction Cost Index for the prior 12 months ending in June.

4.53.150 Use of the animal control facility

When the monies in the South Placer Animal Control Shelter Fund are disbursed for use, the fees shall be used to fund the facilities.

4.53.160 Chapter is severable

If any provision of this chapter or the application thereof to any person or circumstances is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provisions or its application, and to this end the provisions of this chapter are severable.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

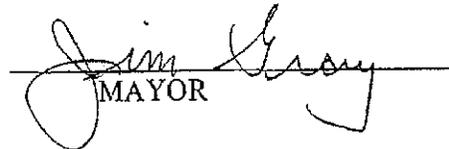
SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of January, 2008 by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Roccucci, Garcia, Garbolino, Gray

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
City Clerk

**Park Fees:**

**Neighborhood and Community Park Fees**

**Ordinance No. 2178**

**Citywide Park Fee**

**Ordinance No. 2988**

ORDINANCE NO. 2178

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADDING CHAPTER 4.37 TO TITLE 4 OF THE ROSEVILLE  
MUNICIPAL CODE, RELATING TO THE NEIGHBORHOOD AND COMMUNITY  
PARK FEE  
(URGENCY ORDINANCE)

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1: Chapter 4.37 is hereby added to Title 4 of the  
Roseville Municipal Code to read as follows:

CHAPTER 4.37

NEIGHBORHOOD AND COMMUNITY PARK FEE

4.37.010 Purpose.

The City Council finds and declares that the purpose of this  
chapter is as follows:

A. The General Plan of the City requires that the City be  
provided, in a time frame related to its development, with an  
adequate level of neighborhood and community park and recreation  
facilities so as to maintain 4 acres of developed neighborhood  
and community parks per 1,000 population.

B. New development, and the expansion of existing  
development, within the City imposes a burden on the existing  
park and recreation facilities by adding additional population  
and by creating a need for new neighborhood and community parks  
and recreation facilities. The cost of such facilities may vary  
by the location of the new development within the City.

C. Analysis of the land use expected at buildout of the  
City pursuant to the General Plan makes it possible to estimate  
the number of dwelling units to be generated, and the population  
generated by those dwelling units. It is also possible to  
determine which dwelling units will utilize which portions of  
such park and recreation infrastructure. It is therefore  
possible to construct a fee, based on dwelling unit generation,  
which equitably spreads the burden of neighborhood and community  
park and recreation facilities to those who will create the need  
for them and utilize them. It is the intent of this chapter to  
create such a fee, spreading costs of neighborhood and community  
park and recreation facilities to those who create the need for  
such facilities, without generating any surplus to the general  
fund. It is the further purpose of this chapter to implement the  
General Plan by assuring that adequate neighborhood and community  
park and recreation facilities are financed and provided to serve  
the City.

D. The Fee established by this chapter has been calculated  
in the manner set forth in the Study so as to pay for those  
Facilities listed in the Capital Improvement Program.

E. The Fee established by this chapter is in addition to  
any other fees or charges, or taxes, required by law as a  
condition of development, including, but not limited to, the  
Residential Construction Tax levied by Chapter 4.36 or any

[December 21, 1988 Revision]

1

[Urgency Version]

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CITY OF ROSEVILLE  
BY \_\_\_\_\_

subsequent fee established for City-wide park and recreation facilities.

F. The Fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

G. That the failure to impose the conditions and regulations of this chapter relating to payment of the Fee on building permits would jeopardize residents of the community, in that it would permit construction to proceed without adequate infrastructure or means of financing said infrastructure.

H. The requirement of this chapter to pay the Fee is necessary in order to assure compliance with the applicable Zoning Ordinance and General Plan requirements for the infrastructure funded by this chapter.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated and the means of spreading these costs.

J. That the City Council has considered the effect of the Fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the Housing Element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide for such needs.

K. That the establishment of the Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

#### 16.37.020 Definitions.

The following words are defined for purposes of this chapter as follows:

A. "Building Permit" means the permit issued or required by the City for the construction of any dwelling unit pursuant to and as defined by the Building Code.

B. "Capital Improvement Program" means that list of proposed neighborhood and community park and recreation facilities, improvements, or infrastructure totaling \$8,434,276 (in 1988 dollars) prepared by the Department and attached to the Study as Exhibit "A".

C. "Department" means the Department of Parks and Recreation.

D. "Director" means the Director of the Department.

E. "Facilities" means those public neighborhood and community park and recreation facilities, land, improvements, or infrastructure shown and included on the Capital Improvement Program.

F. "Fee" or "Neighborhood and Community Park Fee" means the Fee established by this Chapter 4.37. The Fee shall be collected prior to the approval of any Building Permit. The Fee shall be used solely to finance the Facilities.

G. "Neighborhood and Community Park Funds" means those special interest-bearing funds established pursuant to Section 4.37.030.

H. "Study" means the study entitled "Proposed Park Fees for Specific Plan Areas" dated December 14, 1988 by the Director. The Study is on file in the Offices of the Director and the City Clerk. The Study includes a discussion of the Fee in the Infill and North Industrial Areas.

I. "Infill Area" means that portion of the City not within the Northeast, Northcentral, Northwest, or Southeast Roseville Specific Plan Areas, nor within the North Industrial Area.

J. "Dwelling Unit" means a building or part of a building designed for occupancy as a residence by one family.

K. "Single Family Dwelling" means a building designed for occupancy as a residence by one family, including without limitation, mobile homes.

L. "Multiple Family Dwelling" means a building designed for occupancy as a residence by two or more families, living independently of each other. Provided, that multiple family dwelling also includes forms of congregate living, including, without limitation, senior citizen homes, retirement homes, or boarding homes.

4.37.030 Establishment and Administration of Neighborhood and Community Park Funds.

The Finance Director is hereby directed to establish special interest-bearing funds entitled the Neighborhood and Community Park Funds. One such fund shall be established for each Specific Plan Area. In addition, one such fund shall be established for both the North Industrial Area and the Infill Area. All Fees collected pursuant to this chapter shall be deposited in the Neighborhood and Community Park Fund for the area from which it was collected and shall be expended solely to finance the Facilities planned for that area.

4.37.040 Payment of Neighborhood and Community Park Fee.

Except as otherwise provided by this chapter, the Fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any Building Permit for a dwelling unit. Calculation of the Fee shall be determined in accordance with the Study and this chapter depending upon the location of the City in which development occurs, the type of development, and the extent of development.

4.37.050 Neighborhood and Community Park Fee -- Southeast Roseville Specific Plan Area.

The Fee in the Southeast Roseville Specific Plan Area shall be:

| <u>Land Use Category</u>              | <u>Amount of Fee</u>       |
|---------------------------------------|----------------------------|
| Residential, Single Family Dwelling   | \$265.00 per dwelling unit |
| Residential, Multiple Family Dwelling | \$198.00 per dwelling unit |

4.37.060 Neighborhood and Community Park Fee -- Northeast Roseville Specific Plan Area.

The Fee in the Northeast Roseville Specific Plan Area shall be:

| <u>Land Use Category</u>              | <u>Amount of Fee</u>       |
|---------------------------------------|----------------------------|
| Residential, Single Family Dwelling   | \$293.00 per dwelling unit |
| Residential, Multiple Family Dwelling | \$216.00 per dwelling unit |

4.37.070 Neighborhood and Community Park Fee -- Northcentral Roseville Specific Plan Area. [reserved]

4.37.080 Neighborhood and Community Park Fee -- Northwest Roseville Specific Plan Area.

The Fee in the Northwest Roseville Specific Plan Area shall be:

| <u>Land Use Category</u>              | <u>Amount of Fee</u>       |
|---------------------------------------|----------------------------|
| Residential, Single Family Dwelling   | \$124.00 per dwelling unit |
| Residential, Multiple Family Dwelling | \$104.00 per dwelling unit |

4.37.090 [Reserved]

4.37.100 Neighborhood and Community Park Fee -- North Industrial and Infill Areas.

The Fee in the North Industrial and Infill Areas shall be:

| <u>Land Use Category</u>              | <u>Amount of Fee</u>       |
|---------------------------------------|----------------------------|
| Residential, Single Family Dwelling   | \$240.00 per dwelling unit |
| Residential, Multiple Family Dwelling | \$165.00 per dwelling unit |

4.37.110 [Reserved]

4.37.120 Existing Development.

No Fee shall be charged for already existing development or for projects which rebuild or remodel without increasing the number of dwelling units.

4.37.130 Fee Adjustments.

A. A developer of any project subject to the Fee established by this chapter may apply to the Director for a reduction or adjustment to the Fee based upon the absence of any reasonable relationship or nexus between the impacts of the project and either the amount of the Fee or the Facilities to be financed by the Fee. The application shall be made in writing and filed with the Director not later than twenty (20) calendar days after notification of the amount of the Fee. The application shall state in detail the factual basis for the claim of reduction or adjustment and the amount of the proposed reduction or adjustment. The Director shall consider the application and render his decision in writing not later than

forty-five (45) calendar days after the filing of the Fee adjustment request. Any person aggrieved by the decision of the Director may, within twenty (20) calendar days thereafter, appeal the decision in writing to the City Council by filing an appeal with the City Clerk. The City Council shall consider such appeals within forty-five (45) calendar days after filing. The decision of the City Council shall be final. No Building Permit shall be issued for the project until the final decision pursuant to this section has been made. No application for a project shall be considered final or complete for purposes of the Permit Streamlining Act (Government Code Section 65920, et seq.), or any other purpose, until a final decision pursuant to this section has been made.

B. Notwithstanding the provisions of Subsection A, a project proponent or applicant may pay the Fee "under protest" and receive a Building Permit. Provided, however, that the application for reduction or adjustment shall thereafter be filed within ten (10) calendar days or any objection shall be deemed waived. If a reduction or adjustment is received after payment pursuant this subsection is made, a refund to the applicant shall be made of that amount by which the Fee is reduced or adjusted.

C. The project proponent or applicant applying for a reduction or adjustment shall have the burden of proof, by a preponderance of the evidence, that a reasonable relationship or nexus is lacking between the Fee, or the Facilities to be financed by the Fee, and the particular project.

D. In the event of any reduction or adjustment in the Fee granted pursuant to this section, any later change in the use, zoning, or land use designation for the property involved shall subject the then owner to payment of the then applicable Fee for such new uses, zoning, or land use designation, whether or not a Building Permit is required.

#### 4.37.140 Inflationary Adjustments.

The Fee established by this chapter shall automatically be adjusted on January 1 of each calendar year by a percentage equal to the inflation rate for the prior year for construction costs as determined by the Director on December 1 of each calendar year. The Director's determination shall be based upon the Engineering News Record, Construction Cost Index for the calendar year as of December 1.

#### 4.37.150 Adoption in Compliance with Capital Improvement Plan.

When the monies in the Neighborhood and Community Park Funds are disbursed for use, the Fees shall be used to finance the Facilities. To the extent sufficient Fees are available, all Facilities financed by the Fees shall be constructed or acquired in accordance with the priorities established in the Capital Improvement Program.

#### 4.37.160 Chapter is Severable.

If any provision of this chapter or the application thereof to any person or circumstances held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provisions or its application, and to this end the provisions of this chapter are severable.

SECTION 2. Ordinance is Severable.

If any provision of this ordinance or the application thereof to any person or circumstances held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provisions or its application, and to this end the provisions of this ordinance are severable.

SECTION 3. City-wide Park Fee. The City Council hereby declares its intention to adopt a fee to recover the costs of providing city-wide park and recreation facilities required by the General Plan. No building permit for a dwelling unit shall be issued unless the applicant shall agree, in writing, to be subject to such a City-wide Park Fee up to the amount of \$735.00 if it is adopted within one hundred and twenty (120) days of the effective date of this ordinance.

SECTION 4. Urgency Ordinance. This ordinance is declared to be an urgency measure, immediately necessary for the public peace, health and safety. It shall take effect immediately upon its adoption. A statement of urgency is as follows:

The extraordinarily rapid pace of development within the City necessitates immediate imposition of fees to fund the infrastructure to serve that development. Delay in adoption or the effective date of this ordinance would result in hundreds of building permits being issued without those permits bearing their fair share of costs.

SECTION 5. Posting. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations within the City and she shall immediately after such posting enter in the Ordinance Book, under the record of the ordinance, a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 4th day of January, 1989, by the following vote on roll call:

AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk, Mel Hamel, Bill Santucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
City Clerk

ORDINANCE NO. 2988

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AMENDING SECTIONS 4.38.010 AND 4.38.020 OF  
SECTION 4.38 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE  
RELATING TO CITY-WIDE PARK FEES

THE CITY COUNCIL OF THE CITY OF ROSEVILLE DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Section 4.38.010 of Chapter 4.38 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.38.010 Purpose.

The City Council finds and declares that the purpose of this chapter is as follows:

- A. The General Plan of the City requires that the City be provided, in a time frame related to its development, with an adequate level of City-Wide park and recreation facilities so as to maintain five acres of developed City-Wide parks per one thousand population.
- B. New development, and the expansion of existing development, within the City imposes a burden on the existing park and recreation facilities by adding additional population and by creating a need for new City-Wide park and recreation facilities.
- C. Analysis of the land use expected at buildout of the City pursuant to the General Plan makes it possible to estimate the number of dwelling units to be generated, and the population generated by those dwelling units. It is therefore possible to construct a fee, based on dwelling unit generation, which equitably spreads the burden of City-Wide park and recreation facilities to those who will create the need for them and utilize them. It is the intent of this chapter to create such a fee, spreading costs of City-Wide park and recreation facilities to those who create the need for such facilities, without generating any surplus to the general fund. It is the further purpose of this chapter to implement the General Plan by assuring that adequate City-Wide park and recreation facilities are financed and provided to serve the City.
- D. The fee established by this chapter has been calculated in a manner so as to pay for those facilities as are shown and listed in the Comprehensive Parks and Recreation Master Plan.
- E. During development and approval of development agreements for the Southeast, Northeast, Northwest, and Northcentral Specific Plan Areas, five acres of City-Wide park land per thousand population was or will be dedicated to the City without cost. The credit provided by Section 4.38.060 represents the pro-rate value of the land dedicated in those areas.
- F. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law as a condition of development, including, but not limited to, the neighborhood and community park fee levied by Chapter 4.37 of this title.
- G. The fee established by this chapter is to be collected for public improvements and facilities for which an account has been established and funds appropriated, and for which a proposed construction schedule has been adopted.

- H. That the failure to impose the conditions and regulations of this chapter relating to payment of the fee on building permits would jeopardize residents of the community, in that it would permit construction and development to proceed without adequate City-Wide park and recreation infrastructure or means of financing said infrastructure.
- I. The requirement of this chapter to pay the fee is necessary in order to assure compliance with the applicable zoning ordinance and General Plan requirements for the City-Wide park and recreation infrastructure funded by this chapter.
- J. That for a period of greater than ten days prior to adoption of this chapter, data has been available to the public, and to developers and their representatives, indicating the cost or estimated cost of all the infrastructure to be funded, the revenue sources anticipated and the means of spreading these costs.
- K. That the City Council has considered the effect of the fee imposed by this chapter with respect to the housing needs of the City as a whole and of the region, particularly as required by the housing element of the General Plan, and the City Council finds that this chapter does not unduly adversely affect the City's ability to provide for such needs.
- L. That the establishment of the fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

**SECTION 2.** Section 4.38.020 of Chapter 4.38 of Title 4 of the Roseville Municipal Codes is hereby amended to read as follows:

**4.38.020 Definitions.**

The following words are defined for purposes of this chapter as follows:

- A. "Building Permit" means the permit issued or required by the City for the construction of any Dwelling Unit pursuant to and as defined by the Building Code.
- B. "Department" means the Department of Parks and Recreation.
- C. "Director" means the Director of the Department.
- D. "Facilities" means those park and recreation facilities, land, improvements, or infrastructure located in Maidu Park, Mahany Park, Barn Park or Parcels 54 and 56 of the Northcentral Roseville Specific Plan Area and included in the Comprehensive Parks and Recreation Master Plan adopted by Resolution No. 95-135, as such Master Plan may be amended from time to time.
- E. "Fee" or "City-Wide Park Fee" means the Fee established by this Chapter 4.38. The Fee shall be collected prior to the approval of any Building Permit. The Fee shall be used solely to finance the Facilities.
- F. "City-Wide Park Fund" means the special interest-bearing fund established pursuant to Section 4.38.030.
- G. "Study" means both the study entitled "Proposed City-Wide Park Fees" dated March 3, 1989 and the study entitled "Increase of the City-Wide Park Fee" dated March 14, 1991 by the Director. The Study is on file in the Offices of the Director and the City Clerk.

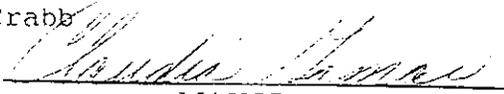
- H. "Dwelling Unit" means a building or part of a building designed for occupancy as a residence by one family.
- I. "Single Family Dwelling" means a building designed for occupancy as a residence by one family, including without limitation, mobile homes.
- J. "Multiple Family Dwelling" means a building designed for occupancy as a residence by two or more families, living independently of each other. Provided, that multiple family dwelling also include forms of congregate living, including, without limitation, senior citizen homes, retirement homes, or boarding homes.
- K. "Credit" means a reduction in the Fee representing the pro-rata share of City-Wide park lands already dedicated during approval or development of a development agreement for a specific plan.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

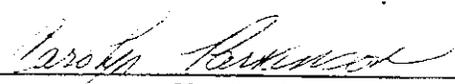
SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 8th day of May, 1996, by the following vote on roll call:

|        |                 |   |
|--------|-----------------|---|
| AYES   | COUNCILMEMBERS: | Claudia Gamar, Randolph Graham, Mel Hamel, Pauline Roccucci |
| NOES   | COUNCILMEMBERS: | None  |
| ABSENT | COUNCILMEMBERS: | Harry Crabb   |

  
 \_\_\_\_\_  
 MAYOR

ATTEST:

  
 \_\_\_\_\_  
 City Clerk

**Electric Backbone Impact Fee  
Ordinance No. 5319**

ORDINANCE NO. 5319

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING  
SECTIONS 4.54.010(D), (I), 4.54.020(B), (G), (H), 4.54.040, AND 4.54.050 OF  
CHAPTER 4.54 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING  
ELECTRIC BACKBONE MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Sections 4.54.010(D), (I), 4.54.020(B), (G), (H), 4.54.040, AND 4.54.050 OF Chapter 4.54 of Title 4 of the Roseville Municipal Code are hereby amended to read as follows:

**Chapter 4.54 ELECTRIC BACKBONE MITIGATION FEE**

**4.54.010 Purpose.**

D. The fee established by this chapter has been calculated in the manner set forth in the Utility Financial Solutions (UFS) Consultant Study ("Study") so as to pay for those facilities listed in the capital improvement program.

I. That for a period of greater than 10 days prior to adoption of this chapter, data has been available to the public and to developers and their representatives indicating the cost or estimated cost of the entire infrastructure to be funded.

**4.54.020 Definitions.**

B. "Capital improvement program" means that list of proposed electric system facilities, improvements, or infrastructure totaling \$81,371,000 referenced in the 2013 UFS Study.

G. "Fee" or "electric backbone mitigation fee" or "backbone fee" means the fee established by this Chapter 4.54. The fee shall be collected prior to the approval of any building permit. The fee shall be used solely to finance the facilities. The fee as codified in this chapter has previously been imposed for the same purposes, pursuant to motion of the city council.

H. "Study" or "System Study" means the 2013 UFS Consultant Study. The Study is on file in the office of the city clerk.

**4.54.040 Payment of electric backbone mitigation fee.**

Except as otherwise provided by this chapter, the fee imposed pursuant to this chapter shall be paid at the time of permit and prior to a request for any electrical inspection. Calculation of the fee shall be determined on a per unit basis in accordance with the billing units defined in the UFS Consultant Study and Section 4.54.050 of this chapter, the number of single-family units, multifamily units, and general service customers (all other commercial/office/industrial types of development) service panel rating of the development. Descriptions of land use categories and type of development in this chapter, except as otherwise noted, are utilized in the same manner as in the city general plan.

**4.54.050 Electric backbone mitigation fee.**

The electric backbone mitigation fee shall be:

| Type of Development                                      | Amount of Fee              |
|--|----------------------------|
| Apartments, condominiums, townhouses and mobile homes    | \$469.22 per dwelling unit |
| Other residential units including single-family homes    | \$645.18 per dwelling unit |
| General Service (all other commercial/office/industrial) | \$117.31 per kVA           |

The fee shall be subject to adjustments for inflation as provided in this chapter.

SECTION 2. This ordinance shall be effective as of July 1, 2014.

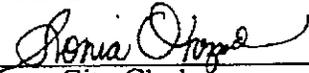
SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of April, 2014, by the following vote on roll call:

AYES            COUNCILMEMBERS:    Roccucci, Herman, Garcia, Gore, Rohan  
NOES            COUNCILMEMBERS:    None  
ABSENT        COUNCILMEMBERS:    None

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

**Solid Waste Impact Fee**  
**Ordinance No. 4380**

ORDINANCE NO. 4380

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION  
9.12.101 OF CHAPTER 9.12 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE  
REGARDING SOLID WASTE IMPACT FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 9.12.101 of Chapter 9.12 of Title 9 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 9.12.101 Solid Waste Impact Fees.**

A. Solid Waste Impact Fee Established. Each residential dwelling unit and/or commercial/industrial development to be serviced by City-owned containers collection shall pay a Solid Waste Impact Fee upon issuance of a building permit as described below. The fee is based on a "study" (Solid Waste Impact Fee Model), which is attached to the Council Communication, dated February 15, 2006, entitled Solid Waste Impact Fee.. Containers shall be delivered upon issuance of a certificate of occupancy for the unit/development by the chief building inspector.

1. Non-Commercial
  - a) Single Family Residential Dwelling Unit: \$410 per unit
  - b) Multi-Family Residential Dwelling Unit: \$139 per unit
2. Commercial/Industrial Development: \$0.34 per square foot

B. Ownership. The City shall retain ownership of the refuse containers. Persons owning or renting property served by such containers are responsible for the security of the containers. In the event of fire, theft, or other disappearance of container from the property a replacement container will be obtained from the City upon payment of the fee established in subsection A of this section. Persons owning or renting property served by such containers shall, upon vacating the premises, leave the primary container for the next occupant in a secure location upon the premises. Persons who have ordered an extra container shall, upon vacating the premises, call the City to have the extra container removed. Persons owning or renting property served by such containers are responsible for the appearance and cleanliness of the container.

C. Replacement Containers. A replacement container may be obtained upon payment of the fee established in subsection A of this section. Replacement of a container no longer usable due to normal wear shall not be subject to a replacement fee.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 19th day of  
April, 2006, by the following vote on roll call:

|        |                 |   |
|--------|-----------------|---|
| AYES   | COUNCILMEMBERS: | Gray, Allard, Roccucci, Rockholm, Garbolino |
| NOES   | COUNCILMEMBERS: | None  |
| ABSENT | COUNCILMEMBERS: | None  |

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

**Development Agreement Fees  
Imposed Since 2004**

**Water Meter Retrofit/Conservation Program**  
**Ordinance No. 4001**

ORDINANCE NO. 4001

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 14.04.100 OF CHAPTER 14.04, AND CHAPTER 14.07, AMENDING SECTIONS 14.08.020, 14.08.090, 14.08.091, 14.08.105, 14.08.106, 14.08.125, AND 14.08.126 OF CHAPTER 14.08, AND SECTION 14.16.100 OF CHAPTER 14.16 AND DELETING SECTION 14.08.110 OF CHAPTER 14.08 OF TITLE 14 RELATING TO WATER AND WASTEWATER ISSUES AND THE WATER METER RETROFIT PROGRAM

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.04.100 of Chapter 14.04 of Title 14 of the Roseville Municipal Code is hereby added to read as follows:

**Section 14.04.100 Billing for metered water services on multi-family parcels**

As part of the meter retrofit program, billing for water services will be as follows:

- A. Multiple dwelling units on a single assessor parcel operating off of a single water service line.
  - 1. For a water service feeding three or less dwelling units, a monthly service charge based on the meter size will be established for each connection and residential metered water rates will be used to bill commodity charges.
  - 2. For a water service feeding more than three dwelling units, a monthly service charge based on meter size will be established and non-residential metered water rates will be used to bill commodity charges.
- B. Multiple water services serving a single dwelling unit, or multiple parcels maintained as a single residence.
  - 1. A monthly service charge based on the meter size will be established for each connection.
  - 2. Residential metered water rates will be used to bill commodity charges.
- C. Multiple units on multiple assessor parcels operating off of a single water service line.
  - 1. In the event a water service line serves two or more dwelling units on two or more parcels, the billing charges will be determined by the Environmental Utilities Director.
- D. Multiple privately owned units operating off of a common water system (such as, but not limited to, condominiums).
  - 1. Each owner unit will receive a flat-rate water bill. The flat rate will be calculated based on the amount due for the prior year's usage for the entire complex (not limited to a building or unit within the complex). The Environmental Utilities Director has the authority to calculate the rate each June using the prior twelve months of usage ending in April. The amount will be calculated as follows:
    - i. A monthly service charge based on the meter size for each connection.
    - ii. Non-residential water rates will be used to calculate commodity charges.

- iii. The monthly amount billed to each unit will be the total amount due for all meters and backflow maintenance and repair for the complex for the prior year, divided by the total number of units, divided by 12 months.
  - iv. If an owner (or owners) is/are delinquent, the unpaid balance will be collected through the use of all available legal means.
  - v. The water rates used will be the rates in effect on June 1<sup>st</sup>.
2. The usage used to calculate the flat rate will include all usage to the complex including landscape irrigation, pools and common areas.
  3. The City will not adjust the rate to accommodate differences in dwelling size or occupancy.
  4. Each property owner, whether the dwelling is occupied or vacant, is required to maintain water service.

E. Mobile home parks with a private on-site water system and metered as part of the retrofit program.

1. Each dwelling owner will receive a flat-rate water bill. The flat rate will be calculated based on the amount due for the park for the prior year's usage. The Environmental Utilities Director will calculate the rate each June using the prior twelve months of usage ending in April. The amount will be calculated as follows:
  - i. A monthly service charge based on the meter size for each connection.
  - ii. Non-residential water rates will be used to calculate commodity charges.
  - iii. The monthly amount billed to each unit will be the total amount due for all meters and backflow maintenance and repair for the park for the prior year, divided by the total number of mobile home pads, divided by 12 months.
  - iv. If a bill recipient is delinquent, the unpaid balance will be collected through the use of all available legal means.
  - v. The water rates used will be the rates in effect on June 1<sup>st</sup>.
2. The usage used to calculate the flat rate will include all usage to the park including landscape irrigation, pools and common areas.
3. The City will not adjust the rate to accommodate differences in dwelling size or occupancy.
4. The dwelling owner, if the dwelling is vacant, is required to maintain water service. If the mobile home pad is not leased, the bill will be the responsibility of the owner of the mobile home park.

F. Apartment complexes with a private on-site water system.

1. A monthly service charge based on the meter size will be established for each connection.
2. Non-residential metered water rates will be used to bill commodity charges.
3. The City will not provide individual water bills or allocate bills to individual occupants/users.

SECTION 2. Chapter 14.07 of Title 14 of the Roseville Municipal Code is hereby added to read as follows:

## Chapter 14.07 Water Meter Retrofit Program

### Section 14.07.010 Definitions

For the purposes of this chapter, the following are defined as:

- A. "Director" means the Environmental Utilities Director of the City.
- B. "Single-family parcel" means a single dwelling unit with one water service line and only one service connection point on a single assessor's parcel.
- C. "Multi-family parcel" means more than one dwelling unit operating off of one or more shared water service lines on a single assessor's parcel. (Excludes apartments, condominiums, and mobile home parks).
- D. "Apartment complex" means a complex where multiple dwelling units are located on a single parcel and dwelling units are not owned individually.
- E. "Condominium complex" means a complex where dwelling units are individually owned.
- F. "Private water system" means a water system where the service lines and related equipment are owned and maintained by the property owner.
- G. "Public water system" means a water system where the service lines and related equipment are owned and maintained by the City.
- H. "Master meter" means a meter that services more than one dwelling unit on a private water system.
- I. "Sub-metering" means breaking a master meter into components based on individual on-site meters.

### Section 14.07.020 General meter retrofit installation provisions

- A. Installation of a water meter will be made at the separation of the public and private system within the public easement.
- B. City will install meter sized to meet anticipated demands based on owner direction.
- C. Meter installation work will be completed by the City of Roseville.
- D. The owner of the real property served by the City shall be charged with, and personally responsible for, all associated costs related to the installation of a water meter, or meters, on owned property and for any subsequent water meter surcharge.
- E. Each parcel shall have at least one metered service connection regardless of the number of dwelling units served.
- F. If owner chooses to abandon a water service line the City will disconnect it from the City's system.
- G. Sub-meters will not be utilized for billing by the City.

### Section 14.07.030 Multi-family parcel meter installations

- A. Multiple units on a single assessor parcel operating off of a single water service line.
  - 1. A single meter will be installed on the existing water service line within the right of way (at existing curb stop).
  - 2. If requested by owner, the City can install additional meters at the property line within the public utility easement. Owner will be responsible for additional meter

installations. Full payment of meter installation cost is due upon installation. A ten-year repayment plan may be authorized by the Director, as provided in 14.07.050.

3. If multiple water services exist, the owner may combine the services to a single water service. The owner is responsible for combining the services and abandoning on site services where no meter will be installed.
4. If multiple surcharges are currently being billed, but fewer meter installations are actually installed, a refund (up to a maximum of 12 months) will be made for surcharges paid over and above the number of actual installations made.

B. Multiple water services serving a single dwelling unit, or multiple parcels owned by a single owner and maintained as a single residence.

1. Connections at each parcel will be verified by City.
2. The owner shall identify which connection(s) a meter will be installed on.
3. If multiple water services exist, the owner may combine the services to a single water service. The owner is responsible for combining the on-site services and abandoning on site services where no meter will be installed.
4. If multiple connections exist, the installation will be evaluated for cross connection control. Meter setters with dual check assemblies may be required, requiring the owner to install a thermal expansion relief to the system.
5. If property owner requests additional services, full payment of meter installation costs for these additional services is due upon installation. An alternate payment plan may be authorized by the Finance Director.

C. Multiple units on multiple assessor parcels operating off of a single water service line.

1. A single meter will be installed on the existing service line and additional meters, one for each parcel, will be installed at the property line within the public utility easement.
2. The property owner will be required to connect additional service lines and make whatever separation is required on site (including obtaining the proper building permit).
3. If separation is not completed, the owner of the property served through the adjacent parcel will be required to separate the on-site services upon any improvements to the property that would result in a water/sewer tenant improvement or upon sale of the property.
4. A ten-year repayment plan may be authorized by the Director, as provided in 14.07.050.

D. Multiple privately owned units operating off of a common (either public or private) water system (such as, but not limited to, condominiums).

1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
2. Multiple points of connection will require multiple meter installations.
3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with the meter improvements. This may require the owner to install a pressure relief feature on the water system.
4. A surcharge will be calculated based on the actual cost of metering and cross connection control. The total cost will be amortized over 10 years using the 5-

year average City pooled investment interest rate. The annual amount due will be divided on a per unit basis and billed to each unit owner monthly.

- E. Mobile home parks with a private on-site water system.
  - 1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
  - 2. Multiple points of connection will require multiple meter installations.
  - 3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with meter improvements. This may require the owner to install a pressure relief feature on the water system.
  - 4. Mobile home park owner is responsible for the cost of meter installation and system modification, if required.
  - 5. Payment terms for meter installation services will be arranged between the owner and the Finance Director.
- F. Apartment complexes with a private on-site water system.
  - 1. One or more master meters will be installed at the separation between the public and private systems but within the existing public utilities easement.
  - 2. Multiple points of connection will require multiple meter installations.
  - 3. Cross connection surveys will be completed by City to determine the degree of hazard involved. Appropriate backflow prevention shall be installed by City with meter improvements. This may require the owner to install a pressure relief feature on the water system.
  - 4. Mobile home park owner is responsible for the cost of meter installation and system modification, if required.
  - 5. Payment terms for meter installation services will be arranged between the owner and the Finance Director.

**Section 14.07.050 Meter Retrofit Program.**

- A. Surcharges for the meter retrofit program shall be imposed on each single-family and multi-family parcel based on the number of meters installed.
- B. The water meter surcharge and related water bill is the responsibility of the property owner.
- C. In order to account for the cost of retrofitting meters throughout the community, pursuant to federal mandate, the following rates are hereby imposed:
  - 1. Already metered: \$0.00/mo.
  - 2. Meter-ready: \$1.58/mo.
  - 3. Full meter retrofit: \$7.20/mo.
  - 4. Nonresidential customers: \$0.00/mo./DUE.
  - 5. Under certain circumstances, the surcharge will be based on actual cost of meter installation as identified within this chapter.
- D. For the purposes of this section "meter-ready" shall mean those services which have been made meter-ready by installation of a meter box and meter setter per city standards. Services made meter-ready by the city shall be charged according to the full meter retrofit rate.

E. For purposes of this section, "non-residential customers" shall be defined as commercial, industrial, manufacturing, or other non-residential land uses including residential complexes. Actual costs associated with meter installation will be due from these "non-residential customers" upon meter installation.

**Section 14.07.060 Low-income meter retrofit surcharge reduction.**

A. Effective July 1, 2001, any household with total income no greater than that specified by the U.S. Department of Housing and Urban Development as "very low income" may apply for a fifty percent reduction in the water meter retrofit surcharge as charged under the provisions of Section 14.08.106. Applications for a reduced surcharge shall be on forms supplied by the City. All information required to be given on such forms shall be supplied by the applicant on behalf of the household under penalty of perjury.

B. A reduced surcharge shall be granted a qualifying household which files applications with the Finance Director. A change of address terminates the reduction provided in this section, but a new application at a new address may be made and the reduced surcharge rate shall be allowed, if the requirements set out in this section are satisfied.

C. For the purposes of this section, a "qualifying household" is defined as any household which owns and currently resides at the address for which application is made, with a verifiable gross household income no greater than that specified by the U.S. Department of Housing and Urban Development as "Very Low Income" for Placer County.

D. The reduced surcharge will apply to future utility bills for the premises occupied by the applicant at the time of application. The reduction will not be applied retroactively.

E. The reduction provided in this section may be allowed in addition to the senior citizen rate reduction provided under Section 14.08.120.

**Section 14.07.070 Prepayment of meter retrofit surcharge.**

A. Effective with the inclusion of the meter retrofit surcharge on the monthly utility bill as provided in Section 14.08.106, the remaining meter retrofit surcharge due may be paid in full. The prepayment will be in accordance with a schedule discounting the monthly surcharge using a five and five tenths percent (5.5%) discount rate.

B. The prepayment will apply to the balance of the surcharge assigned to a premises. A change of address will not result in a credit for prior prepayment. If a surcharge has been assigned to the new premises, it will not be affected by a prepayment on a prior premises.

C. Prepayments may not be required as a result of sale or exchange of a residence.

D. Prepayments will be made to the utility billing office of the finance department.

SECTION 3: Sections 14.08.020, 14.08.090, 14.08.091, 14.08.105, 14.08.106, 14.08.110, 14.08.125 and 14.08.126 of Chapter 14.08 of Title 14 of the Roseville Municipal Code are hereby amended to read as follows:

**Section 14.08.020 Service connections-Application-Costs.**

A. The water division shall install service connections and lay service pipes up to the coterminous of the public easement or interest in land and the property of the applicant, except in

the case of improvements installed pursuant to the subdivision regulations, all of which improvements shall be the sole responsibility of the developer. Ordinarily, such service pipes shall terminate within two feet in back of a sidewalk. Where there is no sidewalk, the location of the terminal of the service pipes shall be determined by the Environmental Utilities Director based upon where a sidewalk would ordinarily be located. The responsibility of the city with respect to maintenance of such service connections and service pipes shall not extend, in any case, beyond the terminal of the service pipes or located of the water meter if one is installed.

B. The size of such service connections and pipes shall be determined by the applicant by reference to the Uniform Plumbing Code. The Environmental Utilities Director is not responsible for verifying the calculations and is not responsible for any pressure problems related to improperly sized services.

C. Prior to the installation of such service connections and pipes, the applicant shall pay to the city the estimated costs of installation.

D. The cost of installation shall be established by the Environmental Utilities Director or his designee, based upon the estimated costs of labor, materials, equipment costs and rentals, and administrative costs. Upon the completion of an installation and approving inspection of any connection, the director or his designee shall refund any amounts collected with the application which exceed the actual costs.

**Section 14.08.090 Service charges for metered service**

There shall be due and payable the following monthly charges, upon submission of the bill by the City to the owner of the property supplied with service, for all treated water measured by meters for residential, commercial, industrial and manufacturing or other purposes:

A. Monthly Quantity Rates.

|    |                          | Inside City          | Outside City         |
|----|--------------------------|----------------------|----------------------|
| 1. | Residential Accounts     |                      |                      |
|    | First 1,200 cu. ft.      | 0.22 per 100 cu. ft. | .35 per 100 cu. ft.  |
|    | Next 3,800 cu. ft.       | 0.44 per 100 cu. ft. | .71 per 100 cu. ft.  |
|    | Over 5,000 cu. ft.       | 0.66 per 100 cu. ft. | 1.05 per 100 cu. ft. |
|    |                          |                      |                      |
| 2. | Non-residential Accounts |                      |                      |
|    | All water use            | 0.44 per 100 cu. ft. | .71 per 100 cu. ft.  |

B. Monthly Service Charges.

*Ord. 4001*

| Meter Size (Inches) | Peak Flow Rate (gallons per minute) | Inside City | Outside City |
|---------------------|-------------------------------------|-------------|--------------|
| 5/8                 | 20                                  | \$ 10.35    | \$ 16.60     |
| 3/4                 | 30                                  | 10.35       | 16.60        |
| 1                   | 50                                  | 16.70       | 26.70        |
| 1-1/2               | 100                                 | 32.20       | 51.50        |
| 2                   | 160                                 | 50.85       | 81.40        |
| 3                   | 350                                 | 94.55       | 151.30       |
| 4                   | 600                                 | 157.40      | 251.80       |
| 6                   | 1250                                | 312.30      | 499.70       |
| 8                   | 1800                                | 500.20      | 800.30       |
| 10                  | 2900                                | 718.60      | 1149.70      |
| 12                  | 4300                                | 1342.00     | 2147.20      |

C. The total amount due and payable shall be the sum of the monthly service charge plus the quantity rate. The monthly service charge is due and payable regardless of whether water has been consumed. The service charge shall be the greater of the charge based on the meter size or flow rate. No service charge shall be made for fire service that has backflow prevention with detector check devices approved by the Environmental Utilities Director.

D. For purposes of charging for treated water measured by meters:

1. A residential account is defined as a single metered water service which serves three or less dwelling units.
2. A nonresidential account is defined as a single metered water service which serves more than three dwelling units, or serves commercial, industrial, manufacturing, irrigation or other nonresidential land uses.

**Section 14.08.091 Service charge outside city limits.**

Charges for water service delivered outside the corporate limits of the city will be at a rate 60% higher than the customers residing within City of Roseville City limits.

**Section 14.08.105 Installation of water meters-New Construction**

- A. New Construction. A water meter shall be required for all residential dwelling units for which a building permit was issued after January 1, 1992.
- B. Installation and Location.

*Out-4001*

1. All water meters and metering equipment will be supplied and installed by the City upon the service premises at a location approved by the Environmental Utilities Director.
2. The following charges for water meter installation shall be made:
  - a. A seventy-five dollar (\$75.00) labor charge for installation shall be paid by the applicant for service prior to installation. The labor charge shall be increased by the Finance Director as labor costs increase, as reflected in the adoption of the City's salary ordinances.
  - b. A meter supply charge shall be paid by the applicant for service prior to installation. The meter supply charge shall be equal to the per meter amount of the most recent water meter bid awarded by the City.
  - c. In addition to the direct meter supply charge, additional charges any apply for meter appurtenances as required by the Environmental Utilities Director. This includes, but is not limited to, features required to make meter ready for remote reading.
  - d. A seventy-five dollar (\$75.00) water quantity charge per unit for water use during construction of residential units shall be paid by the applicant prior to meter installation. The water quantity charge shall be increased by the Environmental Utilities Director to reflect increases in water supply rates.
3. All water meters shall be safely accessible to authorized employees of the City at all times for inspection, testing and reading.
4. The City may require a customer to relocate a metering installation, at customer's expense, if any existing water meter location becomes inaccessible or for other operational needs.
5. Property owners of condominium and apartment complexes are liable for costs to install meters on their property upon receipt of bill for such services.

C. Rights of Access.

1. The City shall have the right of access to the customer's premises, at all reasonable hours for any purpose related to the furnishing of water service including, but not limited to meter reading, testing, inspection, construction, maintenance and repair of meter.
2. Service may be refused or disconnected if permanent safe accessibility is not provided by the customer.
3. Upon termination of service, the City shall have the right of access to the service premises to remove the water meter.

D. Customer Responsibilities.

It shall be the duty of each customer upon whose premises the city has installed a water meter to ensure that such meters are not damaged, destroyed or interfered with and, in the case of any defect in any such meter, to notify the city. The customer is also responsible for keeping the meter box clear and accessible for reading and maintenance by keeping landscape and other improvements from covering or encroaching over the meter box.

E. Metered Water Rate.

New services installed after January 1, 2002 will be placed on a metered water rate.

SECTION 4. Section 14.08.110 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby deleted.

*Ord. 4001*

SECTION 5. Sections 14.16.100.2 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**Section 14.16.100.2 Low strength-low quantity commercial or industrial users.**

A. For commercial or industrial users described in subsection A of Section 14.16.100.1, sewer units are as follows:

1. Special low-density use, one per five employees or fraction:
  - a. Parking garages,
  - b. Warehouses,
  - c. Storage facilities;
2. Low-density users, one-sixth per one thousand square feet:
  - a. Churches (without kitchen, meeting hall),
  - b. Low-usage retail stores:
    - Hardware stores
    - Appliance stores
    - Furniture stores
3. Medium-density users, one-third per one thousand square feet:
  - a. Theaters,
  - b. Offices,
  - c. Auditoriums, halls, lodges,
  - d. Retail stores,
  - e. Schools (without cafeterias or gymnasiums),
  - f. Banks, financial offices,
  - g. Bowling/entertainment centers (without kitchen);
4. High-density users, two-thirds per one thousand square feet:
  - a. Barber/beauty shops (with lavatories),
  - b. Bars,
  - c. Medical/dental offices,
  - d. Schools (with cafeterias or gymnasiums),
  - e. Service stations,
  - f. Sports/fitness centers;
5. Special commercial users:
  - a. Carwashes (per automatic washing stall), eight units,
  - b. Carwashes (per self-service stall), two units,
  - c. Laundromats, two-thirds per washer,
  - d. Markets (without disposal), two-thirds per one thousand square feet,
  - e. Markets (with disposal), two per one thousand square feet,
  - f. Restaurants, bakeries, cafes, two per one thousand square feet,
  - g. Mortuaries two per one thousand square feet,
  - h. Hospitals, one-half per licensed bed,
  - i. Resthome/convalescent hospital, one-third per licensed bed;
6. Other commercial or industrial users, based on study by the Environmental Utilities Director.

B. General Regulations:

1. Not less than one connection per building.
2. Special provisions can be made within each category where, in the judgment of the city Environmental Utilities Director, application of ordinance produces inequities or irregularities requiring revision.
3. Prescribed connection charges apply only to the particular uses listed; where multiple uses, within the meaning of the connection charge ordinance, are contained in the same structure, the city Environmental Utilities Director, at his discretion, will allocate the respective square footage or employment dedicated to each use, and will determine a composite collection charge composed of the respective collection charges for each such use.
4. Classification of shell buildings having no use when connecting to the sewage system shall be determined based on the judgment of the city Environmental Utilities Director based on building permit data, applicable zoning, and plans of the developer. Subsequent modifications to such buildings may result in reclassification and the assessment of additional incremental charges. No refunding of previously paid connection charges will be made where modifications are made to any structure which place it in a classification with a lower connection charge rates.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

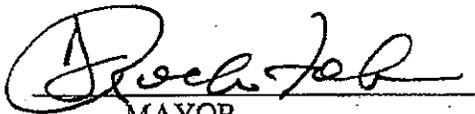
SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 5th day of November, 2003, by the following vote on roll call:

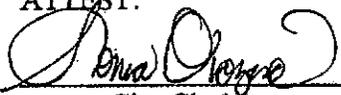
AYES COUNCILMEMBERS: John Allard, Richard Roccucci, Jim Gray, Gina Garbolino, Rocky Rockholm

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk

## **Development Agreements**

Please refer to the Development Agreements on the  
City of Roseville's website:

[http://www.roseville.ca.us/gov/development\\_services/planning/development\\_agreements.asp](http://www.roseville.ca.us/gov/development_services/planning/development_agreements.asp)