MEMORANDUM

To: Mark Griffin, City of Sacramento

From: Allison Shaffer and Jamie Gomes

Subject: 2016 North Natomas Development Impact Fees Update; EPS #162064

Date: June 23, 2016

The Economics of Land Use

Overview

Economic & Planning Systems, Inc. (EPS) has been retained by the City of Sacramento (City) to update the North Natomas development impact fees (fees). The purpose of this memorandum is to detail both the methodology used to perform the proposed 2016 fee update, as well as the results of the update.

On behalf of the City, EPS prepared the 2008 North Natomas Nexus Study and Financing Plan (2008 North Natomas Nexus Study) that established the North Natomas fees and the legally required nexus between the need and cost of the various North Natomas facilities and the new development that is charged the fees. EPS subsequently prepared a 2015 North Natomas fees update. This memorandum details steps taken to update the 2015 fees and arrive at the proposed 2016 fees. The technical analysis is based on the most recent information from the City regarding remaining development that could occur and estimated costs of facilities remaining to be constructed.

EPS prepared several sets of tables to document the proposed 2016 fees update, as described below and discussed in the remainder of this memorandum:

- **Fee Comparison Tables:** Comparisons of the proposed 2016 fees to the current 2015 fees.
- **Public Facilities Fee Summary Tables:** Summaries of the estimated remaining development, remaining facilities costs, and resulting Public Facilities Fee (PFF) estimates. *Please note that these*

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tables include data and estimates for the PFFs only. The other proposed North Natomas fees are increased uniformly across land uses by a certain percentage, based on various indices, as documented later in this memorandum.

- **Cost Summary and Cost Allocation Tables:** Summaries of facility cost estimates and cost allocations of the facility costs among the land uses for PFF-funded facilities.
- **Detailed Cost Tables:** Detailed facility cost tables prepared by Harris & Associates, the City's engineer, for PFF-funded facilities. These tables are included in a technical supplement to this memorandum.

Fee Comparison Tables

These tables compare the estimated fee revenue from the projected remaining North Natomas development using the current fees versus the proposed 2016 fees. The following four North Natomas fees are included in these comparisons:

- PFF
- Transit Fee
- Public Facilities Land Acquisition Fee
- Regional Park Land Acquisition Fee

Table 1 compares the projected fee revenue from all of the four fees combined. In total, the projected fee revenue generated using the proposed fees applied to the remaining development is approximately 2.5-percent higher than the projected fee revenue generated using the current fees, when applied to the remaining development. Depending on the land use, the total proposed fees per residential dwelling unit or nonresidential acre range from approximately 2.2-percent to 2.8-percent higher than the current fees.

Table 2 compares the existing and proposed PFFs. Depending on the land use, the proposed PFF per residential dwelling unit or nonresidential acre ranges from approximately 2.3-percent to 6.1-percent higher than the current fee.

Table 3 compares the projected PFF revenue from remaining development assuming current fees with the projected PFF revenue assuming the proposed fees. The projected fee revenue generated using the proposed fees is approximately 2.794-percent higher than the projected fee revenue generated using the current fees. Thus, across land uses, the projected proposed fees are approximately 2.794-percent higher than the current fees.

Table 4 compares the projected transit fee revenue from remaining development assuming the current fees with the projected transit fee revenue assuming the proposed fees. The proposed transit fees and resulting fee revenue are 3.479-percent higher than the current fees and current projected fee revenue. The transit fees were last increased in 2015 by the percentage change in the Engineering and News Record San Francisco Construction Cost Index (CCI) from March 2014 through March 2015. The proposed 3.479-percent increase is equivalent to the change in the San Francisco CCI from March 2015 through March 2016.

Table 5 compares the projected Public Facilities Land Acquisition Fee (PFLAF) revenue from remaining development assuming the current fees with the projected PFLAP revenue assuming the proposed fees. It is assumed there will be no change in the fees or projected fee revenue.

Table 6 compares the projected Regional Park Land Acquisition Fee (RPLAF) revenue from remaining development assuming the current fees with the projected RPLAF revenue assuming the proposed fees. The proposed RPLAF fees and resulting fee revenue are 2.695-percent higher than the current fees and current projected fee revenue. The RPLAFs were last increased in 2015 by the percentage change in the Consumer Price Index from April 2014 through April 2015. The proposed 2.695-percent increase is equivalent to the change in the Consumer Price Index from April 2015 through April 2016.

PFF Summary Tables

These tables include summaries of the estimated remaining development, remaining PFF-funded facilities costs, and resulting PFF estimates.

Table 7 summarizes the proposed PFFs by land use. The residential fees are charged per unit, and the nonresidential fees are charged per net acre. The fees are based on the remaining development, remaining PFF-funded costs, and cost allocations of the remaining costs to the remaining development by land use.

Note that for some fee categories, the fee is based on a combination of cost allocations by land use. For example, the proposed fee for a residential unit with a lot size of between 3,250 and 5,000 square feet is equal to the average of the costs allocated to a low density residential unit and to a medium density unit. This combination of cost allocations is appropriate for some fee categories because there are more fee categories than cost allocation categories. Using the same example of a dwelling unit with a fee category of "Lot Size 3,250–5,000 Sq. Ft.," this lot size is between that of a typical medium density and low density unit. Thus, the proposed fee is the average of the low density and medium density fee. ***Table 7*** *notes the cost allocation category or combination of categories used to derive the fee for each fee category.*

Table 8 summarizes the remaining development by developable land use. It includes remaining developable acres, residential dwelling units, nonresidential building square feet, population, and employees.

Table 9 summarizes the net remaining facilities costs by facility type to be allocated to the remaining development. This allocation of costs serves as the basis for the proposed 2016 fees. As shown in **Table 9**, the net remaining PFF costs consist of the following components:

- Remaining facilities costs to be funded by the PFF.
- Remaining bond debt for freeways, fire stations, and libraries.
- PFF account balances (resulting in a reduction of costs to account for PFF revenue still available to spend on facilities).
- PFF credits due to developers who have advance-funded facilities costs.
  The credit balance was provided by the City in 2015 dollars. This balance was adjusted to

2016 dollars using the following steps. This process is further detailed in the 2008 North Natomas Nexus Study:

- The cost of the current remaining facilities in 2016 dollars was divided by the cost of the same facilities in 2015 dollars to arrive at the percentage increase in facilities costs over the last year. This percentage increase was approximately 0.54 percent.
- The 2015 credit balance was increased by 0.54 percent to update it to 2016 dollars.

Table 10 summarizes the allocation of the net remaining facilities costs to the remaining development by facility type and land use. The allocated costs are expressed per dwelling unit for residential land uses and per net acre for nonresidential land uses. For each land use, an additional 3 percent is included for fee program administration. The allocated facility and administration costs are summed to arrive at a total allocated cost per dwelling unit or acre by land use. These land use cost allocations serve as the basis of the proposed fees in **Table 7**.

Cost Summary and Cost Allocation Tables

Appendix A summarizes the remaining North Natomas PFF-funded facility costs and details the allocation of these facilities costs to remaining development by land use.

Cost Summaries

The cost summaries are based on detailed estimates of remaining costs recently prepared by Harris & Associates. Harris & Associates updated the 2015 cost estimates to both exclude completed facilities and update construction costs for remaining facilities. In some cases, Harris & Associates updated the remaining construction costs based on costs of recently completed projects, whereas in other cases, the costs were updated based on the percentage change in the CCI since the costs were last updated. **Appendix A** includes a table showing the annual March CCI data that is used in the cost updates.

Cost Allocations

For each facility type, an appropriate common use factor was established to assess the relative facility demand generated by each land use. These use factors were used to fairly allocate the costs among land uses. The cost allocation factors were the same factors that were used in the 2015 PFF update. There were no changes made to these factors for this 2016 update. The common use factors for each facility type are shown below:

- **Road and Freeway Improvements:** Trips per acre per day.
- **Landscaping Improvements:** Net acres of development.
- **Police Facilities:** Service calls per acre.
- **Community Center Facilities:** Population or employees per acre.
- **Library Facilities:** Population or employees per acre.
  Note: The nonresidential employee per acre factors are adjusted by an employee benefit factor to account for lower library usage by employees than residents.
- **Fire Facilities:** Building square feet per acre.
- **Bikeways:** Trips per acre per day.

Following the allocation of costs among land uses, the total cost for each land use was divided by the remaining residential dwelling units or nonresidential acres to estimate the remaining facility cost per dwelling unit or acre.

Detailed Cost Tables

Harris & Associates prepared facility cost tables that detail the remaining North Natomas facility costs to be funded by the PFF. These detailed estimates were used to prepare the cost summaries in **Appendix A** and are included in a technical supplement to this memorandum.

List of Tables

Table 1 Comparison of Projected North Natomas Fee Revenu—*PFF, Transit, Public Facilities Land Acquisition, and Regional Park Land Acquisition Fees* 6

Table 2 PFF Fee Comparison 7

Table 3 PFF Revenue Comparison 8

Table 4 Transit Fee Revenue Comparison 9

Table 5 Public Facilities Land Acquisition Fee Revenue Comparison 10

Table 6 Regional Park Land Acquisition Fee Revenue Comparison 11

Table 7 Proposed 2015 Public Facilities Fee Summary 12

Table 8 Land Use Assumptions—Remaining Development 13

Table 9 Summary of Remaining PFF-Funded Facility Costs 14

Table 10 Public Facilities Cost Allocation Summary 15

Table 1
2016 North Natomas Development Impact Fees Update
Comparison of Projected North Natomas Fee Revenue
PFF, Transit, Public Facilities Land Acquisition & Reg. Park Land Acquisition Fees

Land Use [1]	Remaining Units/Acres	2015 Revenue Fee	2015 Revenue Revenue	Proposed Fee Fee	Proposed Fee Revenue	Revenue Difference	Percentage Difference
Residential	units	per unit					
Rural Residential	-	$ 38,984	$ 0	$ 40,256	$ 0	$ 0	0.000%
Low Density Residential	696	$ 13,195	$ 9,183,831	$ 13,526	$ 9,414,347	$ 230,517	2.510%
Medium Density Residential	2,508	$ 9,434	$ 23,659,876	$ 9,665	$ 24,239,798	$ 579,922	2.451%
High Density Residential	1,691	$ 6,259	$ 10,584,794	$ 6,418	$ 10,852,477	$ 267,684	2.529%
Age-Restricted Single-Family	360	$ 11,576	$ 4,167,314	$ 11,827	$ 4,257,696	$ 90,381	2.169%
Age-Restricted Apartments	921	$ 4,273	$ 3,935,344	$ 4,369	$ 4,023,692	$ 88,348	2.245%
Age-Restricted Cong. Care/Assisted Living	-	$ 2,026	$ 0	$ 2,072	$ 0	$ 0	0.000%
Total Residential	**6,176**		**$ 51,531,159**		**$ 52,788,011**	**$ 1,256,852**	**2.439%**
Nonresidential	acres	per acre					
Convenience Commercial	19.8	$ 319,006	$ 6,300,703	$ 326,291	$ 6,444,587	$ 143,884	2.284%
Community Commercial	35.4	$ 196,175	$ 6,942,943	$ 201,029	$ 7,114,750	$ 171,807	2.475%
Village Commercial	11.7	$ 261,426	$ 3,055,725	$ 267,572	$ 3,127,558	$ 71,833	2.351%
Transit Commercial	21.5	$ 262,370	$ 5,631,693	$ 268,463	$ 5,762,478	$ 130,785	2.322%
Highway Commercial	18.2	$ 198,909	$ 3,624,182	$ 203,901	$ 3,715,130	$ 90,948	2.509%
Regional Commercial	107.1	$ 180,503	$ 19,340,636	$ 185,071	$ 19,830,096	$ 489,460	2.531%
Office - EC 30	8.2	$ 115,892	$ 949,831	$ 119,157	$ 976,594	$ 26,762	2.818%
Office - EC 40	45.9	$ 139,568	$ 6,407,041	$ 143,302	$ 6,578,465	$ 171,423	2.676%
Office/Hospital - EC 50	316.7	$ 158,460	$ 50,179,348	$ 162,640	$ 51,502,886	$ 1,323,538	2.638%
Office - EC 65	72.5	$ 195,045	$ 14,147,309	$ 199,724	$ 14,486,672	$ 339,363	2.399%
Office - EC 80	41.4	$ 225,273	$ 9,318,399	$ 230,515	$ 9,535,228	$ 216,828	2.327%
Light Industrial	14.5	$ 81,110	$ 1,176,272	$ 82,920	$ 1,202,523	$ 26,251	2.232%
Age-Restricted Conv. Care/Skilled Nursing	-	$ 79,022	$ 0	$ 80,889	$ 0	$ 0	0.000%
Arena	-	-	-	-	-	-	-
Stadium	100.5	$ 178,782	$ 17,967,613	$ 183,308	$ 18,422,495	$ 454,882	2.532%
Total Nonresidential	**813.3**		**$ 145,041,697**		**$ 148,699,463**	**$ 3,657,766**	**2.522%**
TOTAL			**$ 196,572,856**		**$ 201,487,474**	**$ 4,914,618**	**2.500%**

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Source: City of Sacramento and EPS

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 2
2016 North Natomas Development Impact Fees Update
PFF Fee Comparison

Land Use	2015 Fee	Proposed Fee	Difference	Percentage Difference
Single-Family		*per dwelling unit*		
Rural Residential	$ 20,794	$ 22,066	$ 1,272	6.1%
Lot Size > 5,000 Sq. Ft.	$ 7,919	$ 8,177	$ 258	3.3%
Lot Size 3,250 Sq. Ft.-5,000 Sq. Ft.	$ 6,934	$ 7,153	$ 220	3.2%
Lot Size < 3,250 Sq. Ft.	$ 5,949	$ 6,130	$ 181	3.0%
Age-Restricted Single-Family	$ 5,567	$ 5,741	$ 173	3.1%
Multifamily				
8-12 Units per Acre	$ 5,949	$ 6,130	$ 181	3.0%
12-18 Units per Acre	$ 5,223	$ 5,379	$ 155	3.0%
>18 Units per Acre	$ 4,498	$ 4,628	$ 130	2.9%
Age-Restricted Apartments	$ 2,690	$ 2,763	$ 74	2.7%
Age-Restricted Cong. Care	$ 1,188	$ 1,223	$ 35	2.9%
Nonresidential		*per acre*		
Convenience Commercial	$ 251,581	$ 257,261	$ 5,680	2.3%
Community Commercial	$ 145,927	$ 149,775	$ 3,847	2.6%
Village Commercial	$ 202,056	$ 206,877	$ 4,821	2.4%
Transit Commercial	$ 203,000	$ 207,769	$ 4,769	2.3%
Highway Commercial	$ 148,127	$ 152,093	$ 3,966	2.7%
Regional Commercial	$ 132,406	$ 136,042	$ 3,636	2.7%
EC Commercial	$ 145,927	$ 149,775	$ 3,847	2.6%
Office - EC 30	$ 76,920	$ 79,570	$ 2,651	3.4%
Office - EC 40	$ 97,911	$ 100,937	$ 3,026	3.1%
Office/Hospital - EC 50	$ 114,657	$ 118,054	$ 3,397	3.0%
Office - EC 65	$ 147,484	$ 151,249	$ 3,765	2.6%
Office - EC 80	$ 174,491	$ 178,707	$ 4,216	2.4%
Light Industrial w/<20% Office	$ 45,896	$ 47,222	$ 1,326	2.9%
Light Industrial w/20%-50% Office	$ 55,203	$ 56,927	$ 1,723	3.1%
Age-Restricted Conv. Care/Skilled Nursing	$ 43,291	$ 44,656	$ 1,365	3.2%
Arena	$ 0	$ 0	$ 0	0.0%
Stadium	$ 135,751	$ 139,275	$ 3,524	2.6%

pff comp

Source: City of Sacramento and EPS

Table 3
2016 North Natomas Development Impact Fees Update
PFF Revenue Comparison

Land Use [1]	Remaining Units/Acres	2015 Revenue Fee	2015 Revenue Revenue	Proposed Fee Fee	Proposed Fee Revenue	Revenue Difference	Percentage Difference
Residential	*units*	*per unit*		*per unit*			
Rural Residential	-	$ 20,794	$ 0	$ 22,066	$ 0	$ 0	0.000%
Low Density Residential	696	$ 7,919	$ 5,511,309	$ 8,177	$ 5,690,929	$ 179,620	3.259%
Medium Density Residential	2,508	$ 5,949	$ 14,919,088	$ 6,130	$ 15,373,425	$ 454,337	3.045%
High Density Residential	1,691	$ 4,498	$ 7,606,713	$ 4,628	$ 7,826,209	$ 219,497	2.886%
Age-Restricted Single-Family	360	$ 5,567	$ 2,004,297	$ 5,741	$ 2,066,712	$ 62,414	3.114%
Age-Restricted Apartments	921	$ 2,690	$ 2,477,191	$ 2,763	$ 2,545,024	$ 67,833	2.738%
Age-Restricted Cong. Care/Assisted Living	-	$ 1,188	$ 0	$ 1,223	$ 0	$ 0	0.000%
Total Residential	**6,176**		**$ 32,518,598**		**$ 33,502,299**	**$ 983,701**	**3.025%**
Nonresidential	*acres*	*per acre*		*per acre*			
Convenience Commercial	19.8	$ 251,581	$ 4,968,982	$ 257,261	$ 5,081,172	$ 112,190	2.258%
Community Commercial	35.4	$ 145,927	$ 5,164,606	$ 149,775	$ 5,300,772	$ 136,166	2.637%
Village Commercial	11.7	$ 202,056	$ 2,361,764	$ 206,877	$ 2,418,116	$ 56,352	2.386%
Transit Commercial	21.5	$ 203,000	$ 4,357,327	$ 207,769	$ 4,459,684	$ 102,356	2.349%
Highway Commercial	18.2	$ 148,127	$ 2,698,922	$ 152,093	$ 2,771,181	$ 72,260	2.677%
Regional Commercial	107.1	$ 132,406	$ 14,187,054	$ 136,042	$ 14,576,623	$ 389,569	2.746%
Office - EC 30	8.2	$ 76,920	$ 630,421	$ 79,570	$ 652,144	$ 21,723	3.446%
Office - EC 40	45.9	$ 97,911	$ 4,494,745	$ 100,937	$ 4,633,658	$ 138,913	3.091%
Office/Hospital - EC 50	316.7	$ 114,657	$ 36,308,364	$ 118,054	$ 37,383,998	$ 1,075,633	2.962%
Office - EC 65	72.5	$ 147,484	$ 10,697,551	$ 151,249	$ 10,970,648	$ 273,097	2.553%
Office - EC 80	41.4	$ 174,491	$ 7,217,811	$ 178,707	$ 7,392,213	$ 174,402	2.416%
Light Industrial	14.5	$ 45,896	$ 665,589	$ 47,222	$ 684,820	$ 19,231	2.889%
Age-Restricted Conv. Care/Skilled Nursing	-	$ 43,291	$ 0	$ 44,656	$ 0	$ 0	0.000%
Arena	-	$ 0	$ 0	$ 0	$ 0	$ 0	0.000%
Stadium	100.5	$ 135,751	$ 13,642,971	$ 139,275	$ 13,997,144	$ 354,173	2.596%
Total Nonresidential	**813.3**		**$ 107,396,107**		**$ 110,322,173**	**$ 2,926,066**	**2.725%**
TOTAL			**$ 139,914,705**		**$ 143,824,472**	**$ 3,909,767**	**2.794%**
Total Facility Costs			$ 135,717,264		$ 139,509,737	**$ 3,792,474**	**2.794%**
Administration			$ 4,197,441		$ 4,314,734	**$ 117,293**	**2.794%**

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Source: City of Sacramento and EPS

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 4
2016 North Natomas Development Impact Fees Update
Transit Fee Revenue Comparison

Land Use [1]	Remaining Units/Acres	2015 Revenue Fee	2015 Revenue Revenue	Proposed Fee Fee	Proposed Fee Revenue	Revenue Difference	Percentage Difference
Percentage Increase (Change in ENR CCI from March 2015 - March 2016)				3.479%			
Residential	*units*	*per unit*					
Rural Residential	-	$ 0	$ 0	$ 0	$ 0	$ 0	0.000%
Low Density Residential	696	$ 515	$ 358,511	$ 533	$ 370,984	$ 12,473	3.479%
Medium Density Residential	2,508	$ 429	$ 1,076,564	$ 444	$ 1,114,017	$ 37,454	3.479%
High Density Residential	1,691	$ 338	$ 571,014	$ 349	$ 590,879	$ 19,866	3.479%
Age-Restricted Single-Family	360	$ 338	$ 121,564	$ 349	$ 125,793	$ 4,229	3.479%
Age-Restricted Apartments	921	$ 166	$ 152,865	$ 172	$ 158,183	$ 5,318	3.479%
Age-Restricted Cong. Care/Assisted Living	-	$ 92	$ 0	$ 95	$ 0	$ 0	0.000%
Total Residential	**6,176**		**$ 2,280,518**		**$ 2,359,857**	**$ 79,339**	**3.479%**
Nonresidential	*acres*	*per acre*					
Convenience Commercial	19.8	$ 35,432	$ 699,821	$ 36,665	$ 724,168	$ 24,347	3.479%
Community Commercial	35.4	$ 18,254	$ 646,042	$ 18,889	$ 668,518	$ 22,476	3.479%
Village Commercial	11.7	$ 27,377	$ 320,002	$ 28,330	$ 331,135	$ 11,133	3.479%
Transit Commercial	21.5	$ 27,377	$ 587,641	$ 28,330	$ 608,085	$ 20,444	3.479%
Highway Commercial	18.2	$ 18,789	$ 342,334	$ 19,442	$ 354,244	$ 11,910	3.479%
Regional Commercial	107.1	$ 16,104	$ 1,725,558	$ 16,665	$ 1,785,590	$ 60,032	3.479%
Office - EC 30	8.2	$ 6,979	$ 57,199	$ 7,222	$ 59,189	$ 1,990	3.479%
Office - EC 40	45.9	$ 9,663	$ 443,606	$ 10,000	$ 459,039	$ 15,433	3.479%
Office/Hospital - EC 50	316.7	$ 11,810	$ 3,739,721	$ 12,220	$ 3,869,826	$ 130,105	3.479%
Office - EC 65	72.5	$ 15,568	$ 1,129,170	$ 16,109	$ 1,168,453	$ 39,284	3.479%
Office - EC 80	41.4	$ 18,789	$ 777,190	$ 19,442	$ 804,229	$ 27,038	3.479%
Light Industrial	14.5	$ 3,221	$ 46,713	$ 3,333	$ 48,338	$ 1,625	3.479%
Age-Restricted Conv. Care/Skilled Nursing	-	$ 3,737	$ 0	$ 3,867	$ 0	$ 0	0.000%
Arena	-	-	-	-	-	-	-
Stadium	100.5	$ 18,111	$ 1,820,155	$ 18,741	$ 1,883,478	$ 63,323	3.479%
Total Nonresidential	**813.3**		**$ 12,335,152**		**$ 12,764,292**	**$ 429,140**	**3.479%**
TOTAL			**$ 14,615,670**		**$ 15,124,149**	**$ 508,479**	**3.479%**
Total Facility Costs			$ 14,177,200		$ 14,670,425	**$ 493,225**	**3.479%**
Administration			$ 438,470		$ 453,724	**$ 15,254**	**3.479%**

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Source: City of Sacramento

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 5
2016 North Natomas Development Impact Fees Update
Public Facilities Land Acquisition Fee Revenue Comparison

Land Use [1]	Remaining Units/Acres	2015 Revenue Fee	2015 Revenue Revenue	Proposed Fee Fee	Proposed Fee Revenue	Revenue Difference	Percentage Difference
Percentage Increase (No Change)				0.000%			
Residential	*units*	*per unit*					
Rural Residential	-	$ 18,190	-	$ 18,190	-	$ 0	0.000%
Low Density Residential	696	$ 2,713	$ 1,888,248	$ 2,713	$ 1,888,248	$ 0	0.000%
Medium Density Residential	2,508	$ 1,752	$ 4,394,016	$ 1,752	$ 4,394,016	$ 0	0.000%
High Density Residential	1,691	$ 802	$ 1,356,182	$ 802	$ 1,356,182	$ 0	0.000%
Age-Restricted Single-Family	360	$ 3,224	$ 1,160,640	$ 3,224	$ 1,160,640	$ 0	0.000%
Age-Restricted Apartments	921	$ 805	$ 741,405	$ 805	$ 741,405	$ 0	0.000%
Age-Restricted Cong. Care/Assisted Living	-	$ 425	$ 0	$ 425	$ 0	$ 0	0.000%
Total Residential	**6,176**		**$ 9,540,491**		**$ 9,540,491**	**$ 0**	**0.000%**
Nonresidential	*acres*	*per acre*					
Convenience Commercial	19.8	$ 18,190	$ 359,271	$ 18,190	$ 359,271	$ 0	0.000%
Community Commercial	35.4	$ 18,190	$ 643,774	$ 18,190	$ 643,774	$ 0	0.000%
Village Commercial	11.7	$ 18,190	$ 212,617	$ 18,190	$ 212,617	$ 0	0.000%
Transit Commercial	21.5	$ 18,190	$ 390,442	$ 18,190	$ 390,442	$ 0	0.000%
Highway Commercial	18.2	$ 18,190	$ 331,427	$ 18,190	$ 331,427	$ 0	0.000%
Regional Commercial	107.1	$ 18,190	$ 1,949,028	$ 18,190	$ 1,949,028	$ 0	0.000%
Office - EC 30	8.2	$ 18,190	$ 149,082	$ 18,190	$ 149,082	$ 0	0.000%
Office - EC 40	45.9	$ 18,190	$ 835,034	$ 18,190	$ 835,034	$ 0	0.000%
Office/Hospital - EC 50	316.7	$ 18,190	$ 5,760,201	$ 18,190	$ 5,760,201	$ 0	0.000%
Office - EC 65	72.5	$ 18,190	$ 1,319,387	$ 18,190	$ 1,319,387	$ 0	0.000%
Office - EC 80	41.4	$ 18,190	$ 752,428	$ 18,190	$ 752,428	$ 0	0.000%
Light Industrial	14.5	$ 18,190	$ 263,794	$ 18,190	$ 263,794	$ 0	0.000%
Age-Restricted Conv. Care/Skilled Nursing	-	$ 18,190	$ 0	$ 18,190	$ 0	$ 0	0.000%
Arena	-	-	-	-	-	-	-
Stadium	100.5	$ 11,117	$ 1,117,259	$ 11,117	$ 1,117,259	$ 0	0.000%
Total Nonresidential	**813.3**		**$ 14,083,743**		**$ 14,083,743**	**$ 0**	**0.000%**
TOTAL			**$ 23,624,234**		**$ 23,624,234**	**$ 0**	**0.000%**

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Source: City of Sacramento

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 6
2016 North Natomas Development Impact Fees Update
Regional Park Land Acquisition Fee Revenue Comparison

Land Use [1]	Remaining Units/Acres	2015 Revenue Fee	2015 Revenue Revenue	Proposed Fee Fee	Proposed Fee Revenue	Revenue Difference	Percentage Difference
Percentage Increase (Change in CPI from April 2015 - April 2016)				2.695%			
Residential	*units*	*per unit*					
Rural Residential	-	$ 0	$ 0	$ 0	$ 0	$ 0	0.000%
Low Density Residential	696	$ 2,049	$ 1,425,763	$ 2,104	$ 1,464,187	$ 38,424	2.695%
Medium Density Residential	2,508	$ 1,304	$ 3,270,208	$ 1,339	$ 3,358,340	$ 88,132	2.695%
High Density Residential	1,691	$ 621	$ 1,050,885	$ 638	$ 1,079,207	$ 28,321	2.695%
Age-Restricted Single-Family	360	$ 2,447	$ 880,813	$ 2,513	$ 904,551	$ 23,738	2.695%
Age-Restricted Apartments	921	$ 612	$ 563,883	$ 629	$ 579,080	$ 15,197	2.695%
Age-Restricted Cong. Care/Assisted Living	-	$ 321	$ 0	$ 330	$ 0	$ 0	0.000%
Total Residential	**6,176**		**$ 7,191,552**		**$ 7,385,365**	**$ 193,812**	**2.695%**
Nonresidential	*acres*	*per acre*					
Convenience Commercial	19.8	$ 13,803	$ 272,629	$ 14,175	$ 279,976	$ 7,347	2.695%
Community Commercial	35.4	$ 13,803	$ 488,521	$ 14,175	$ 501,686	$ 13,166	2.695%
Village Commercial	11.7	$ 13,803	$ 161,342	$ 14,175	$ 165,690	$ 4,348	2.695%
Transit Commercial	21.5	$ 13,803	$ 296,283	$ 14,175	$ 304,267	$ 7,985	2.695%
Highway Commercial	18.2	$ 13,803	$ 251,499	$ 14,175	$ 258,277	$ 6,778	2.695%
Regional Commercial	107.1	$ 13,803	$ 1,478,997	$ 14,175	$ 1,518,856	$ 39,859	2.695%
Office - EC 30	8.2	$ 13,803	$ 113,129	$ 14,175	$ 116,178	$ 3,049	2.695%
Office - EC 40	45.9	$ 13,803	$ 633,656	$ 14,175	$ 650,733	$ 17,077	2.695%
Office/Hospital - EC 50	316.7	$ 13,803	$ 4,371,061	$ 14,175	$ 4,488,862	$ 117,800	2.695%
Office - EC 65	72.5	$ 13,803	$ 1,001,201	$ 14,175	$ 1,028,184	$ 26,982	2.695%
Office - EC 80	41.4	$ 13,803	$ 570,971	$ 14,175	$ 586,359	$ 15,388	2.695%
Light Industrial	14.5	$ 13,803	$ 200,177	$ 14,175	$ 205,572	$ 5,395	2.695%
Age-Restricted Conv. Care/Skilled Nursing	-	$ 13,803	$ 0	$ 14,175	$ 0	$ 0	0.000%
Arena	-	-	-	-	-	-	-
Stadium	100.5	$ 13,803	$ 1,387,229	$ 14,175	$ 1,424,615	$ 37,386	2.695%
Total Nonresidential	**813.3**		**$ 11,226,695**		**$ 11,529,254**	**$ 302,559**	**2.695%**
TOTAL			**$ 18,418,247**		**$ 18,914,619**	**$ 496,372**	**2.695%**

rev comp4

Source: City of Sacramento

[1] Fee revenue estimated using cost allocation land uses; not all fee land uses are shown.

Table 7
2016 North Natomas Development Impact Fee
Proposed 2016 Public Facilities Fee Summary (2016$)

Land Use	Cost Allocation Land Use	Public Facilities Fee
Single-Family		*per dwelling unit*
Rural Residential	Rural Residential	$ 22,066
Lot Size >5,000 Sq. Ft.	Low Density Residential	$ 8,177
Lot Size 3,250 - 5,000 Sq. Ft.	50% Low Density/50% Medium Density	$ 7,153
Lot Size <3,250 Sq. Ft.	Medium Density Residential	$ 6,130
Age-Restricted Single-Family	Age-Restricted Single-Family	$ 5,741
Multifamily		*per dwelling unit*
8-12 Units per Acre	Medium Density Residential	$ 6,130
12-18 Units per Acre	50% Medium Density/50% High Density	$ 5,379
>18 Units per Acre	High Density Residential	$ 4,628
Age-Restricted Apartments	Age-Restricted Apartments	$ 2,763
Age-Restricted Cong. Care	Age-Restricted Cong. Care	$ 1,223
Nonresidential		*per net acre*
Convenience Commercial	Convenience Commercial	$ 257,261
Community Commercial	Community Commercial	$ 149,775
Village Commercial	Village Commercial	$ 206,877
Transit Commercial	Transit Commercial	$ 207,769
Highway Commercial	Highway Commercial	$ 152,093
Regional Commercial	Regional Commercial	$ 136,042
EC Commercial	Community Commercial	$ 149,775
Office - EC 30	EC 30 - Office	$ 79,570
Office - EC 40	EC 40 - Office	$ 100,937
Office/Hospital - EC 50	EC 30 - Office/Hospital	$ 118,054
Office - EC 65	EC 65 - Office	$ 151,249
Office - EC 80	EC 80 - Office	$ 178,707
Light Industrial w/<20% Office	Light Industrial	$ 47,222
Light Industrial w/20%-50% Office	70% Light Industrial/30% EC-30	$ 56,927
Age-Restricted Conv. Care/Skilled Nursing	Age-Restricted Conv. Care/Skilled Nursing [	$ 44,656
Arena [2]		$ 0
Stadium		$ 139,275

pff sum2

Source: City of Sacramento and EPS

Table 8
2016 North Natomas Development Impact Fees Update
Land Use Assumptions - Remaining Development
As of 5/26/15

Land Use	Remaining Net Dev. Acres	Density	Pop/Emp Ratios	Adjustment Factor [2]	Adjusted Net Dev. Acres [1]	Dwelling Units	Building Sq. Ft.	Population/ Employees
Residential		*du per net acre*	*pph*					
Rural Residential	0.0	1.0	2.55	100%	0.0	0	-	0
Low Density Residential	99.4	7.0	2.55	100%	99.4	696	-	1,775
Medium Density Residential	209.0	12.0	1.91	100%	209.0	2,508	-	4,783
High Density Residential	76.9	22.0	1.54	100%	76.9	1,691	-	2,604
Age-Restricted Single-Family							-	
Low Density	27.9	7.0	2.00	100%	27.9	195	-	390
Medium Density	13.8	12.0	2.00	100%	13.8	165	-	330
Subtotal	**41.7**	**8.6**	**2.00**	**100%**	**41.7**	**360**	-	**720**
Age-Restricted Apartments	41.9	22.0	1.00	100%	41.9	921	-	921
Age-Restricted Congregate Care/Assisted Living	0.0	43.2	1.00	100%	0.0	0	-	0
Subtotal Residential	**468.8**				**468.8**	**6,176**	**0**	**10,803**
		far	*emp per acre*					
Nonresidential								
Convenience Commercial	21.9	0.28	30.00	90%	19.8	-	240,899	593
Community Commercial	39.3	0.28	30.00	90%	35.4	-	431,665	1,062
Village Commercial	13.0	0.28	30.00	90%	11.7	-	142,564	351
Transit Commercial	21.5	0.34	30.00	100%	21.5	-	317,900	644
Highway Commercial	18.2	0.21	30.00	100%	18.2	-	166,672	547
Regional Commercial	107.1	0.26	30.00	100%	107.1	-	1,213,519	3,214
Office - EC 30	8.2	0.24	30.00	100%	8.2	-	85,682	246
Office - EC 40	45.9	0.32	40.00	100%	45.9	-	639,896	1,836
Office/Hospital - EC 50	316.7	0.34	50.00	100%	316.7	-	4,689,988	15,833
Office - EC 65	72.5	0.65	65.00	100%	72.5	-	2,053,717	4,715
Office - EC 80	41.4	0.80	80.00	100%	41.4	-	1,441,484	3,309
Light Industrial	14.5	0.46	20.00	100%	14.5	-	290,588	290
Age-Restricted Convalescent Care/Skilled Nursing	0.0	0.30	*not estimated*	100%	0.0	-	*not estimated*	*not estimated*
Arena	0.0	0.15	5.00	100%	0.0	-	0	0
Stadium	100.5	0.15	5.00	100%	100.5	-	656,667	503
Subtotal Nonresidential	**820.8**				**813.3**	**0**	**12,371,242**	**33,142**
Total Remaining Development	**1,289.6**				**1,282.1**	**6,176**	**12,371,242**	**43,945**

rem dev

Source: City of Sacramento

Table 9
2016 North Natomas Development Impact Fees Update
Summary of Remaining PFF-Funded Facility Costs (2016$)

Facility	Remaining PFF-Funded Costs	Remaining Bond Debt [1]	Subtotal	*Percentage*	Adjustments [2]	Net Remaining PFF-Funded Costs
Road and Freeway Facilities						
Roadways and Utilities	$ 29,119,641	$ 0	**$ 29,119,641**	*23.9%*	$ 4,270,864	**$ 33,390,505**
Freeways	$ 28,765,691	$ 2,016,231	**$ 30,781,922**	*25.3%*	$ 4,514,664	**$ 35,296,586**
Traffic Signals- Fully Funded	$ 2,123,313	$ 0	**$ 2,123,313**	*1.7%*	$ 311,418	**$ 2,434,731**
Traffic Signals - Partially Funded	$ 274,587	$ 0	**$ 274,587**	*0.2%*	$ 40,273	**$ 314,860**
Bridges	$ 10,269,007	$ 0	**$ 10,269,007**	*8.4%*	$ 1,506,115	**$ 11,775,122**
Subtotal Road and Freeway Facilities	**$ 70,552,239**	**$ 2,016,231**	**$ 72,568,470**	***59.6%***	**$ 10,643,334**	**$ 83,211,804**
Other Facilities						
Freeway and Roadway Landscaping	$ 17,477,082	$ 0	**$ 17,477,082**	*14.4%*	$ 2,563,295	**$ 20,040,378**
Fire Stations and Equipment	$ 0	$ 5,486,731	**$ 5,486,731**	*4.5%*	$ 804,717	**$ 6,291,448**
Library	$ 0	$ 4,373,541	**$ 4,373,541**	*3.6%*	$ 641,450	**$ 5,014,991**
Police Substation	$ 6,682,885	$ 0	**$ 6,682,885**	*5.5%*	$ 980,153	**$ 7,663,038**
Community Center	$ 10,277,296	$ 0	**$ 10,277,296**	*8.4%*	$ 1,507,331	**$ 11,784,627**
Bikeways	$ 4,799,523	$ 0	**$ 4,799,523**	*3.9%*	$ 703,927	**$ 5,503,451**
Shuttles	$ 0	$ 0	**$ 0**	*0.0%*	-	**$ 0**
Planning/Studies	$ 0	$ 0	**$ 0**	*0.0%*	-	**$ 0**
Subtotal Other Facilities	**$ 39,236,787**	**$ 9,860,272**	**$ 49,097,059**	***40.4%***	**$ 7,200,874**	**$ 56,297,933**
Total PFF-Funded Costs	**$ 109,789,026**	**$ 11,876,503**	**$ 121,665,529**	***100.0%***	**$ 17,844,208**	**$ 139,509,737**
Administration (3%)						$ 4,314,734
Total PFF-Funded Costs with Admin.						**$ 143,824,472**
Adjustments						
Available Cash Balances [3]					($20,442,379)	
Outstanding Credits/Reimbursements [3] [4]					$38,286,587	
Total Adjustments					**$17,844,208**	

rem costs

Source: City of Sacramento and Harris & Associates

[1] NPV of remaining bond debt. Provided by the City.
[2] Non-specific miscellaneous adjustments are distributed to each infrastructure type based on infrastructure Percentage Share.
[3] Balances provided by the City.
[4] Equals outstanding credit balances of property owners that will be utilized in the future.

Table 10
2016 North Natomas Development Impact Fees Update
Public Facilities Cost Allocation Summary (2016$)

Land Use	Roadways, Signals, Bridges, and Freeways	Freeway & Roadway Landscaping	Fire Stations	Library	Police Substation	Community Center	Bikeway and Studies	Planning/ Studies	Administration 3.0%	Total
Residential					*per dwelling unit*					
Rural Residential [1]	$ 2,934	$ 15,719	$ 530	$ 765	$ 578	$ 684	$ 194	$ 0	$ 662	**$22,066**
Low Density Residential	$ 2,934	$ 2,246	$ 530	$ 765	$ 578	$ 684	$ 194	$ 0	$ 245	**$8,177**
Medium Density Residential	$ 2,444	$ 1,310	$ 381	$ 572	$ 566	$ 511	$ 162	$ 0	$ 184	**$6,130**
High Density Residential	$ 1,925	$ 714	$ 281	$ 462	$ 566	$ 413	$ 127	$ 0	$ 139	**$4,628**
Age-Restricted Single-Family	$ 1,925	$ 1,820	$ 430	$ 600	$ 129	$ 536	$ 127	$ 0	$ 172	**$5,741**
Age-Restricted Apartments	$ 941	$ 714	$ 265	$ 300	$ 129	$ 268	$ 62	$ 0	$ 83	**$2,763**
Age-Restricted Cong. Care/Assisted Living [1]	$ 529	$ 364	$ 165	$ 0	$ 93	$ 0	$ 35	$ 0	$ 37	**$1,223**
Nonresidential					*per acre*					
Convenience Commercial	$ 201,700	$ 15,719	$ 4,036	$ 900	$ 5,802	$ 8,045	$ 13,340	$ 0	$ 7,718	**$257,261**
Community Commercial	$ 103,906	$ 15,719	$ 4,036	$ 900	$ 5,802	$ 8,045	$ 6,872	$ 0	$ 4,493	**$149,775**
Village Commercial	$ 155,859	$ 15,719	$ 4,036	$ 900	$ 5,802	$ 8,045	$ 10,308	$ 0	$ 6,206	**$206,877**
Transit Commercial	$ 155,859	$ 15,719	$ 4,901	$ 900	$ 5,802	$ 8,045	$ 10,308	$ 0	$ 6,233	**$207,769**
Highway Commercial	$ 106,962	$ 15,719	$ 3,027	$ 900	$ 5,802	$ 8,045	$ 7,074	$ 0	$ 4,563	**$152,093**
Regional Commercial	$ 91,682	$ 15,719	$ 3,748	$ 900	$ 5,802	$ 8,045	$ 6,064	$ 0	$ 4,081	**$136,042**
Office - EC 30	$ 39,729	$ 15,719	$ 3,460	$ 1,801	$ 5,802	$ 8,045	$ 2,628	$ 0	$ 2,387	**$79,570**
Office - EC 40	$ 55,009	$ 15,719	$ 4,613	$ 2,401	$ 5,802	$ 10,727	$ 3,638	$ 0	$ 3,028	**$100,937**
Office/Hospital - EC 50	$ 67,233	$ 15,719	$ 4,901	$ 3,001	$ 5,802	$ 13,409	$ 4,447	$ 0	$ 3,542	**$118,054**
Office - EC 65	$ 88,626	$ 15,719	$ 9,370	$ 3,902	$ 5,802	$ 17,431	$ 5,862	$ 0	$ 4,537	**$151,249**
Office - EC 80	$ 106,962	$ 15,719	$ 11,533	$ 4,802	$ 5,802	$ 21,454	$ 7,074	$ 0	$ 5,361	**$178,707**
Light Industrial	$ 18,336	$ 7,860	$ 6,631	$ 600	$ 5,802	$ 5,364	$ 1,213	$ 0	$ 1,417	**$47,222**
Age-Restricted Conv. Care/Skilled Nursing [1]	$ 21,282	$ 15,719	$ 4,325	$ 0	$ 582	$ 0	$ 1,408	$ 0	$ 1,340	**$44,656**
Arena [2]	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$0**
Stadium	$ 103,104	$ 15,719	$ 2,162	$ 150	$ 5,802	$ 1,341	$ 6,819	$ 0	$ 4,178	**$139,275**

pff sum

Source: City of Sacramento, Harris & Associates, and EPS

[1] There is currently no remaining Rural Residential, Age-Restricted Cong. Care, or Age-Restricted Conv. Care development anticipated, but fees have been estimated for use in the event that such development occurs.
[2] Arena site is already developed, and the City of Sacramento and Arco Arena owners have an agreement regarding PFF Fees.

APPENDIX A:

Cost and Cost Allocation Tables

Table A-1 Remaining Road and Freeway Facility Costs for New Development A-1

Table A-2 Remaining Landscaping Improvements for New Development A-2

Table A-3 Remaining Police Substation Costs for New Development A-3

Table A-4 Remaining Community Center for New Development..... A-4

Table A-5 Remaining Off-Street Bikeways Costs for New Development A-5

Table A-6 Annual Change in ENR San Francisco Construction Cost Index A-6

Table A-7 Roadways, Freeways, Bikeways, Shuttles, and Transit Common Use Factors A-7

Table A-8 Freeway and Roadway Landscaping Common Use Factors.... A-8

Table A-9 Fire Station and Equipment Common Use Factors A-9

Table A-10 Library Common Use Factors A-10

Table A-11 Police Substation and Equipment Common Use Factors A-11

Table A-12 Community Center Common Use Factors A-12

Table A-13 PFF Facilities Cost Allocation— Roadways, Signals, Bridges, and Freeways A-13

Table A-14 PFF Facilities Cost Allocation— Freeway and Roadway Landscaping A-14

Table A-15 PFF Facilities Cost Allocation— Fire Facilities..... A-15

Table A-16 PFF Facilities Cost Allocation— Library Facilities A-16

Table A-17 PFF Facilities Cost Allocation— Police Facilities A-17

Table A-18 PFF Facilities Cost Allocation— Community Center Facilities..... A-18

Table A-19 PFF Facilities Cost Allocation— Bikeways and Shuttles A-19

Table A-1
2016 North Natomas Development Impact Fees Update
Remaining Road and Freeway Facility Costs for New Development (2016$)

Item	Costs Remaining (2016$) 2015 Amount	Inflation Factor [1]	2016 Amount	North Natomas PFF Share	Source of Cost Updates
Roadway Segments					
Remaining Construction and HCP Cost	$ 32,881,052	NA	$ 34,073,810	$ 34,073,810	Similar Projects
Less Overwidth Reimbursements	($ 5,131,398)	NA	($ 4,954,170)	($ 4,954,170)	Similar Projects
Net Construction and HCP Costs	**$ 27,749,653**	NA	**$ 29,119,641**	**$ 29,119,641**	
Pending Reimbursements	$ 1,800,414	NA	$ 0	$ 0	City of Sacramento
Total Remaining Roadway Segment Costs	**$ 29,550,067**	NA	**$ 29,119,641**	**$ 29,119,641**	
Freeways					
Interchanges					
Truxel Interchange	$ 0	NA	NA	$ 0	
Arena Interchange	$ 0	NA	NA	$ 0	
Northgate Interchange	$ 5,819,572	NA	NA	$ 0	No NN Share of Remaining Cost
Del Paso Interchange	$ 0	NA	NA	$ 0	
I-80/I-5 Interchange	$ 23,272,337	NA	NA	$ 0	No NN Share of Remaining Cost
Elkhorn/SR 99 Interchange	$ 12,937,000	3.479%	$ 13,387,077	$ 4,551,606	Change in ENR CCI.
West El Camino/I-80 Interchange	$ 0	NA	NA	$ 0	
HOV Mainline Lanes	**$ 21,334,464**	NA	NA	$ 0	No NN Share of Remaining Cost
Overcrossings					
Snowy Egret Way	$ 13,371,089	3.479%	$ 13,836,269	$ 0	No NN Share of Remaining Cost
Natomas Crossing Boulevard	$ 11,500,000	3.479%	$ 11,900,084	$ 11,900,084	Change in ENR CCI.
El Centro	$ 11,500,000	3.479%	$ 11,900,084	$ 11,900,084	Change in ENR CCI.
Meister Way	$ 10,712,586	3.479%	$ 11,085,277	$ 413,916	Change in ENR CCI.
Total	**$ 110,447,049**		**$ 62,108,791**	**$ 28,765,691**	
Traffic Signals					
Fully Funded	$ 2,051,927	3.479%	$ 2,123,313	$ 2,123,313	Change in ENR CCI.
Partially Funded	$ 273,197	0.509%	$ 274,587	$ 274,587	Change in ENR CCI and completion of signal 50.
Total	**$ 2,325,124**	**3.130%**	**$ 2,397,900**	**$ 2,397,900**	
Bridges	**$ 9,923,760**	3.479%	**$ 10,269,007**	**$ 10,269,007**	Change in ENR CCI.
TOTAL	**$ 122,695,933**		**$ 103,895,340**	**$ 70,552,239**	

road cost

Source: City of Sacramento and Harris & Associates

[1] Inflation factor is based on the change in the ENR CCI and/or peer review.

Prepared by EPS 6/23/2016

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Table A-2
2016 North Natomas Development Impact Fees Update
Remaining Landscaping Improvements for New Development (2016$)

Item	2015 Amount	Inflation Factor [1]	2016 Amount
East Drainage Canal	*No landscaping included.*		
Remaining Freeway Landscaping	**$ 6,458,810**	**3.479%**	**$ 6,683,512**
Remaining Drainage Landscaping	**$1,090,233**	**3.479%**	**$ 1,128,162**
Roadways Landscaping	**$ 9,348,156**	**NA**	**$ 9,665,408**
Total Remaining Landscaping Cost	**$ 16,897,199**	**NA**	**$ 17,477,082**

lsc cost

Source: City of Sacramento and Harris & Associates

[1] Inflation factor = pct change in ENR San Francisco CCI from March 2008 through March 2014. SeeTable A-6.

Table A-3
2016 North Natomas Development Impact Fees Update
Remaining Police Substation Costs for New Development (2016$)

Item	2015 Amount	Inflation Factor [1]	2016 Amount
Police Substation Construction [2]	**$ 16,339,208**	3.479%	**$ 16,907,649**
Equipment	**$ 9,862,910**	3.479%	**$ 10,206,040**
Total	**$ 26,202,117**		**$ 27,113,689**
North Natomas Share	**$ 6,458,204**	3.479%	**$ 6,682,885**
Percentage of Total	*24.6%*		*24.6%*
			police cost
Source: City of Sacramento and Harris & Associates	$6,550,529.35		

[1] Inflation factor = pct change in ENR San Francisco CCI from March 2008 through March 2014. SeeTable A-6.
[2] Includes construction, contingency (9% of const. cost), and design/management (20% of const. cost) costs.

Table A-4
2016 North Natomas Development Impact Fees Update
Remaining Community Center for New Development (2016$)

Item	2015 Amount	Inflation Factor [1]	2016 Amount
Construction of 1-4 Community Centers [2]	**$ 39,727,081**	3.479%	**$ 41,109,186**
North Natomas Share	**$ 9,931,770**	3.479%	**$10,277,296**
Percentage of Total	*25.0%*		*25.0%*

cc cost

Source: City of Sacramento and Harris & Associates

[1] Inflation factor = pct change in ENR San Francisco CCI from March 2008 through March 2014. SeeTable A-6.
[2] Costs do not include land purchase, site maintenance, site utilities and community center operations and programming.

Table A-5
2016 North Natomas Development Impact Fees Update
Remaining Off-Street Bikeways Costs for New Development (2016$)

Item	2015 Amount	Inflation Factor	2016 Amount	North Natomas PFF Share
Off-Street Bikeways	$ 4,638,162	3.479%	$ 4,799,523	$ 4,799,523
Bikeway Crossings	$ 13,382,834	3.479%	$ 13,848,423	$ 0
Total	**$ 18,020,996**			**$ 4,799,523**

bike cost

Source: City of Sacramento and Harris & Associates

Table A-6
2016 North Natomas Development Impact Fees Update
Annual Change in ENR San Francisco Construction Cost Index (CCI)

Year	March CCI	Annual Percentage Change
2008	9,150.17	
2009	9,757.67	6.639%
2010	9,756.67	(0.010%)
2011	10,151.04	4.042%
2012	10,369.54	2.152%
2013	10,368.09	(0.014%)
2014	10,891.84	5.052%
2015	11,169.32	2.548%
2016	11,557.90	3.479%

enr

Table A-7
2016 North Natomas Development Impact Fees Update
Roadways, Freeways, Bikeways, Shuttles & Transit Common Use Factors

Land Use	Use Factor	Density	Intensity Factor [1]	Common Use Factor
Residential	*trips/du/day*	*du/acre*		*trips/acre/day*
Rural Residential	9.60	1.00	1.00	9.60
Low Density Residential	9.60	7.00	1.00	67.20
Medium Density Residential	8.00	12.00	1.00	96.00
High Density Residential	6.30	22.00	1.00	138.60
Age-Restricted Single-Family	6.30	8.64	1.00	54.42
Age-Restricted Apartments	3.08	22.00	1.00	67.79
Age-Restricted Congregate Care/Assisted Living	1.73	43.20	1.00	74.74
Nonresidential	*trips/acre/day*			
Convenience Commercial	660.00		1.00	660.00
Community Commercial	340.00		1.00	340.00
Village Commercial	510.00		1.00	510.00
Transit Commercial	510.00		1.00	510.00
Highway Commercial	350.00		1.00	350.00
Regional Commercial	300.00		1.00	300.00
Office - EC 30	130.00		1.00	130.00
Office - EC 40	180.00		1.00	180.00
Office/Hospital - EC 50	220.00		1.00	220.00
Office - EC 65	290.00		1.00	290.00
Office - EC 80	350.00		1.00	350.00
Light Industrial	60.00		1.00	60.00
Age-Restricted Convalescent Care/Skilled Nursing	69.64		1.00	69.64
Arena	101.35		2.00	202.70
Stadium	202.02		1.67	337.37

road factors

Source: City of Sacramento, Dokken & Associates, and EPS

[1] The intensity use factor reflects the relative amount of trips generated within a ten hour period. The majority of residential and employment generating land use trips occur within a ten hour period.

Note: The majority of trips for the Area occur within a five hour periods, and the majority of trips for the Stadium occur within a six hour period. Thus, the Arena has twice the intensity on the roadways, and the Stadium has 1.5 times the intensity when compared to other land uses.

Table A-8
2016 North Natomas Development Impact Fees Update
Freeway & Roadway Landscaping Common Use Factors

Land Use	Common Use Factor
	(rel. use per acre)
Residential	
Rural Residential	1.00
Low Density Residential	1.00
Medium Density Residential	1.00
High Density Residential	1.00
Age-Restricted Single-Family	1.00
Age-Restricted Apartments	1.00
Age-Restricted Congregate Care/Assisted Living	1.00
Nonresidential	
Convenience Commercial	1.00
Community Commercial	1.00
Village Commercial	1.00
Transit Commercial	1.00
Highway Commercial	1.00
Regional Commercial	1.00
Office - EC 30	1.00
Office - EC 40	1.00
Office/Hospital - EC 50	1.00
Office - EC 65	1.00
Office - EC 80	1.00
Light Industrial	0.50
Age-Restricted Convalescent Care/Skilled Nursing	1.00
Arena	1.00
Stadium	1.00
	lsc factors

Source: EPS

Table A-9
2016 North Natomas Development Impact Fees Update
Fire Station and Equipment Common Use Factors

Land Use	Use Factor	Density	Common Use Factor
Residential	*bldg. sq. ft./du*	*du/acre*	*bldg. sq. ft./acre*
Rural Residential	1,600	1.00	1,600
Low Density Residential	1,600	7.00	11,200
Medium Density Residential	1,150	12.00	13,800
High Density Residential	850	22.00	18,700
Age-Restricted Single-Family	1,300	8.64	11,229
Age-Restricted Apartments	800	22.00	17,600
Age-Restricted Congregate Care/Assisted Living	500	43.20	21,600
Nonresidential		*far*	*bldg. sq. ft./acre*
Convenience Commercial		0.28	12,197
Community Commercial		0.28	12,197
Village Commercial		0.28	12,197
Transit Commercial		0.34	14,810
Highway Commercial		0.21	9,148
Regional Commercial		0.26	11,326
Office - EC 30		0.24	10,454
Office - EC 40		0.32	13,939
Office/Hospital - EC 50		0.34	14,810
Office - EC 65		0.65	28,314
Office - EC 80		0.80	34,848
Light Industrial		0.46	20,038
Age-Restricted Convalescent Care/Skilled Nursing		0.30	13,068
Arena		0.15	6,534
Stadium		0.15	6,534

fire factors

Source: City of Sacramento and EPS

Table A-10
2016 North Natomas Development Impact Fees Update
Library Common Use Factors

Land Use	Use Factor	Employee Benefit Factor [1]	Density	Common Use Factor
Residential	*pph*		*du/acre*	*people/acre*
Rural Residential	2.55		1.00	2.55
Low Density Residential	2.55		7.00	17.85
Medium Density Residential	1.91		12.00	22.88
High Density Residential	1.54		22.00	33.88
Age-Restricted Single-Family	2.00		8.64	17.28
Age-Restricted Apartments	1.00		22.00	22.00
Age-Restricted Congregate Care/Assisted Living	*No nexus for a public library - facility will contain a library*			
Nonresidential	*emp./acre*			
Convenience Commercial	30.00	10%		3.00
Community Commercial	30.00	10%		3.00
Village Commercial	30.00	10%		3.00
Transit Commercial	30.00	10%		3.00
Highway Commercial	30.00	10%		3.00
Regional Commercial	30.00	10%		3.00
Office - EC 30	30.00	20%		6.00
Office - EC 40	40.00	20%		8.00
Office/Hospital - EC 50	50.00	20%		10.00
Office - EC 65	65.00	20%		13.00
Office - EC 80	80.00	20%		16.00
Light Industrial	20.00	10%		2.00
Age-Restricted Convalescent Care/Skilled Nursing	*No nexus for a public library - facility will contain a library*			
Arena	5.00	10%		0.50
Stadium	5.00	10%		0.50

lib factors

Source: City of Sacramento and EPS

[1] Percentages used for conversion of nonresidential use factors; estimated by EPS based on benefit factor methodology used in assessment district No. 96-02.

Table A-11
2016 North Natomas Development Impact Fees Update
Police Substation and Equipment Common Use Factors

Land Use	Use Factor	Density	Common Use Factor
Residential	*calls per du*	*du/acre*	*calls per acre*
Rural Residential	1.43	1.00	1.43
Low Density Residential	1.43	7.00	10.01
Medium Density Residential	1.40	12.00	16.80
High Density Residential	1.40	22.00	30.80
Age-Restricted Single-Family	0.32	8.64	2.76
Age-Restricted Apartments	0.32	22.00	7.04
Age-Restricted Congregate Care/Assisted Living	0.23	43.20	9.94
Nonresidential	*calls per acre*		
Convenience Commercial	14.35		14.35
Community Commercial	14.35		14.35
Village Commercial	14.35		14.35
Transit Commercial	14.35		14.35
Highway Commercial	14.35		14.35
Regional Commercial	14.35		14.35
Office - EC 30	14.35		14.35
Office - EC 40	14.35		14.35
Office/Hospital - EC 50	14.35		14.35
Office - EC 65	14.35		14.35
Office - EC 80	14.35		14.35
Light Industrial	14.35		14.35
Age-Restricted Convalescent Care/Skilled Nursing	1.44		1.44
Arena	14.35		14.35
Stadium	14.35		14.35
			pol factors

Source: City of Sacramento Police Department, 1994

Table A-12
2016 North Natomas Development Impact Fees Update
Community Center Common Use Factors

Land Use	Use Factor	Density	Common Use Factor
Residential	*pph*	*du/acre*	*people/acre*
Rural Residential	2.55	1.00	2.55
Low Density Residential	2.55	7.00	17.85
Medium Density Residential	1.91	12.00	22.88
High Density Residential	1.54	22.00	33.88
Age-Restricted Single-Family	2.00	8.64	17.28
Age-Restricted Apartments	1.00	22.00	22.00
Age-Restricted Congregate Care/Assisted Living	*No nexus for com center - facility will contain amenities*		
Nonresidential	*emp./acre*		
Convenience Commercial	30.00		30.00
Community Commercial	30.00		30.00
Village Commercial	30.00		30.00
Transit Commercial	30.00		30.00
Highway Commercial	30.00		30.00
Regional Commercial	30.00		30.00
Office - EC 30	30.00		30.00
Office - EC 40	40.00		40.00
Office/Hospital - EC 50	50.00		50.00
Office - EC 65	65.00		65.00
Office - EC 80	80.00		80.00
Light Industrial	20.00		20.00
Age-Restricted Convalescent Care/Skilled Nursing	*No nexus for com center - facility will contain amenities*		
Arena	5.00		5.00
Stadium	5.00		5.00
			cc factors

Source: City of Sacramento and EPS

Table A-13
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Roadways, Signals, Bridges, & Freeways (2016$)

Roadway, Signals, Bridges & Freeway

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (trips/acre/day)	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
SOURCE	*Table 8*	*Table 8*	*Table A-7*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential [1]	0.0	0	9.60	0	0.0%	$ 0	$ 2,934	$ 2,934
Low Density Residential	99.4	696	67.20	6,682	2.5%	$ 2,042,210	$ 20,537	$2,934
Medium Density Residential	209.0	2,508	96.00	20,061	7.4%	$ 6,130,700	$ 29,338	$2,444
High Density Residential	76.9	1,691	138.60	10,652	3.9%	$ 3,255,470	$ 42,357	$1,925
Age-Restricted Single-Family	41.7	360	54.42	2,268	0.8%	$ 693,116	$ 16,631	$1,925
Age-Restricted Apartments	41.9	921	67.79	2,837	1.0%	$ 867,117	$ 20,716	$941
Age-Restricted Congregate Care/Assisted Living [1]	0.0	0	74.74	0	0.0%	$ 0	$ 22,840	$ 529
Subtotal Residential	**468.8**	**6,176**		**42,501**	**15.6%**	**$ 12,988,614**		
Nonresidential								
Convenience Commercial	19.8	-	660.00	13,036	4.8%	$ 3,983,789	$ 201,700	-
Community Commercial	35.4	-	340.00	12,033	4.4%	$ 3,677,415	$ 103,906	-
Village Commercial	11.7	-	510.00	5,961	2.2%	$ 1,821,790	$ 155,859	-
Transit Commercial	21.5	-	510.00	10,947	4.0%	$ 3,345,470	$ 155,859	-
Highway Commercial	18.2	-	350.00	6,377	2.3%	$ 1,948,884	$ 106,962	-
Regional Commercial	107.1	-	300.00	32,144	11.8%	$ 9,823,572	$ 91,682	-
Office - EC 30	8.2	-	130.00	1,065	0.4%	$ 325,611	$ 39,729	-
Office - EC 40	45.9	-	180.00	8,263	3.0%	$ 2,525,265	$ 55,009	-
Office/Hospital - EC 50	316.7	-	220.00	69,667	25.6%	$ 21,290,724	$ 67,233	-
Office - EC 65	72.5	-	290.00	21,035	7.7%	$ 6,428,361	$ 88,626	-
Office - EC 80	41.4	-	350.00	14,478	5.3%	$ 4,424,486	$ 106,962	-
Light Industrial	14.5	-	60.00	870	0.3%	$ 265,917	$ 18,336	-
Age-Restricted Convalescent Care/Skilled Nursing [1]	0.0	-	69.64	0	0.0%	$ 0	$ 21,282	-
Arena [2]	0.0	-	202.70	-	-	-	-	-
Stadium	100.5	-	337.37	33,906	12.5%	$ 10,361,908	$ 103,104	-
Subtotal Nonresidential	**813.3**	**0**		**229,783**	**84.4%**	**$ 70,223,191**		
Total	**1,282.1**	**6,176**		**272,284**	**100.0%**	**$ 83,211,804**		

road alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Although there is no anticipated remaining development for these land uses, fees are calculated for use in the event that such development occurs.
[2] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-14
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Freeway and Roadway Landscaping (2016$)

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (rel. use per acre)	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
						Freeway and Roadway Landscaping		
SOURCE	*Table 8*	*Table 8*	*Table A-8*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	1.00	0	0.0%	$ 0	$ 15,719	$ 15,719
Low Density Residential	99.4	696	1.00	99	7.8%	$ 1,563,161	$ 15,719	$2,246
Medium Density Residential	209.0	2,508	1.00	209	16.4%	$ 3,284,819	$ 15,719	$1,310
High Density Residential	76.9	1,691	1.00	77	6.0%	$ 1,208,156	$ 15,719	$714
Age-Restricted Single-Family	41.7	360	1.00	42	3.3%	$ 655,125	$ 15,719	$1,820
Age-Restricted Apartments	41.9	921	1.00	42	3.3%	$ 657,962	$ 15,719	$714
Age-Restricted Congregate Care/Assisted Living	0.0	0	1.00	0	0.0%	$ 0	$ 15,719	$ 364
Subtotal Residential	**468.8**	**6,176**		**469**	**36.8%**	**$ 7,369,224**		
Nonresidential								
Convenience Commercial	19.8	-	1.00	20	1.5%	$ 310,474	$ 15,719	-
Community Commercial	35.4	-	1.00	35	2.8%	$ 556,335	$ 15,719	-
Village Commercial	11.7	-	1.00	12	0.9%	$ 183,739	$ 15,719	-
Transit Commercial	21.5	-	1.00	21	1.7%	$ 337,411	$ 15,719	-
Highway Commercial	18.2	-	1.00	18	1.4%	$ 286,412	$ 15,719	-
Regional Commercial	107.1	-	1.00	107	8.4%	$ 1,684,305	$ 15,719	-
Office - EC 30	8.2	-	1.00	8	0.6%	$ 128,833	$ 15,719	-
Office - EC 40	45.9	-	1.00	46	3.6%	$ 721,617	$ 15,719	-
Office/Hospital - EC 50	316.7	-	1.00	317	24.8%	$ 4,977,833	$ 15,719	-
Office - EC 65	72.5	-	1.00	73	5.7%	$ 1,140,184	$ 15,719	-
Office - EC 80	41.4	-	1.00	41	3.2%	$ 650,231	$ 15,719	-
Light Industrial	14.5	-	0.50	7	0.6%	$ 113,982	$ 7,860	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0	-	1.00	0	0.0%	$ 0	$ 15,719	-
Arena [1]	0.0	-	1.00	-	-	-	-	-
Stadium	100.5	-	1.00	101	7.9%	$ 1,579,798	$ 15,719	-
Subtotal Nonresidential	**813.3**	**0**		**806**	**63.2%**	**$ 12,671,154**		
Total	**1,282.1**	**6,176**		**1,275**	**100.0%**	**$ 20,040,378**		

lsc alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-15
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Fire Facilities (2016$)

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (bldg. sq. ft./acre)	Total Use	Percentage Share	Fire Facilities: Cost Share	Fire Facilities: Cost Per Acre	Fire Facilities: Cost Per DU
SOURCE	*Table 8*	*Table 8*	*Table A-9*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	1,600	0	0.0%	$ 0	$ 530	$ 530
Low Density Residential	99.4	696	11,200	1,113,747	5.9%	$ 368,587	$ 3,707	$530
Medium Density Residential	209.0	2,508	13,800	2,883,733	15.2%	$ 954,353	$ 4,567	$381
High Density Residential	76.9	1,691	18,700	1,437,240	7.6%	$ 475,645	$ 6,189	$281
Age-Restricted Single-Family	41.7	360	11,229	468,000	2.5%	$ 154,882	$ 3,716	$430
Age-Restricted Apartments	41.9	921	17,600	736,679	3.9%	$ 243,799	$ 5,825	$265
Age-Restricted Congregate Care/Assisted Living	0.0	0	21,600	0	0.0%	$ 0	$ 7,148	$ 165
Subtotal Residential	**468.8**	**6,176**		**6,639,398**	**34.9%**	**$ 2,197,266**		
Nonresidential								
Convenience Commercial	19.8	-	12,197	240,899	1.3%	$ 79,724	$ 4,036	-
Community Commercial	35.4	-	12,197	431,665	2.3%	$ 142,857	$ 4,036	-
Village Commercial	11.7	-	12,197	142,564	0.7%	$ 47,181	$ 4,036	-
Transit Commercial	21.5	-	14,810	317,900	1.7%	$ 105,207	$ 4,901	-
Highway Commercial	18.2	-	9,148	166,672	0.9%	$ 55,159	$ 3,027	-
Regional Commercial	107.1	-	11,326	1,213,519	6.4%	$ 401,606	$ 3,748	-
Office - EC 30	8.2	-	10,454	85,682	0.5%	$ 28,356	$ 3,460	-
Office - EC 40	45.9	-	13,939	639,896	3.4%	$ 211,769	$ 4,613	-
Office/Hospital - EC 50	316.7	-	14,810	4,689,988	24.7%	$ 1,552,121	$ 4,901	-
Office - EC 65	72.5	-	28,314	2,053,717	10.8%	$ 679,664	$ 9,370	-
Office - EC 80	41.4	-	34,848	1,441,484	7.6%	$ 477,050	$ 11,533	-
Light Industrial	14.5	-	20,038	290,588	1.5%	$ 96,168	$ 6,631	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0	-	13,068	0	0.0%	$ 0	$ 4,325	-
Arena [1]	0.0	-	6,534	-	-	-	-	-
Stadium	100.5	-	6,534	656,667	3.5%	$ 217,320	$ 2,162	-
Subtotal Nonresidential	**813.3**	**0**		**12,371,242**	**65.1%**	**$ 4,094,182**		
Total	**1,282.1**	**6,176**		**19,010,640**	**100.0%**	**$ 6,291,448**		

fire alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-16
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Library Facilities (2016$)

Library Facilities

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (people per acre)	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
SOURCE	*Table 8*	*Table 8*	*Table A-10*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	2.55	0	0.0%	$ 0	$ 765	$ 765
Low Density Residential	99.4	696	17.85	1,775	10.6%	$ 532,724	$ 5,357	$765
Medium Density Residential	209.0	2,508	22.88	4,782	28.6%	$ 1,435,170	$ 6,868	$572
High Density Residential	76.9	1,691	33.88	2,604	15.6%	$ 781,495	$ 10,168	$462
Age-Restricted Single-Family	41.7	360	17.28	720	4.3%	$ 216,087	$ 5,185	$600
Age-Restricted Apartments	41.9	921	22.00	921	5.5%	$ 276,365	$ 6,603	$300
Age-Restricted Congregate Care/Assisted Living	0.0		*No nexus for a public library - facility will contain a library*					
Subtotal Residential	**468.8**	**6,176**		**10,802**	**64.6%**	**$ 3,241,840**		
Nonresidential								
Convenience Commercial	19.8	-	3.00	59	0.4%	$ 17,783	$ 900	-
Community Commercial	35.4	-	3.00	106	0.6%	$ 31,865	$ 900	-
Village Commercial	11.7	-	3.00	35	0.2%	$ 10,524	$ 900	-
Transit Commercial	21.5	-	3.00	64	0.4%	$ 19,326	$ 900	-
Highway Commercial	18.2	-	3.00	55	0.3%	$ 16,405	$ 900	-
Regional Commercial	107.1	-	3.00	321	1.9%	$ 96,472	$ 900	-
Office - EC 30	8.2	-	6.00	49	0.3%	$ 14,758	$ 1,801	-
Office - EC 40	45.9	-	8.00	367	2.2%	$ 110,219	$ 2,401	-
Office/Hospital - EC 50	316.7	-	10.00	3,167	19.0%	$ 950,386	$ 3,001	-
Office - EC 65	72.5	-	13.00	943	5.6%	$ 282,995	$ 3,902	-
Office - EC 80	41.4	-	16.00	662	4.0%	$ 198,631	$ 4,802	-
Light Industrial	14.5	-	2.00	29	0.2%	$ 8,705	$ 600	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0		*No nexus for a public library - facility will contain a library*					
Arena [1]	0.0	-	0.50	-	-	-	-	-
Stadium	100.5	-	0.50	50	0.3%	$ 15,081	$ 150	-
Subtotal Nonresidential	**813.3**	**0**		**5,908**	**35.4%**	**$ 1,773,151**		
Total	**1,282.1**	**6,176**		**16,710**	**100.0%**	**$ 5,014,991**		

lib alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-17
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Police Facilities (2016$)

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (calls per acre)	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
						Police Facilities		
SOURCE	*Table 8*	*Table 8*	*Table A-11*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	1.43	0	0.0%	$ 0	$ 578	$ 578
Low Density Residential	99.4	696	10.01	995	5.3%	$ 402,431	$ 4,047	$578
Medium Density Residential	209.0	2,508	16.80	3,511	18.5%	$ 1,419,299	$ 6,792	$566
High Density Residential	76.9	1,691	30.80	2,367	12.5%	$ 957,033	$ 12,452	$566
Age-Restricted Single-Family	41.7	360	2.76	115	0.6%	$ 46,574	$ 1,118	$129
Age-Restricted Apartments	41.9	921	7.04	295	1.6%	$ 119,132	$ 2,846	$129
Age-Restricted Congregate Care/Assisted Living	0.0	0	9.94	0	0.0%	$ 0	$ 4,017	$ 93
Subtotal Residential	**468.8**	**6,176**		**7,283**	**38.4%**	**$ 2,944,468**		
Nonresidential								
Convenience Commercial	19.8	-	14.35	283	1.5%	$ 114,586	$ 5,802	-
Community Commercial	35.4	-	14.35	508	2.7%	$ 205,325	$ 5,802	-
Village Commercial	11.7	-	14.35	168	0.9%	$ 67,812	$ 5,802	-
Transit Commercial	21.5	-	14.35	308	1.6%	$ 124,527	$ 5,802	-
Highway Commercial	18.2	-	14.35	261	1.4%	$ 105,705	$ 5,802	-
Regional Commercial	107.1	-	14.35	1,538	8.1%	$ 621,621	$ 5,802	-
Office - EC 30	8.2	-	14.35	118	0.6%	$ 47,548	$ 5,802	-
Office - EC 40	45.9	-	14.35	659	3.5%	$ 266,325	$ 5,802	-
Office/Hospital - EC 50	316.7	-	14.35	4,544	24.0%	$ 1,837,153	$ 5,802	-
Office - EC 65	72.5	-	14.35	1,041	5.5%	$ 420,804	$ 5,802	-
Office - EC 80	41.4	-	14.35	594	3.1%	$ 239,979	$ 5,802	-
Light Industrial	14.5	-	14.35	208	1.1%	$ 84,134	$ 5,802	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0	-	1.44	0	0.0%	$ 0	$ 582	-
Arena [1]	0.0	-	14.35	-	-	-	-	-
Stadium	100.5	-	14.35	1,442	7.6%	$ 583,051	$ 5,802	-
Subtotal Nonresidential	**813.3**	**0**		**11,671**	**61.6%**	**$ 4,718,570**		
Total	**1,282.1**	**6,176**		**18,955**	**100.0%**	**$ 7,663,038**		

pol alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-18
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Community Center Facilities (2016$)

Community Center Facilities

Land Use	Remaining Acres [1]	Remaining Units	Common Use Factor (people per acre)	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
SOURCE	*Table 8*	*Table 8*	*Table A-12*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	2.55	0	0.0%	$ 0	$ 684	$ 684
Low Density Residential	99.4	696	17.85	1,775	4.0%	$ 476,021	$ 4,787	$684
Medium Density Residential	209.0	2,508	22.88	4,782	10.9%	$ 1,282,410	$ 6,137	$511
High Density Residential	76.9	1,691	33.88	2,604	5.9%	$ 698,313	$ 9,086	$413
Age-Restricted Single-Family	41.7	360	17.28	720	1.6%	$ 193,086	$ 4,633	$536
Age-Restricted Apartments	41.9	921	22.00	921	2.1%	$ 246,949	$ 5,900	$268
Age-Restricted Congregate Care/Assisted Living	0.0		*No nexus for com center - facility will contain amenities*					
Subtotal Residential	**468.8**	**6,176**		**10,802**	**24.6%**	**$ 2,896,779**		
Convenience Commercial	19.8	-	30.00	593	1.3%	$ 158,902	$ 8,045	-
Community Commercial	35.4	-	30.00	1,062	2.4%	$ 284,735	$ 8,045	-
Village Commercial	11.7	-	30.00	351	0.8%	$ 94,038	$ 8,045	-
Transit Commercial	21.5	-	30.00	644	1.5%	$ 172,689	$ 8,045	-
Highway Commercial	18.2	-	30.00	547	1.2%	$ 146,587	$ 8,045	-
Regional Commercial	107.1	-	30.00	3,214	7.3%	$ 862,037	$ 8,045	-
Office - EC 30	8.2	-	30.00	246	0.6%	$ 65,938	$ 8,045	-
Office - EC 40	45.9	-	40.00	1,836	4.2%	$ 492,437	$ 10,727	-
Office/Hospital - EC 50	316.7	-	50.00	15,833	36.0%	$ 4,246,137	$ 13,409	-
Office - EC 65	72.5	-	65.00	4,715	10.7%	$ 1,264,363	$ 17,431	-
Office - EC 80	41.4	-	80.00	3,309	7.5%	$ 887,444	$ 21,454	-
Light Industrial	14.5	-	20.00	290	0.7%	$ 77,782	$ 5,364	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0		*No nexus for com center - facility will contain amenities*					
Arena [1]	0.0	-	5.00	-	-	-	-	-
Stadium	100.5	-	5.00	**503**	**1.1%**	**$ 134,758**	$ 1,341	-
Subtotal Nonresidential	**813.3**	**0**		**33,142**	**75.4%**	**$ 8,887,848**		
Total	**1,282.1**	**6,176**		**43,944**	**100.0%**	**$ 11,784,627**		

cc alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] Arena site is already developed and the City of Sacramento and Arena owners have an agreement regarding PFF and Transit fees.

Table A-19
2016 North Natomas Development Impact Fees Update
PFF Facilities Cost Allocation - Bikeways and Shuttles (2016$) [1]

Bikeways and Shuttles

Land Use	Net Remaining Acres	Remaining Units	Common Use Factor *(trips/acre/day)*	Total Use	Percentage Share	Cost Share	Cost Per Acre	Cost Per DU
SOURCE	*Table 8*	*Table 8*	*Table A-7*			*Table 9*		
Formula	*a*	*b*	*c*	*d=a*c*	*e=d / Total d*	*f=e*Total Cost*	*f/a*	*f/b*
Residential								
Rural Residential	0.0	0	9.60	0	0.0%	$ 0	$ 194	$ 194
Low Density Residential	99.4	696	67.20	6,682	2.5%	$ 135,067	$ 1,358	$194
Medium Density Residential	209.0	2,508	96.00	20,061	7.4%	$ 405,471	$ 1,940	$162
High Density Residential	76.9	1,691	138.60	10,652	3.9%	$ 215,310	$ 2,801	$127
Age-Restricted Single-Family	41.7	360	54.42	2,268	0.8%	$ 45,841	$ 1,100	$127
Age-Restricted Apartments	41.9	921	67.79	2,837	1.0%	$ 57,349	$ 1,370	$62
Age-Restricted Congregate Care/Assisted Living	0.0	0	74.74	0	0.0%	$ 0	$ 1,511	$ 35
Subtotal Residential	**468.8**	**6,176**		**42,501**	**15.6%**	**$ 859,039**		
Nonresidential								
Convenience Commercial	19.8	-	660.00	13,036	4.8%	$ 263,479	$ 13,340	-
Community Commercial	35.4	-	340.00	12,033	4.4%	$ 243,216	$ 6,872	-
Village Commercial	11.7	-	510.00	5,961	2.2%	$ 120,489	$ 10,308	-
Transit Commercial	21.5	-	510.00	10,947	4.0%	$ 221,262	$ 10,308	-
Highway Commercial	18.2	-	350.00	6,377	2.3%	$ 128,895	$ 7,074	-
Regional Commercial	107.1	-	300.00	32,144	11.8%	$ 649,710	$ 6,064	-
Office - EC 30	8.2	-	130.00	1,065	0.4%	$ 21,535	$ 2,628	-
Office - EC 40	45.9	-	180.00	8,263	3.0%	$ 167,016	$ 3,638	-
Office/Hospital - EC 50	316.7	-	220.00	69,667	25.6%	$ 1,408,123	$ 4,447	-
Office - EC 65	72.5	-	290.00	21,035	7.7%	$ 425,158	$ 5,862	-
Office - EC 80	41.4	-	350.00	14,478	5.3%	$ 292,626	$ 7,074	-
Light Industrial	14.5	-	60.00	870	0.3%	$ 17,587	$ 1,213	-
Age-Restricted Convalescent Care/Skilled Nursing	0.0	-	69.64	-	-	-	$ 1,408	-
Arena [1]	0.0	-	202.70	-	-	-	-	-
Stadium	100.5	-	337.37	33,906	12.5%	$ 685,314	$ 6,819	-
Subtotal Nonresidential	**813.3**	**0**		**229,783**	**84.4%**	**$ 4,644,412**		
Total	**1,282.1**	**6,176**		**272,284**	**100.0%**	**$ 5,503,451**		

bike alloc

Source: City of Sacramento, Harris & Associates, and EPS

[1] No remaining shuttle costs.