

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS
4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND
4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.47.040 of Chapter 4.47 of Title 4 of the Roseville Municipal
Code is hereby amended to read as follows:

4.47.040 Payment of SVSP 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 SVSP. If a fee reimbursement is then outstanding pursuant to a fee credit and reimbursement agreement when an owner seeks to record a small-lot final map for single-family development, [the improvements fee portion of](#) the fee imposed pursuant to this chapter shall be paid at or prior to the recordation of such small-lot final map, in accordance with the Study, [and the administration and city park land portion of the fee will continue to 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 depending upon where within the SVSP such development occurs, the type of development, and the extent of development. Descriptions of land use categories in this chapter, except as

otherwise noted in the Study or the SVSP, are utilized in the same manner as in the general plan. Portions of the specific plan planned for public facilities and for church use are exempt from the fee.

SECTION 2. Section 4.47.070 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.070 SVSP mitigation fee—CG Barbaccia Trust.

The fee in that portion of the SVSP which is in the CG Barbaccia Trust owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU [1]	CC [1]	BP [1]	MU [1]
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Open Space Allocation	Table E-1	\$1,403	\$1,198	\$994	\$0	\$0.00	\$0.00	\$0.00
Public Land Allocation	Table D-1	\$1,354	\$1,354	\$840	\$0	\$0.00	\$0.00	\$0.00
Net Infrastructure Fee		\$20,058	\$18,472	\$11,780	\$10,321	\$19.39	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,733	\$20,780	\$13,629	\$12,177	\$19.78	\$20.93	\$19.78

"fee_CGB"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU [1]	CC [1]	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,963	\$13,242	\$8,262	\$7,763	\$15.17	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,172	\$14,282	\$9,073	\$8,579	\$15.47	\$16.34	\$15.47
fee_CGB							

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 3. Section 4.47.080 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.080 SVSP mitigation fee—MILLC (~~Connely~~[Mourier Investments](#)).

The fee in that portion of the SVSP which is in the MILLC (~~Connely~~[Mourier Investments](#)) owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-2	(\$775)	(\$662)	(\$549)	(\$549)	(\$0.52)	(\$0.52)	(\$0.52)
Net Infrastructure Fee	Table D-2	(\$313)	(\$313)	(\$194)	(\$194)	(\$0.44)	(\$0.48)	(\$0.44)
		\$16,213	\$14,945	\$9,203	\$9,578	\$18.43	\$19.52	\$18.43
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$18,888	\$17,253	\$11,052	\$11,434	\$18.82	\$19.93	\$18.82
fee_MI								

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$11,003	\$9,672	\$7,480	\$7,763	\$12.82	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$12,212	\$10,712	\$8,291	\$8,579	\$13.12	\$16.34	\$15.47

"fee_Mi"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 4. Section 4.47.090 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.090 SVSP mitigation fee—DF Properties.

The fee in that portion of the SVSP which is in the DF Properties owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-3	\$396	\$338	\$0	\$0	\$0.26	\$0.00	\$0.00
Net Infrastructure Fee	Table D-3	\$2,162	\$2,162	\$0	\$0	\$3.07	\$0.00	\$0.00
		\$19,859	\$18,420	\$9,946	\$10,321	\$22.72	\$20.52	\$19.39
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,534	\$20,728	\$11,795	\$12,177	\$23.11	\$20.93	\$19.78

"fee_DF"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,076	\$13,214	\$7,480	\$7,763	\$16.60	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,085	\$14,254	\$8,291	\$8,579	\$16.90	\$16.34	\$15.47

fee_DF

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 5. Section 4.47.100 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.100 SVSP mitigation fee—Westpark Federico/MILLC.

The fee in that portion of the SVSP which is in the Westpark Federico/MILLC owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP [1]	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-4	(\$1,541)	(\$1,316)	(\$1,092)	(\$1,092)	(\$1.02)	\$0.00	(\$1.02)
Net Infrastructure Fee	Table D-4	(\$1,827)	(\$1,827)	(\$1,132)	(\$1,132)	(\$2.59)	\$0.00	(\$2.59)
		\$13,933	\$12,777	\$7,722	\$8,097	\$15.78	\$20.52	\$15.78
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$16,608	\$15,085	\$9,571	\$9,953	\$16.17	\$20.93	\$16.17

fee_FED

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$11,988	\$10,442	\$6,310	\$6,593	\$13.10	\$16.02	\$13.10
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$13,197	\$11,482	\$7,121	\$7,409	\$13.40	\$16.34	\$13.40

fee_FED

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 6. Section 4.47.110 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.110 Reserved. SVSP mitigation fee—MILLC (Bagley).

The fee in that portion of the SVSP which is in the MILLC (Bagley) owner subarea shall be:

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,941	\$13,128	\$7,480	\$8,586	\$15.17	\$16.02	\$15.91
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,150	\$14,168	\$8,291	\$9,402	\$15.47	\$16.34	\$16.21

fee_BAG

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 7. Section 4.47.120 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.120 Reserved. SVSP mitigation fee—MILLC (Computer).

~~The fee in that portion of the SVSP which is in the MILLC (Computer) owner subarea shall be:~~

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR	MU [1]	CC [1]	BP	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,562	\$12,146	\$7,990	\$7,763	\$15.17	\$16.89	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$15,771	\$13,186	\$8,801	\$8,579	\$15.47	\$17.21	\$15.47

fee_COMP

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 8. Section 4.47.130 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.47.130 Reserved. SVSP mitigation fee—MILLC (Wealth).

~~The fee in that portion of the SVSP which is in the MILLC (Wealth) owner subarea shall be:~~

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR [1]	MU [1]	CC [1]	BP [1]	MU [1]
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$13,847	\$12,379	\$7,480	\$7,763	\$15.17	\$16.02	\$15.17
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$15,056	\$13,419	\$8,291	\$8,579	\$15.47	\$16.34	\$15.47

fee_WEALTH

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 9. Section 4.47.140 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.140 SVSP mitigation fee—Baseline P&R LLC.

The fee in that portion of the SVSP which is in the Baseline P&R LLC owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR	HDR	MU	CC	BP	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-5	\$1,997	\$1,706	\$1,415	\$1,415	\$1.33	\$1.33	\$1.33
Net Infrastructure Fee	Table D-5	\$391	\$391	\$243	\$243	\$0.56	\$0.60	\$0.56
		\$19,689	\$18,017	\$11,604	\$11,979	\$21.28	\$22.45	\$21.28
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$22,364	\$20,325	\$13,453	\$13,835	\$21.67	\$22.86	\$21.67

"fee_BASE"

Land Use	Residential				Nonresidential		
	LDR	MDR	HDR	MU	CC	BP	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$14,828	\$13,073	\$8,199	\$8,482	\$16.05	\$16.90	\$16.05
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$16,037	\$14,113	\$9,010	\$9,298	\$16.35	\$17.22	\$16.35

"fee_BASE"

SECTION 10. Section 4.47.150 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

4.47.150 SVSP mitigation fee—Baybrook LP.

The fee in that portion of the SVSP which is in the Baybrook LP owner subarea shall be:

Fee	Source	Residential				Nonresidential		
		LDR	MDR [1]	HDR [1]	MU	CC [1]	BP [1]	MU
		<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	Table 8	\$2,329	\$1,990	\$1,650	\$1,650	\$0.00	\$0.00	\$0.00
Infrastructure Fee								
Gross Fee								
Open Space Allocation	Table 1	\$17,301	\$15,920	\$9,946	\$10,321	\$19.39	\$20.52	\$19.39
Public Land Allocation	Table E-6	(\$7,596)	\$0	\$0	(\$5,383)	\$0.00	\$0.00	(\$5.05)
Net Infrastructure Fee	Table D-6	(\$4,246)	\$0	\$0	(\$2,633)	\$0.00	\$0.00	(\$6.03)
		\$5,459	\$15,920	\$9,946	\$2,305	\$19.39	\$20.52	\$8.31
Administration Fee (2% of Gross Fee)		\$346	\$318	\$199	\$206	\$0.39	\$0.41	\$0.39
Total SVSP Fee		\$8,134	\$18,228	\$11,795	\$4,161	\$19.78	\$20.93	\$8.70

"fee_BAY"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

Land Use	Residential				Nonresidential		
	LDR	MDR [1]	HDR [1]	MU	CC [1]	BP [1]	MU
Net Fee Rates	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>	<i>per sq. ft.</i>
City Park Land Fee	\$933	\$797	\$661	\$661	\$0.00	\$0.00	\$0.00
Infrastructure Fee	\$9,695	\$12,146	\$7,480	\$4,959	\$15.17	\$16.02	\$11.66
Administration Fee (Gross) @ 2%	\$276	\$243	\$150	\$155	\$0.30	\$0.32	\$0.30
Total SVSP Fee	\$10,904	\$13,186	\$8,291	\$5,775	\$15.47	\$16.34	\$11.96

"fee_BAY"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 11. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 12. 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 ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS: ABSENT

COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk