

Administrative Procedures Manual

Development Fee Program

The Economics of Land Use



Prepared for:

Sacramento Area Flood Control Agency

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1. INTRODUCTION

This manual describes the procedures to compute the Sacramento Area Flood Control Agency (SAFCA) Development Impact Fee (DIF or Fee) as adopted by SAFCA Resolution No. 08-048 and updated by SAFCA resolution 2010-034 adopted March 18, 2010. This document is a companion document to the Sacramento Area Flood Control Agency Development Fee Program Final Report dated May 5, 2008, and is intended to clarify the Final Report and procedures for assessing the DIF.

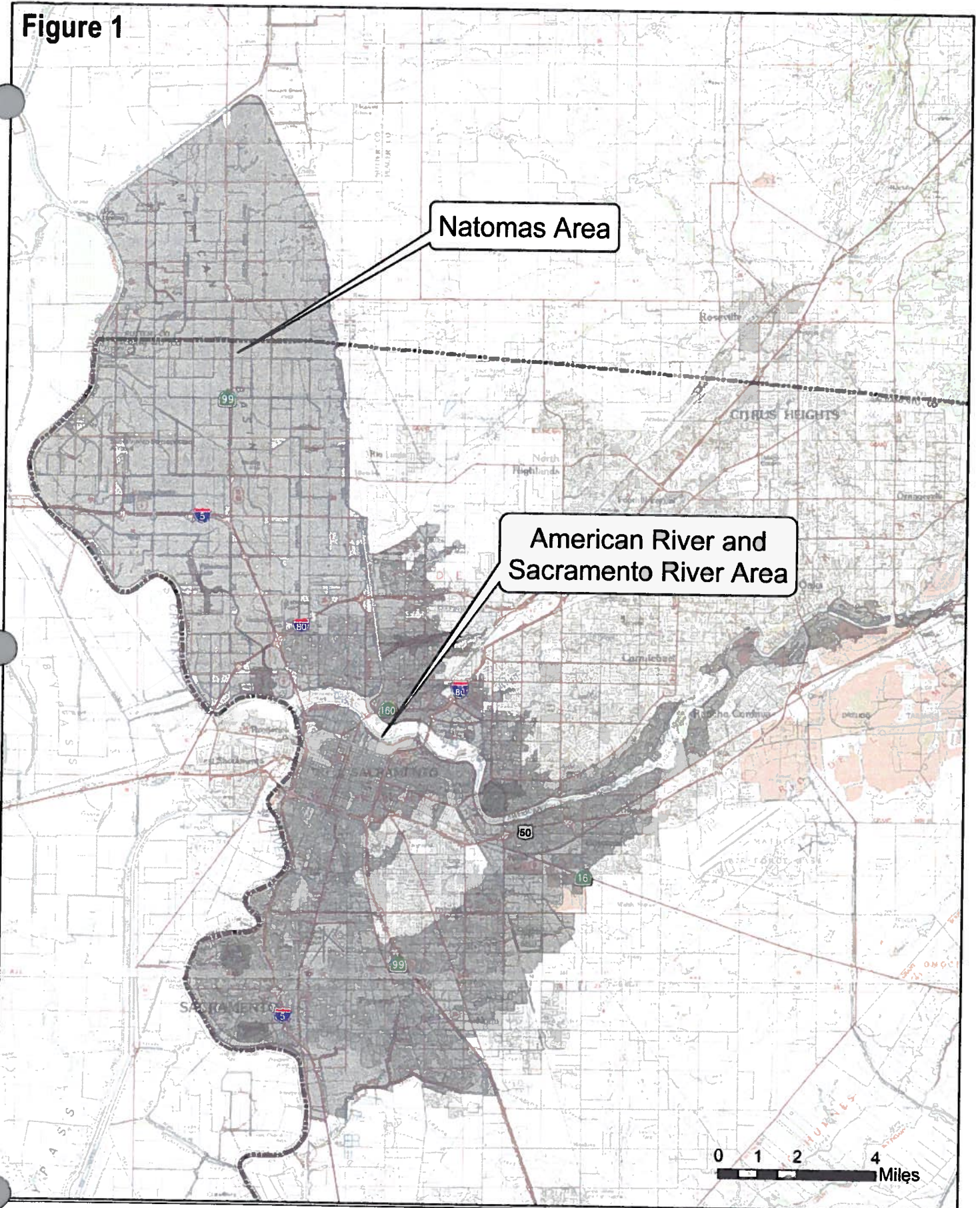
The DIF Boundary will be the same as the boundary of the SAFCA Consolidated Capital Assessment District (CCAD) as illustrated in **Figure 1**. The DIF Boundary encompasses those land areas in Sacramento County and Sutter County within SAFCA's jurisdictional boundary that will receive flood control benefits from the DIF improvements.

The City of Sacramento, the County of Sacramento, and the County of Sutter (Responsible Agencies) shall collect the DIF before the issuance of any building permit within the Boundary of the DIF.

At the discretion of SAFCA and the Responsible Agencies, payment of the DIF may be deferred in accordance with any fee deferral policy that the Responsible Agency has adopted in connection with other development impact fee programs.



Figure 1



Fee Program Boundary

NOTE: Although a portion of the City of Rancho Cordova is within the fee program boundary, the fee will not be collected in this area.





2. COST ADJUSTMENT AND PERIODIC REVIEW

The DIF amount may be adjusted annually for inflation and periodically for significant changes to the DIF Program. The annual inflation or periodic adjustment may take effect on July 1st or later of each fiscal year (as indicated by the respective Responsible Agency's Collection Agreement with SAFCA).

Annual Inflation Adjustment

The DIF may be adjusted by the Responsible Agencies annually to account for the inflation of construction, right-of-way acquisition, and environmental or design costs.

The DIF may be adjusted on or after the beginning of each fiscal year (July 1st) to reflect inflationary costs. If adjusted, the DIF shall be increased by the ratio which the Engineering News Record's Construction Cost Index (ENR, 20 cities) for the most recent March bears to the previous March index. The SAFCA Board of Directors must approve this adjustment and then notify the Responsible Agencies in writing at least 60 days before the adjustment takes effect.

Periodic Adjustments

SAFCA will periodically review actual project costs, DIF collections, and land use projections to determine if any modifications to the Fee Program are warranted. The periodic review will occur no less than every five years. During the periodic review, the following aspects will be analyzed:

- Changes to the Improvements to be funded by the Fee Program.
- Changes in the cost to update or administer the Fee Program.
- Changes in annual financing costs.
- Changes in assumed land uses.
- Changes in other funding sources.

Any changes to the Fee Program based on the periodic update will be presented to the SAFCA Board of Directors for approval. The SAFCA Board of Directors must approve the changes and then notify the Responsible Agencies in writing at least 60 days before the changes takes effect.

3. APPLICABILITY OF DIF

General Applicability

Fee collection agreements between SAFCA and each of the three land use jurisdictions (Responsible Agency, or collective Responsible Agencies) located within the DIF Boundary provide the general procedures for collecting the DIF. The following departments in these jurisdictions will administer these agreements:

- City of Sacramento Development Services Department.
- County of Sacramento Building Inspection Division.
- Sutter County Community Services Department.

In general, on receipt of an application for a building permit, the Responsible Agency will make an initial determination of the applicability of the DIF based on the location of the proposed development project (Project) and the Project exemption criteria included in **Table 1**. If applicable, the Responsible Agency will compute the fee before issuance of a building permit for a Project that is determined to be within the DIF Boundary and will collect the DIF from the Project applicants at issuance of the building permit.

The DIF also will be collected, to the extent permitted by law, on any Project that does not require a building permit from the Responsible Agency (such as a hospital, which makes application to the State). When such a Project is required to apply to the Responsible Agency for some entitlement other than a building permit (e.g., water or sewer connection), the DIF will be payable prior to issuance of such permit or approval.

SAFCA retains the right of final determination as to whether the proposed Project lies within the defined DIF Boundary and whether issuance of a particular permit triggers the requirement to pay the DIF.

SAFCA will allow for variations in the method of DIF payment as described in **Chapter 5** of this manual.

DIF Boundary

The DIF applies to all parcels located within the Consolidated Capital Assessment District (CCAD). **Figure 1** (in **Chapter 1**) illustrates the DIF Program Boundary. This boundary will be referred to as the DIF Boundary throughout the remainder of this report.

The DIF Boundary encompasses those land areas in Sacramento County and Sutter County within SAFCA's jurisdictional boundary that will receive the direct flood control benefits from the improvements outlined in the SAFCA Development Fee Program Final Report.

Coverage Period

The DIF is to be collected beginning January 1, 2009, and continue through December 31, 2019.

Table 1
SAFCA Administrative Procedures Manual
SAFCA DIF Program Applicability

Item	Notes
DEVELOPMENT SUBJECT TO DIF	
<ul style="list-style-type: none"> • First two floors of residential construction not exempted below. • First floor of commercial and industrial construction not exempted below. • Conversion of uninhabitable space to habitable space not exempted below • Project issued a permit to legalize previous construction done without a permit that is subject to the DIF. 	<p>e.g., garage conversions, residential attic conversions for attics in 1-story units, patio enclosure that converts a patio to habitable space with conditioned air.</p> <p>DIF based on rates at time of building permit application date.</p>
EXEMPTIONS	
Project Exemptions	
<ul style="list-style-type: none"> • Construction on land zoned agricultural • Construction raised above or removed from 200-year floodplain • Construction in Old Sacramento 	<p>Determined by SAFCA Should be automatically exempted by GIS because outside of DIF boundary.</p>
Square Feet Exemptions	
<ul style="list-style-type: none"> • Basements • Uninhabitable Space • Residential construction on 3rd floor or higher • Commercial or industrial construction on 2nd floor or higher • Single-family construction of less than 300 net damageable square feet. 	<p>Generally construction without conditioned air. e.g., garages, carports, driveways, porches, entryways, pool houses w/o conditioned air, storage units, decks, patio covers</p> <p>Damageable sq. ft. is sq. ft. subject to DIF (See Table 2 for definition). Net damageable sq. ft. is damageable sq. ft. remaining after deducting pre-existing damageable sq. ft. (if any).</p>
CREDITS	
<ul style="list-style-type: none"> • Pre-existing structure damageable square feet 	<p>DIF calculated on net damageable square feet. Net damageable sq. ft. = new dam. sq. ft. - pre-existing dam. sq. ft.</p>
<p>– <i>Not in Redevelopment Area</i></p>	<p>Damageable square feet of pre-existing structure that was demolished or issued a demolition permit within two years of the application date for the building permit for the new construction.</p>
<p>– <i>In Redevelopment Area</i></p>	<p>Damageable square feet of pre-existing structure that was demolished or issued a demolition permit since Jan. 1, 1998.</p>
SPECIAL CIRCUMSTANCE	
<ul style="list-style-type: none"> • Mixed Use Project in Redevelopment Area with Public Subsidy 	<p>The land use category for any mixed use Project that is located in a redevelopment area and receives a public subsidy will be Mixed Use Residential, regardless of whether the bottom floor use is residential or commercial. The DIF will be assessed on the damageable square feet on the first 2 floors.</p>

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Development Subject to the DIF, Exemptions, Credits, and Special Calculations

In general, the DIF will be assessed on new residential, commercial, and industrial Projects. Refer to **Table 1** for types of Projects subject to the DIF, exemptions, allowable credits, and special circumstances for specific types of development. SAFCA retains the authority to waive the fee payment at its discretion. The detailed definitions and steps needed to calculate the DIF are provided in the next chapter.

4. CALCULATION OF DIF

This chapter describes the information required to calculate the DIF and the steps taken to calculate the DIF. Example DIF calculations are provided in **Appendix A**.

General Calculation

Responsibility for calculating the DIF will vary for each of the three jurisdictions and by the applicable collection agreement. For each jurisdiction, the Responsible Agency will obtain the required information from the Project applicant, complete the calculations as outlined in this chapter, and collect the DIF. The Responsible Agencies are listed below.

- City of Sacramento: The Development Services Department.
- County of Sacramento: The Building Inspection Division.
- Sutter County: The Community Services Department.

Information Required to Determine General DIF Program Applicability

Before calculating the DIF, it should first be determined if a Project is subject to or exempt from the DIF Program. Beyond determining if a Project is located outside of the DIF boundary, there are three additional conditions that exempt a Project from the DIF Program.

- Land is zoned agricultural.
- Project is raised above or removed from the 200-year flood plain.
- Project is in Old Sacramento.

The following information is required to determine whether or not one of these conditions apply:

- Location of Project.
- Parcel Zoning.

In addition, the Project location is needed to determine whether or not the Project is located in a redevelopment area, which could affect the DIF rate used to calculate the fee.

Each of the information requirements to determine general DIF Program applicability is detailed below.

Location of Project

DIF Boundary

The location of the Project is needed to determine applicability of the fee. The Responsible Agency will use **Figure 1** and electronic GIS Information provided by SAFCA to determine if the location of the Project is within the DIF Boundary. The DIF Boundary is the same as the SAFCA

CCAD boundary (as discussed in **Chapter 3**). Therefore, in general, if a parcel is in the CCAD, then the DIF applies.

Please note that Projects in Old Sacramento are exempt from the DIF. Old Sacramento is outside of the DIF Boundary, so the GIS software should identify Projects in Old Sacramento as exempt from paying the DIF.

200 Year Flood Plain

A Project that is outside of the 200-year floodplain or that will be removed from the 200-year floodplain is exempt from the DIF. SAFCA is working to develop maps and GIS data throughout the DIF area that shows the contours of the 200-year floodplain elevation. These maps and data will be used to check, for every applicable building permit, if the finished floor elevation of each new structure is above or below the 200-year floodplain elevation. Currently, however, the determination of whether a Project is outside of the 200-year floodplain is made on a case by case basis if an applicant requests that a parcel be checked to determine if it can be exempted on the basis of being outside of the 200-year flood plain.

Redevelopment Area

The Responsible Agency will use **Figure 2** to determine if the Project falls in a Redevelopment Area for the purposes of determining certain fee adjustments that may apply. These fee adjustments will be discussed further later in this chapter. See **Appendix B** for individual maps of the redevelopment areas.

Parcel Zoning

A new Project is exempt from the DIF if it is located on land zoned agricultural. Thus, the Responsible Agency will identify the parcel zoning to determine if the Project is exempt from the DIF.

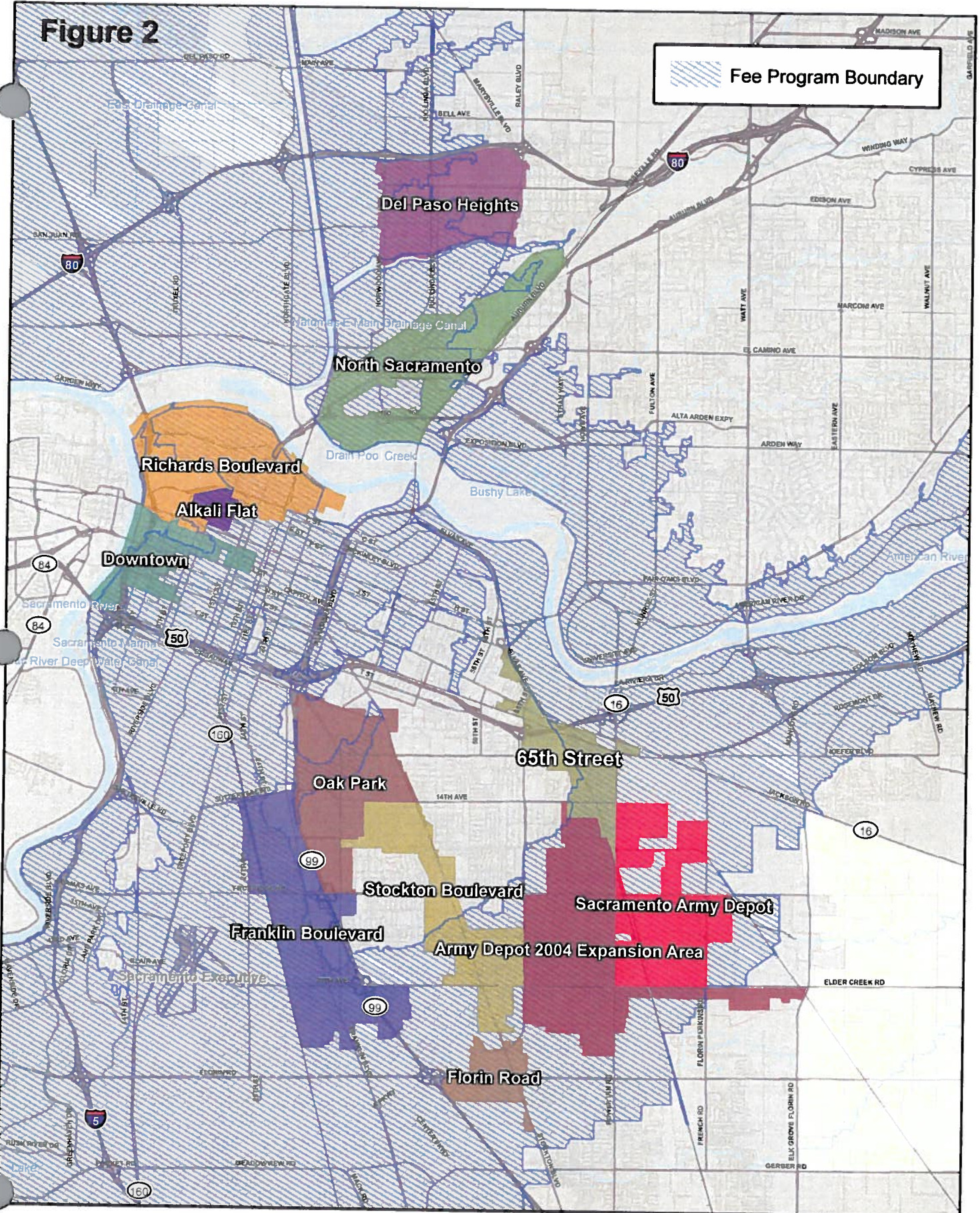
Calculation of the DIF


Once it has been determined that a Project is subject to the DIF Program, then the DIF can be calculated. The following information is required to calculate the DIF:

- Building permit application date.
- DIF land use category for Project.
- Damageable square feet for Project.
- Pre-existing structure type, demolition date, and damageable square feet, if applicable.

Table 2 provides detailed definitions of these key items needed to calculate the DIF. Each information requirement is detailed below.

Figure 2



 Fee Program Boundary



Redevelopment Areas





Table 2
SAFCA Administrative Procedures Manual
Key Definitions Needed to Calculate the DIF

Item	Definition
Project	New construction or addition.
DIF	Development Impact Fee. The DIF is assessed on damageable square feet with different rates for different DIF land use designations. DIF = Net Damageable Square Feet * DIF Rate (see definitions below)
Building Permit Application Date	Date upon which DIF rate will be based.
DIF Land Use Category	Land use of Project. DIF Rate varies by DIF Land Use Category Categories Single Family One-Story Residential Single Family Two-Story Residential Multifamily One-Story Residential Multifamily Two-Story Residential Commercial Industrial Mixed Use Residential Mixed Use Commercial
DIF Rate	DIF per building sq. ft. by DIF Land Use Category
Damageable Square Feet	First floor or first two floors of Habitable Square Feet as defined below: The first floor is considered the first at-grade floor. Basements are exempt.
Habitable Square Feet	Livable square feet (generally construction areas with conditioned air). Examples of square footage that is NOT habitable include: garages, porches, decks, entryways, awnings, carports, driveways, breezeways, sheds.
Residential Land Use Designations	Damageable Square Feet = first 2 floors of Habitable Square Feet.
Mixed Use Residential	Damageable Square Feet = first 2 floors of Habitable Square Feet. Defined by first floor use.
Nonresidential Land Use Designations	Damageable Square Feet = first floor of Habitable Square Feet.
Mixed Use Commercial	Damageable Square Feet = first floor of Habitable Square Feet. Defined by first floor use.
Pre-existing Structure	When calculating the DIF, the Damageable Square Feet of the Project shall be reduced by the Damageable Square Feet of any Pre-existing Structure on the parcel. A Pre-existing Structure is defined as a structure that either was demolished or issued a demolition permit within a certain time frame. The time frame differs depending whether or not the Project is located within a redevelopment area, as detailed below.
Not in a Redevelopment Area	A structure was demolished or issued a demolition permit within two years of the application date for the building permit for the Project.
In a Redevelopment Area	A structure was demolished or issued a demolition permit after Jan. 1, 1998.
Damageable Square Feet	The Damageable Square Feet of the Pre-Existing Structure are based on the type of Pre-Existing Structure. The Damageable Square Feet for different structure types are defined above.
Net Damageable Square Feet	Maximum of (Project Damageable Square Feet - Pre-existing Structure Damageable Square Feet) and 0.

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Building Permit Application Date

The DIF rates in effect on the building permit application date will be used to calculate the DIF. *Please note that if these rates change between the building permit application date and the building permit issuance date, the rates for the DIF will be the rates in effect on the application date. The DIF will not be recalculated using more recent rates.*

DIF Land Use Category for Project

Overview

The Responsible Agency will determine the land use category that would apply to the Project. **Tables 3** through **5** contain a matrix for each jurisdiction with detailed information for classifying the Project. Assessor's land use codes and property descriptions have been provided to aid the Responsible Agency in classifying the Projects into on the following eight DIF Land Use Categories:

- Single-Family One-Story Residential.
- Multifamily One-Story Residential.
- Single-Family Two-Story Residential.
- Multifamily Two-Story Residential.
- Commercial.
- Industrial.
- Mixed Use Residential.
- Mixed Use Commercial.

Note about Mixed Use Categories: *The mixed use categories apply to multi-story buildings with different uses on the first and second floors. The first floor use dictates the DIF land use category. If the first floor use is residential, then the land use category is Mixed Use Residential, which has the same DIF rates as the Multifamily Two-Story Residential category. If the first floor use is commercial, then the land use category is Mixed Use Commercial, which has the same DIF rates as the Commercial category.*

Redevelopment Area Land Use Category Adjustment

If the following three conditions apply, then the land use category for the DIF calculation is Mixed Use Residential:

- Project location is in a redevelopment area.
- Project is to receive a public subsidy.
- Construction is any type of mixed use.

The land use category for the DIF calculation will be Mixed Use Residential regardless of the first floor use.

Damageable Square Feet for Project

The DIF is based on damageable square feet, which are the structure habitable square feet of the first two above-ground floors of a residential Project or of the first above-ground floor of all other types of Projects. For purposes of calculating the DIF, damageable square feet should only

Table 3
Review of SAFCA DIF Procedures
Land Use Category Descriptions and Assessor Codes - Sacramento County

DIF Land Use Category	Detailed Description [1]	Applicable Sacramento County Assessor's Codes [2]
Single-Family One-Story Residential	Includes structures that are Single Family Dwellings and duplexes which are designed exclusively for occupancy by one family. The structure should include no more than one story of habitable square footage.	A1, A2
Multifamily One-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no more than one story of habitable square footage.	A3, A4, AD, AE, AF, AG, AL
Single-Family Two-Story Residential	Includes structures that are Single Family Dwellings which are designed exclusively for occupancy by one family. The structure should include no less than two stories of habitable square footage.	A1, A2
Multifamily Two-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no less than two stories of habitable square footage.	A3, A4, AD, AE, AF, AG, AL
Commercial	Includes, but is not limited to, offices, retail facilities, hotels and motels, and public buildings.	BA, BB, BC, BD, BE, BF, BG, BH, BI, CA, CB, CC, CD, CE, CG, CH, CJ, CF
Industrial	Includes structures that are occupied by manufacturing outlets, miscellaneous industrial, heavy and light industrial, warehousing, distribution, storage, lumber yards, truck terminals, and bulk plants.	GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GL, GM
Mixed Use Residential	Multi-story structures with residential and nonresidential uses with a residential use on the first floor.	
Mixed Use Commercial	Multi-story structures with a residential and nonresidential uses with a commercial use on the first floor.	

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[1] Adapted from the City of Sacramento City Code §17.16.010 (Zoning Code).
 [2] Represents only the first two characters of the Assessor's Use Codes. Adapted from the Operations Manual of the County of Sacramento Office of the Assessor Section 13-14.

Table 4
Review of SAFCA DIF Procedures
Land Use Category Descriptions - City of Sacramento

DIF Land Use Category	Detailed Description [1]	City of Sacramento Building Application Type [2]
Single-Family One-Story Residential	Includes structures that are Single Family Dwellings which are designed exclusively for occupancy by one family. The structure should include no more than one story of habitable square footage.	Single-Family, Duplex, and Halfplex
Multifamily One-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no more than one story of habitable square footage.	Apartments, Condominiums, Fourplex, Quadplex, and Triplex
Single-Family Two-Story Residential	Includes structures that are Single Family Dwellings which are designed exclusively for occupancy by one family. The structure should include no less than one story of habitable square footage.	Single-Family, Duplex, and Halfplex
Multifamily Two-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no less than one story of habitable square footage.	Apartments, Condominiums, Fourplex, Quadplex, and Triplex
Commercial	Includes, but is not limited to, offices, retail facilities, hotels and motels, and public buildings.	Office, Retail, Service Stations, Churches, Hotel, Motel, Amusement, Other Non-Housekeeping Shelter, Mixed Use - (Ground-Floor Use Governs Classification)
Industrial	Includes, but is not limited to, structures that are occupied by manufacturing outlets, miscellaneous industrial, heavy and light industrial, warehousing, distribution, storage, lumber yards, truck terminals, and bulk plants.	Manufacturing outlets, industrial, warehousing, distribution, storage, lumber yards, truck terminals, and bulk plants.
Mixed Use Residential	Multi-story structures with residential and nonresidential uses with a residential use on the first floor.	
Mixed Use Commercial	Multi-story structures with a residential and nonresidential uses with a commercial use on the first floor.	

[1] Adapted from the City of Sacramento City Code §17.16.010 (Zoning Code).
 [2] Represents the City of Sacramento's new building categories.

Table 5
Review of SAFCA DIF Procedures
Land Use Category Descriptions and Assessor Codes - Sutter County

DIF Land Use Category	Detailed Description [1]	Applicable Sutter County Property Use Codes [2]
Single-Family One-Story Residential	Includes structures that are Single Family Dwellings which are designed exclusively for occupancy by one family. The structure should include no more than one story of habitable square footage.	Single-Family, Duplex, Halfplex
Multifamily One-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no more than one story of habitable square footage.	Multifamily, Triplex, and Fourplex
Single-Family Two-Story Residential	Includes structures that are Single Family Dwellings which are designed exclusively for occupancy by one family. The structure should include no less than one story of habitable square footage.	Single-Family, Duplex, Halfplex
Multifamily Two-Story Residential	Includes structures that are occupied by three or more families living independently of each other, but under one roof. Ownership of the building(s) could be a single ownership of units and land (e.g., apartments) or individual ownership of each unit and joint ownership of common area (e.g., condos). The structure should include no less than one story of habitable square footage.	Multifamily, Triplex, and Fourplex
Commercial	Includes, but is not limited to, offices, retail facilities, hotels and motels, and public buildings.	Store type, Service type, Shopping Center, Office Building, Service Station, Motels, Mobile Home Parks, Rest Homes/Skilled Nursing, Marinas, Hospitals, and Horse Stables
Industrial	Includes, but is not limited to, structures that are occupied by manufacturing outlets, miscellaneous industrial, heavy and light industrial, warehousing, distribution, storage, lumber yards, truck terminals, and bulk plants.	Industrial, Airport, Crop Dusting, Mines and Quarries, Recreational, and Water Companies
Mixed Use Residential	Multi-story structures with residential and nonresidential uses with a residential use on the first floor.	
Mixed Use Commercial	Multi-story structures with a residential and nonresidential uses with a commercial use on the first floor.	

[1] Adapted from the City of Sacramento City Code §17.16.010 (Zoning Code).

[2] Represents the property use codes as provided by Sutter County Assessor's Office.

include the above-ground habitable square feet of the new structure (i.e., basements are exempt). Habitable square feet can be generally classified as all square feet that contain conditioned air. This would include all new square feet constructed except garages, porches, decks, entryways, awnings, carports, driveways, breezeways, etc.

Pre-Existing Structure, if Applicable

If a Project subject to the DIF replaces a pre-existing structure, then the Project may be eligible to receive a credit against the DIF for the pre-existing structure square feet. If eligible, then only the damageable square feet of the Project in excess of the damageable square feet of the pre-existing structure would be included in the calculation of the DIF.

Requirements for Pre-Existing Structure Credit

A Project's eligibility to receive the pre-existing structure credit depends on the pre-existing structure's demolition date or demolition permit issuance date. The demolition date requirement differs depending on whether or not the project is in a redevelopment area as summarized below:

- **Not in a Redevelopment Area:** The demolition date or demolition permit date for the pre-existing structure must be within 2 years of the building permit application date for the Project.
- **In a Redevelopment Area:** The demolition date or demolition permit date for the pre-existing structure must be on or after January 1, 1998.

Pre-Existing Structure Square Feet

If a Project qualifies for a pre-existing structure credit, then the pre-existing structure damageable square feet will be deducted from the Project damageable square feet to obtain the net square feet on which to calculate the DIF. *Note that if the net square feet are less than zero, then no DIF will be due.*

The pre-existing structure damageable square feet are based on the pre-existing structure type and the definition of damageable square feet for residential and nonresidential uses as summarized below:

Pre-existing Structure Type

Damageable Square Feet

Residential (including Mixed Use Residential)

Habitable square feet of first two floors

Nonresidential (including Mixed Use Commercial)

Habitable square feet of first floor

Examples of pre-existing structure damageable square feet are given below:

Two-Story Single-Family Unit

Three-Story Commercial Building

First floor: 1,000 habitable square feet
Second floor: 700 habitable square feet
Total damageable square feet: 1,700

First floor: 10,000 habitable square feet
Second floor: 8,000 habitable square feet
Third floor: 8,000 habitable square feet
Total damageable square feet: 10,000

Calculation Steps

Tables 1 through **5**, already discussed, can be used to aid in the DIF calculation. In addition, **Table 6** provides the fee schedule.

To calculate the DIF, follow the steps listed below:

Step 1: Verify that the Project is located within the DIF Boundary. If the parcel is outside the DIF Boundary, no DIF is required.

Step 2: Determine if the Project is exempt based on the Project Exemptions criteria contained in **Table 1**. If so, then no DIF is required.

Step 3: If the Project is not found to be exempt in Steps 1 and 2, then determine the DIF land use category for the Project using the land use category table for the particular jurisdiction (**Table 3** for Sacramento County, **Table 4** for City of Sacramento, **Table 5** for Sutter County) and the Project description. General use descriptions or Assessor's Use Codes also may be used to determine the appropriate DIF land use category.

***Note:** A mixed use Project in a redevelopment area that has been granted a public subsidy will have the Mixed Use Residential land use category, regardless of the first floor land use that is otherwise used to determine the proper land use category.*

Step 4: Determine the applicable DIF rate from **Table 6** based on the land use category and the fees in effect on the building permit application date.

Step 5: Determine the Project's damageable square feet using the definition of damageable square feet in **Table 2**.

Step 6: Determine the pre-existing structure damageable square feet (if any) using the definition of pre-existing structure damageable square feet in **Table 2**. **Table 1** provides additional clarification and examples of square feet subject to and exempt from the DIF.

***Note:** To be considered a pre-existing structure with damageable square feet eligible to be credited against the DIF, the structure must have been demolished within certain time ranges (see **Table 2**) that depend on whether or not the building was in a redevelopment area.*

Step 7: Calculate the net damageable square feet as the Project's damageable square feet (Step 5) less the pre-existing structure's damageable square feet (Step 6).

If the land use category is one of the two single-family categories and this calculation results in net damageable square feet less than or equal to 300 square feet, then set the net damageable square feet to zero. No DIF will be assessed.

For all other land use categories, if the calculation results in net damageable square feet less than zero, then set the net damageable square feet to zero. No DIF will be assessed.

Step 8: Total DIF equals the DIF rate from Step 4 multiplied by the net damageable square feet from Step 7.

Table 6
SAFCA Administrative Procedures Manual
SAFCA DIF Rates

Project	Max. Floors on which to Assess Fee	Fee per Building Sq. Ft.		
		1/1/2009	2/7/2011	4/21/2012
Effective Date		1/1/2009	2/7/2011	4/21/2012
Residential [1]				
Single Family - 1-Story (>300 sq. ft.)	1	\$1.79	\$1.82	\$1.89
Single Family - 2+-Story (> 300 sq. ft.)	2	\$1.72	\$1.75	\$1.82
Multifamily - 1-Story	1	\$1.00	\$1.02	\$1.06
Multifamily - 2+-Story	2	\$1.06	\$1.08	\$1.12
Nonresidential				
Commercial	1	\$2.69	\$2.73	\$2.84
Industrial	1	\$1.79	\$1.82	\$1.89
Mixed Use [2], [3]				
MU Residential	2	\$1.06	\$1.08	\$1.12
MU Commercial	1	\$2.69	\$2.73	\$2.84

fee

- [1] Single family Projects with less than 300 square feet are exempt from the DIF.
 [2] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 If first floor is commercial, then mixed use fee category is MU Commercial.
 If first floor is residential, then mixed use fee category is MU Residential.
 [3] If a mixed use project in a redevelopment area has been granted a public subsidy,
 then the fee category is MU Residential, regardless of the first floor use.

5. FEE COLLECTION PROCEDURES

Introduction

The Responsible Agency will collect the DIF from the Project applicant before the issuance of the building permit.

SAFCA will allow for the following variations in the method of DIF payment:

- Use of any lawfully created assessment district or community facilities district (CFD) to finance such DIFs.
- Voluntarily accelerated payment of the DIF at the time of filing of any application for a tentative subdivision map, parcel map or an earlier land use application, at the then applicable rate.

The use of these alternative payment mechanisms and the collection of the DIF vary among the three jurisdictions, as described below.

Community Facilities District

The City of Sacramento has a Development Fee Financing (DFF) Program that allows a landowner to pay development fees over time. The DFF Program utilizes a Mello-Roos CFD to finance fees, which total more than \$50,000, through the issuance of tax-exempt municipal bonds. To participate in the program, the development property must be formally annexed to the CFD. At the time of building permit issuance, the landowner may prepay the fees or provide a letter of credit to the City as security. The City then issues Mello-Roos bonds. The bond proceeds are used to pay the fees or to reimburse landowners who have prepaid. The bond debt is repaid by the landowner over a period of time not to exceed ten years from the date of bond issuance.

The other jurisdictions may provide similar mechanisms.

Accelerated Fee Payment

If a property owner desires to pay the DIF at an earlier stage of land use approval, such as tentative subdivision map or parcel map, then the fee will be calculated using the following assumptions:

- The land use category will be identified based on information provided in the land use application. If it is unclear whether the property will be developed as commercial use or some other land use, the commercial category will be used for fee calculation purposes.
- The building square footage, if not explicitly defined in the land use application, will be assumed using the maximum permitted footprint allowed in the applicable zoning district by the governing jurisdiction.

A DIF calculated and paid by the Project applicant at this earlier stage of land use application will be reviewed at the time of application for a building permit. The DIF will be recalculated, at the rates that were applicable at the time of initial payment, using the final land use and building footprint information contained in the building permit application. Any changes in the DIF amount from what was previously paid will be adjusted (either as additional DIF to be paid or as a refund amount) as a condition of issuance of the building permit.

Deposit of Funds

A DIF payment collected by the City of Sacramento Development Services Department or the Sutter County Community Services Department shall be deposited in an interest-bearing account and transferred to SAFCA for deposit in the DIF Fund account established with the County of Sacramento Auditor/Controller's Office. A DIF payment collected by the County of Sacramento Building Inspection Division shall be deposited directly to said account. SAFCA shall fully reimburse the City of Sacramento, the County of Sacramento, and the County of Sutter for administrative costs incurred in collecting the DIF.

Collection by SAFCA

SAFCA retains the right to collect the DIF or the portion of the DIF pertaining to Projects that are inadvertently not collected or under-collected. SAFCA will cooperate with the Responsible Agencies to correct any collection errors including assistance in the collection process, if necessary.

6. REFUNDS AND APPEALS PROCESS

An applicant who has paid the DIF may request that such DIF be refunded at any time, although to do so would terminate any approved application or permit. Refunds will be made according to the procedures of the Responsible Agency, as applicable, and may reflect deductions to compensate for administrative costs incurred by the Responsible Agencies in processing the DIF calculation, collection, and refund request.

Appeals regarding the determination of the applicability and amount of the DIF are to be made in writing to the Executive Director, SAFCA, 1007 7th Street, 5th Floor, Sacramento, CA 95814 or via e-mail at info@safca.org, or via fax to (916) 874-8289. The Executive Director shall respond to the appeal request in writing within 30 days. The Executive Director's determination may be appealed to the SAFCA Board of Directors.

7. ACCOUNTING

The revenues raised by payment of the DIF shall be placed in a separate fund established by County of Sacramento (SAFCA DIF Fund). Separate and special accounts may be established within the SAFCA DIF Fund and used to account for collected revenues, by sources and uses, along with any interest earnings on each account. Except for temporary borrowing from one SAFCA fund to another, the revenue (and interest) shall be used only for the purposes for which the DIF was collected.

APPENDICES:

Appendix A: Fee Calculation Examples

Appendix B: Redevelopment Area Maps





APPENDIX A: Fee Calculation Examples

Table 1	SAFCA Example Summary	A-1
Table 2	DIF Calculation—Example 1	A-2
Table 3	DIF Calculation—Example 2	A-3
Table 4	DIF Calculation—Example 3	A-4
Table 5	DIF Calculation—Example 4	A-5
Table 6	DIF Calculation—Example 5	A-6
Table 7	DIF Calculation—Example 6	A-7
Table 8	DIF Calculation—Example 7	A-8
Table 9	DIF Calculation—Example 8	A-9
Table 10	DIF Calculation—Example 9	A-10





Table A-1
SAFCA Administrative Procedures Manual
SAFCA Example Summary

Project Examples	Table	Fee Category	New Construction			Less Pre-Existing Structures			Fee Calculation				
			Fee Stories	1st	2nd	Total	Res / Non Res	Creditable Stories	1st	2nd	Total	Current Rate	Net Sq. Ft.
			Damageable Sq. Ft.			Damageable Sq. Ft.			e=c*d (a-b) or 0				
New Construction and Additions													
Multifamily - 2+-Story Commercial	Table A-2	Multifamily-2-Story Commercial	2	10,000	8,000	18,000							
Mixed Use: 1 st Story Commercial	Table A-3	MU Commercial	1	10,000	NA	10,000							
Mixed Use: 1 st Story Multifamily	Table A-4	MU Commercial	1	10,000	NA	10,000							
Mixed Use in Redev. Area with Public Subsidy	Table A-5	MU Residential	2	10,000	8,000	18,000							
	Table A-6	MU Residential	2	10,000	8,000	18,000							
<i>(1st story commercial or multifamily)</i>													
Replacement													
Single Family - 2+-Story Commercial	Table A-7	Single Family-2-Story Commercial	2	1,000	700	1,700	Res	2	1,000	NA	1,000	700	\$ 1,274
Industrial	Table A-8	Industrial	1	10,000	NA	10,000	Non Res	1	4,000	NA	4,000	6,000	\$ 17,040
Mixed Use: 1 st Story Commercial	Table A-9	MU Commercial	1	10,000	NA	10,000	Res	2	5,000	5,000	10,000	0	\$ 0
	Table A-10	MU Commercial	1	10,000	NA	10,000	Res	2	10,000	10,000	20,000	0	\$ 0
												fee sum	

**Table A-2
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 1**

**New Construction
Multifamily - 2+ Story**

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	Multifamily- 2-Story
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft. <i>(for residential fee categories only)</i>	8,000
Pre-Existing Demolished Structure	
Construction Type	
Demolition Permit Date:	
First Floor Habitable Sq. Ft.:	0
Second Floor Habitable Sq. Ft.:	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	Multifamily- 2-Story
Fee Floors	2
Fee Rate	\$ 1.12
Pre-Existing Demolished Structure	
Years Since Demolition	NA
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	18,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	18,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	18,000
Fee Rate	\$ 1.12
DIF DUE	\$ 20,160

ex1

- [1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 If first floor is commercial, then mixed use fee category is MU Commercial.
 If first floor is residential, then mixed use fee category is MU Residential.
- [2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

**Table A-3
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 2**

**New Construction
Commercial**

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	Commercial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft. <i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	
Demolition Permit Date:	
First Floor Habitable Sq. Ft.:	0
Second Floor Habitable Sq. Ft.:	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	Commercial
Fee Floors	1
Fee Rate	\$ 2.84
Pre-Existing Demolished Structure	
Years Since Demolition	NA
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	10,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	10,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	10,000
Fee Rate	\$ 2.84
DIF DUE	\$ 28,400

ex2

- [1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 If first floor is commercial, then mixed use fee category is MU Commercial.
 If first floor is residential, then mixed use fee category is MU Residential.
- [2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

**Table A-4
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 3**

**New Construction
Mixed Use: 1st Story Commercial**

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	MU Commercial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft. <i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	
Demolition Permit Date:	
First Floor Habitable Sq. Ft.:	0
Second Floor Habitable Sq. Ft.	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	MU Commercial
Fee Floors	1
Fee Rate	\$ 2.84
Pre-Existing Demolished Structure	
Years Since Demolition	NA
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	10,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	10,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	10,000
Fee Rate	\$ 2.84
DIF DUE	\$ 28,400

ex3

- [1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 if first floor is commercial, then mixed use fee category is MU Commercial.
 if first floor is residential, then mixed use fee category is MU Residential.
- [2] if a mixed use project in a redevelopment area has been granted a public subsidy,
 then the fee category is MU Residential, regardless of the first floor use.

**Table A-5
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 4**

**New Construction
Mixed Use: 1st Story Multifamily**

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	MU Residential
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft. <i>(for residential fee categories only)</i>	8,000
Pre-Existing Demolished Structure	
Construction Type	
Demolition Permit Date:	
First Floor Habitable Sq. Ft.:	0
Second Floor Habitable Sq. Ft.	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	MU Residential
Fee Floors	2
Fee Rate	\$ 1.12
Pre-Existing Demolished Structure	
Years Since Demolition	NA
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	18,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	18,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	18,000
Fee Rate	\$ 1.12
DIF DUE	\$ 20,160

ex4

[1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
If first floor is commercial, then mixed use fee category is MU Commercial.

If first floor is residential, then mixed use fee category is MU Residential.

[2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

Table A-6
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 5

New Construction
Mixed Use in Redevelopment Area with Public Subsidy

FEE DATA

Exemptions	INPUT
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	Y
Public Subsidy?	Y
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	MU Commercial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft.	8,000
<i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	
Demolition Permit Date:	
First Floor Habitable Sq. Ft.:	0
Second Floor Habitable Sq. Ft.	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	MU Residential
Fee Floors	2
Fee Rate	\$ 1.12
Pre-Existing Demolished Structure	
Years Since Demolition	NA
Demolition After Jan. 1, 1998	N
Demolition Credit?	N
Damageable Square Feet	Total
New Damageable Sq. Ft.	18,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	18,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	18,000
Fee Rate	\$ 1.12
DIF DUE	\$ 20,160

ex5

- [1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 if first floor is commercial, then mixed use fee category is MU Commercial.
 if first floor is residential, then mixed use fee category is MU Residential.
- [2] if a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

Table A-7
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 6

New Construction: Single Family: 2+-Story
Pre-existing Structure: Residential

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	Single Family-2-Story
First Floor Habitable Sq. Ft.	1,000
Second Floor Habitable Sq. Ft.	700
<i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	Residential
Demolition Permit Date:	2/1/2010
First Floor Habitable Sq. Ft.:	1,000
Second Floor Habitable Sq. Ft.	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	Single Family-2-Story
Fee Floors	2
Fee Rate	\$ 1.82
Pre-Existing Demolished Structure	
Years Since Demolition	2.247
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	<u>1,700</u>
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	1,700
Minimum Square Feet for Fee	300
Net Square Feet for Fee	1,700
Fee Rate	\$ 1.82
DIF DUE	\$ 3,094

ex6

[1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 If first floor is commercial, then mixed use fee category is MU Commercial.
 If first floor is residential, then mixed use fee category is MU Residential.
 [2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

**Table A-8
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 7**

**New Construction: Commercial
Pre-existing Structure: Nonresidential**

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	Commercial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft.	
<i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	Nonresidential
Demolition Permit Date:	2/1/2010
First Floor Habitable Sq. Ft.:	4,000
Second Floor Habitable Sq. Ft.	0

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	Commercial
Fee Floors	1
Fee Rate	\$ 2.84
Pre-Existing Demolished Structure	
Years Since Demolition	2.247
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	10,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	10,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	10,000
Fee Rate	\$ 2.84
DIF DUE	\$ 28,400

ex7

[1] Mixed use fee category is determined by first floor use (with the exception in [2] below).

If first floor is commercial, then mixed use fee category is MU Commercial.

If first floor is residential, then mixed use fee category is MU Residential.

[2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

Table A-9
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 8

New Construction: Industrial
Pre-existing Structure: Residential

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	Industrial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft. <i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	Residential
Demolition Permit Date:	2/1/2010
First Floor Habitable Sq. Ft.:	5,000
Second Floor Habitable Sq. Ft.	5,000

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	Industrial
Fee Floors	1
Fee Rate	\$ 1.89
Pre-Existing Demolished Structure	
Years Since Demolition	2,247
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	
New Damageable Sq. Ft.	10,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	10,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	10,000
Fee Rate	\$ 1.89
DIF DUE	\$ 18,900

ex8

- [1] Mixed use fee category is determined by first floor use (with the exception in [2] below).
 If first floor is commercial, then mixed use fee category is MU Commercial.
 If first floor is residential, then mixed use fee category is MU Residential.
- [2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

Table A-10
SAFCA Administrative Procedures Manual
DIF Calculation -- Example 9

New Construction: Mixed Use-1st Story Commercial
Pre-existing Structure: Residential

FEE DATA

	INPUT
Exemptions	
Above 200 Year Flood Plain?	N
Zoned Agricultural?	N
Old Sacramento?	N
Redevelopment Area	
Redevelopment Area?	N
Public Subsidy?	N
New Construction / Addition	
Building Application Date:	5/1/2012
Fee Category [1], [2]	MU Commercial
First Floor Habitable Sq. Ft.	10,000
Second Floor Habitable Sq. Ft.	
<i>(for residential fee categories only)</i>	
Pre-Existing Demolished Structure	
Construction Type	Residential
Demolition Permit Date:	2/1/2010
First Floor Habitable Sq. Ft.:	10,000
Second Floor Habitable Sq. Ft.	10,000

FEE CALCULATION

Fee Status (Exempt or Subject to Fee)	SUBJECT TO FEE
Fee Rate Information	
Fee Effective Date	4/21/2012
Fee Category [2]	MU Commercial
Fee Floors	1
Fee Rate	\$ 2.84
Pre-Existing Demolished Structure	
Years Since Demolition	2.247
Demolition After Jan. 1, 1998	NA
Demolition Credit?	N
Damageable Square Feet	Total
New Damageable Sq. Ft.	10,000
Less Pre-Existing Damageable Sq. Ft.	0
Net Damageable Square Feet	10,000
Minimum Square Feet for Fee	0
Net Square Feet for Fee	10,000
Fee Rate	\$ 2.84
DIF DUE	\$ 28,400

6x9

[1] Mixed use fee category is determined by first floor use (with the exception in [2] below).

If first floor is commercial, then mixed use fee category is MU Commercial.

If first floor is residential, then mixed use fee category is MU Residential.

[2] If a mixed use project in a redevelopment area has been granted a public subsidy, then the fee category is MU Residential, regardless of the first floor use.

APPENDIX B:

Redevelopment Area Maps



Alkali Flat

Del Paso Heights

Downtown

Florin Road

Franklin Boulevard

North Sacramento

Oak Park

Richards Boulevard

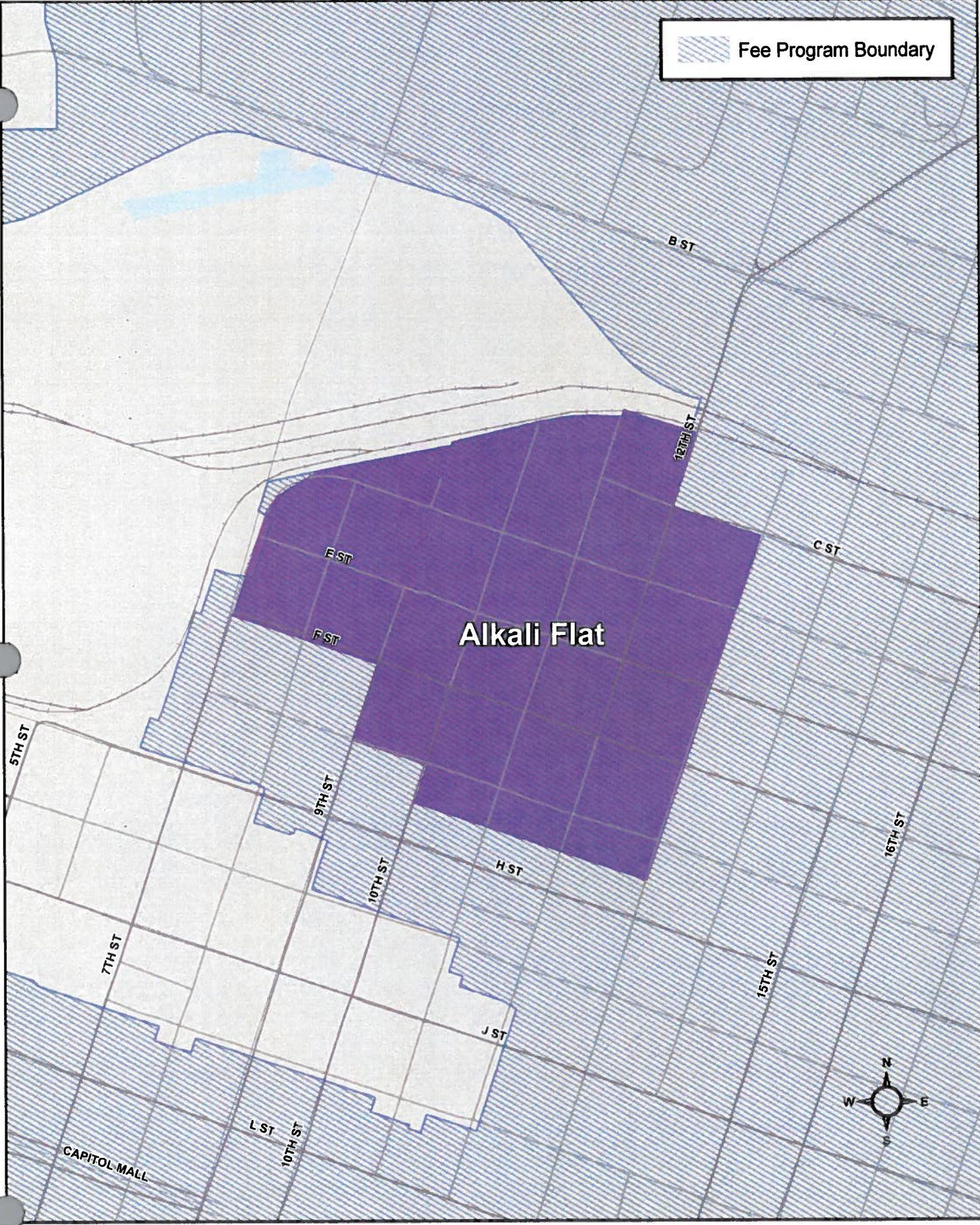
Sacramento Army Depot

Army Depot 2004 Expansion Area

65th Street

Stockton Boulevard

Fee Program Boundary

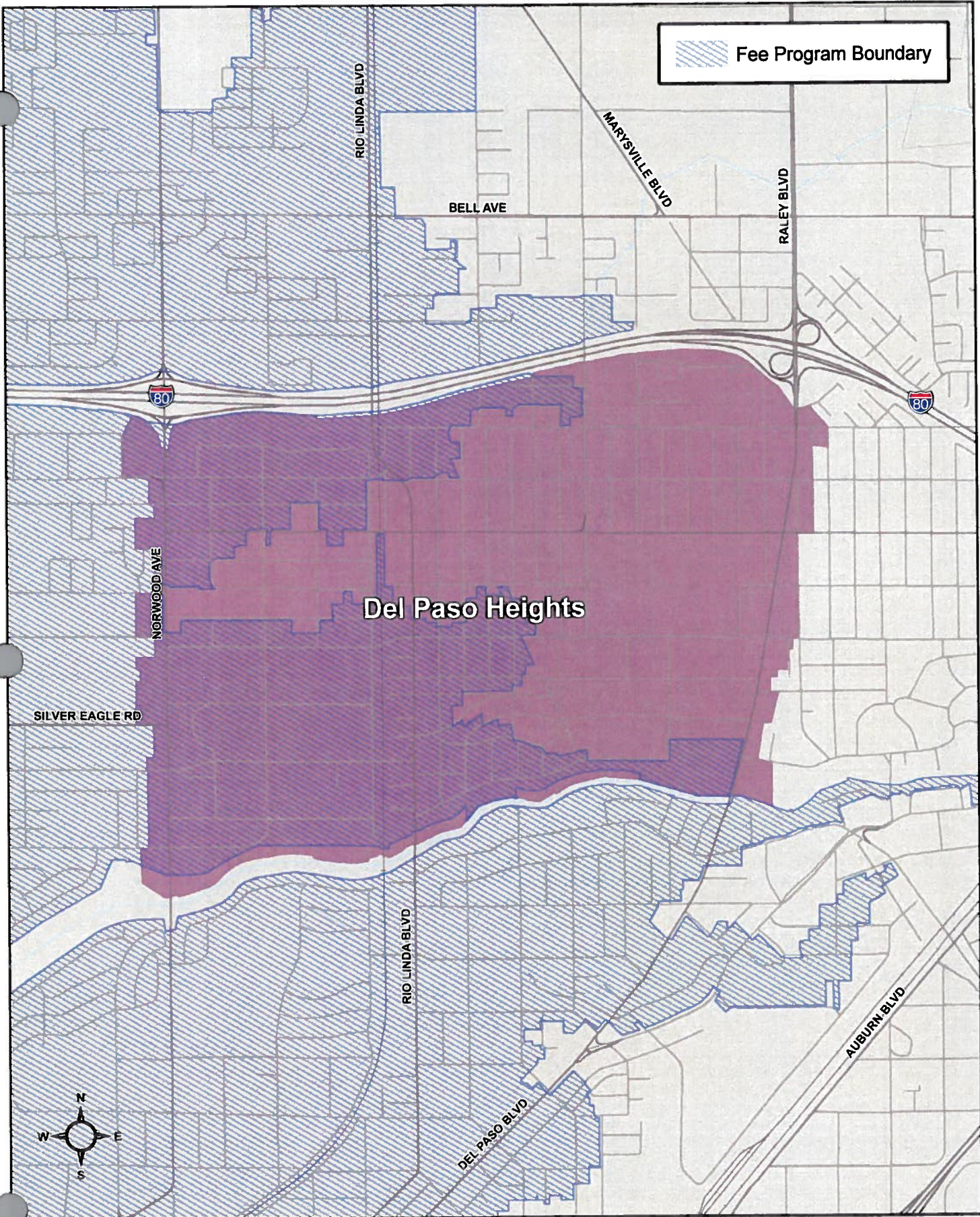


Alkali Flat



Redevelopment Areas
Alkali Flat





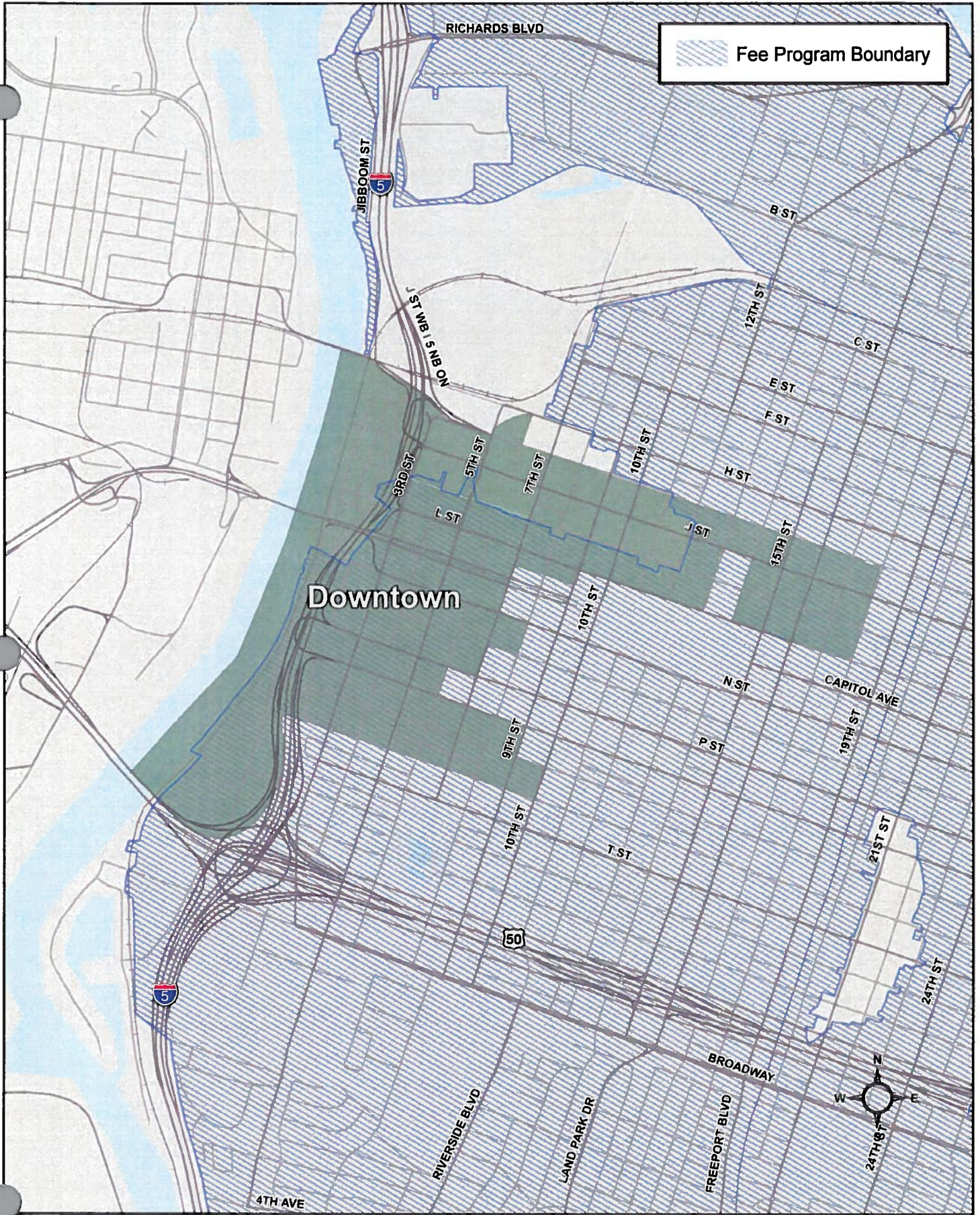
 Fee Program Boundary

Del Paso Heights



**Redevelopment Areas
Del Paso Heights**




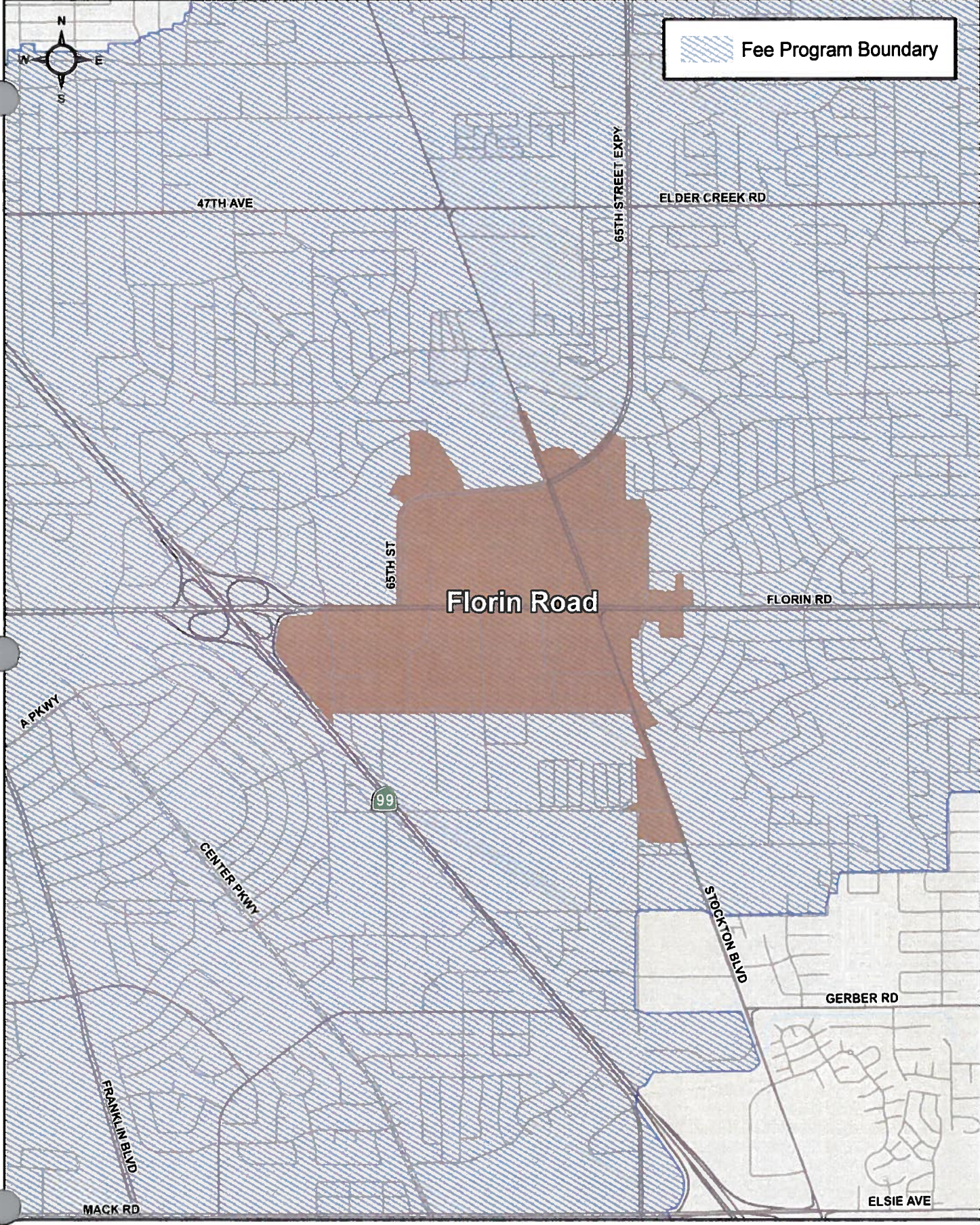


**Redevelopment Areas
Downtown**



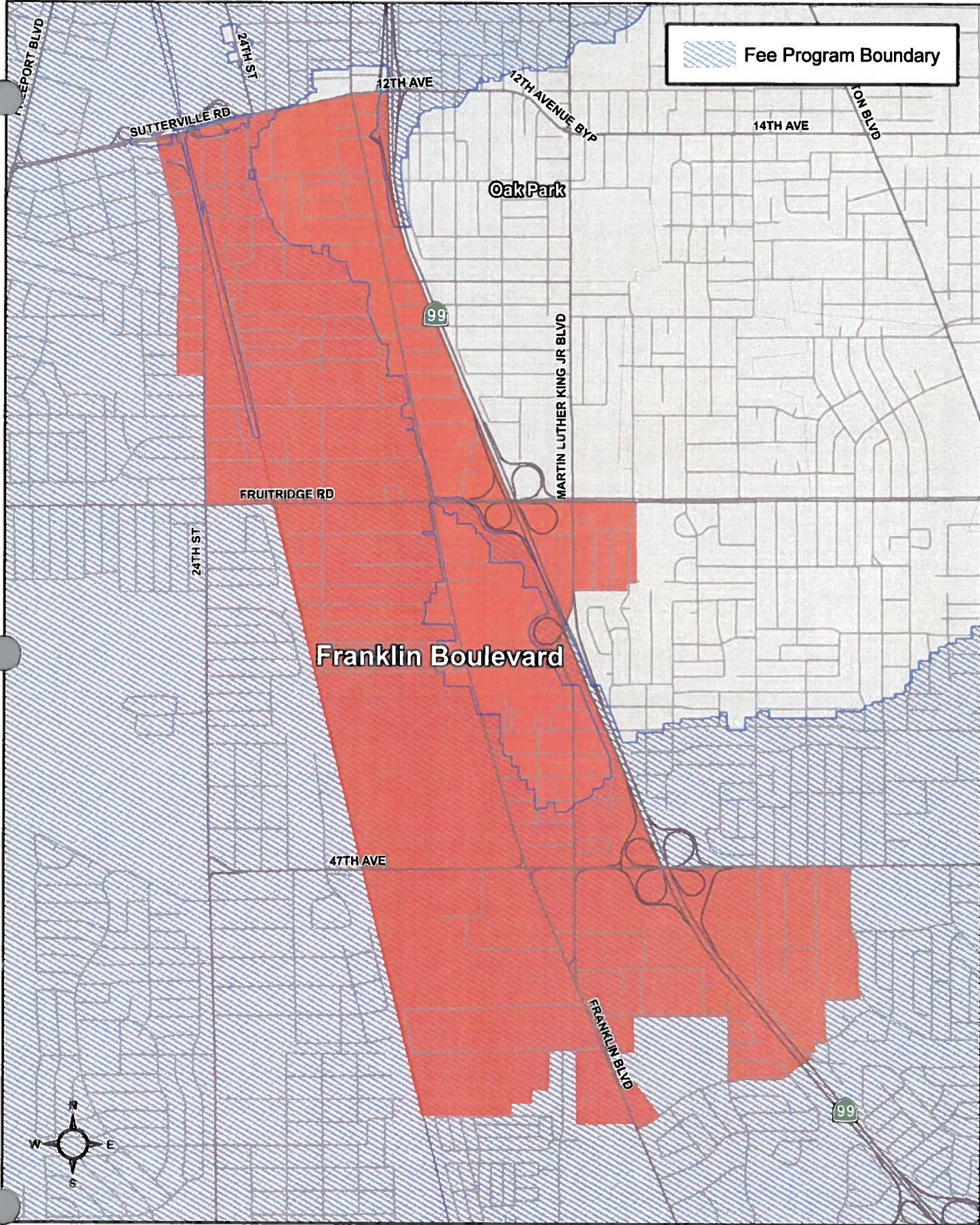


 Fee Program Boundary



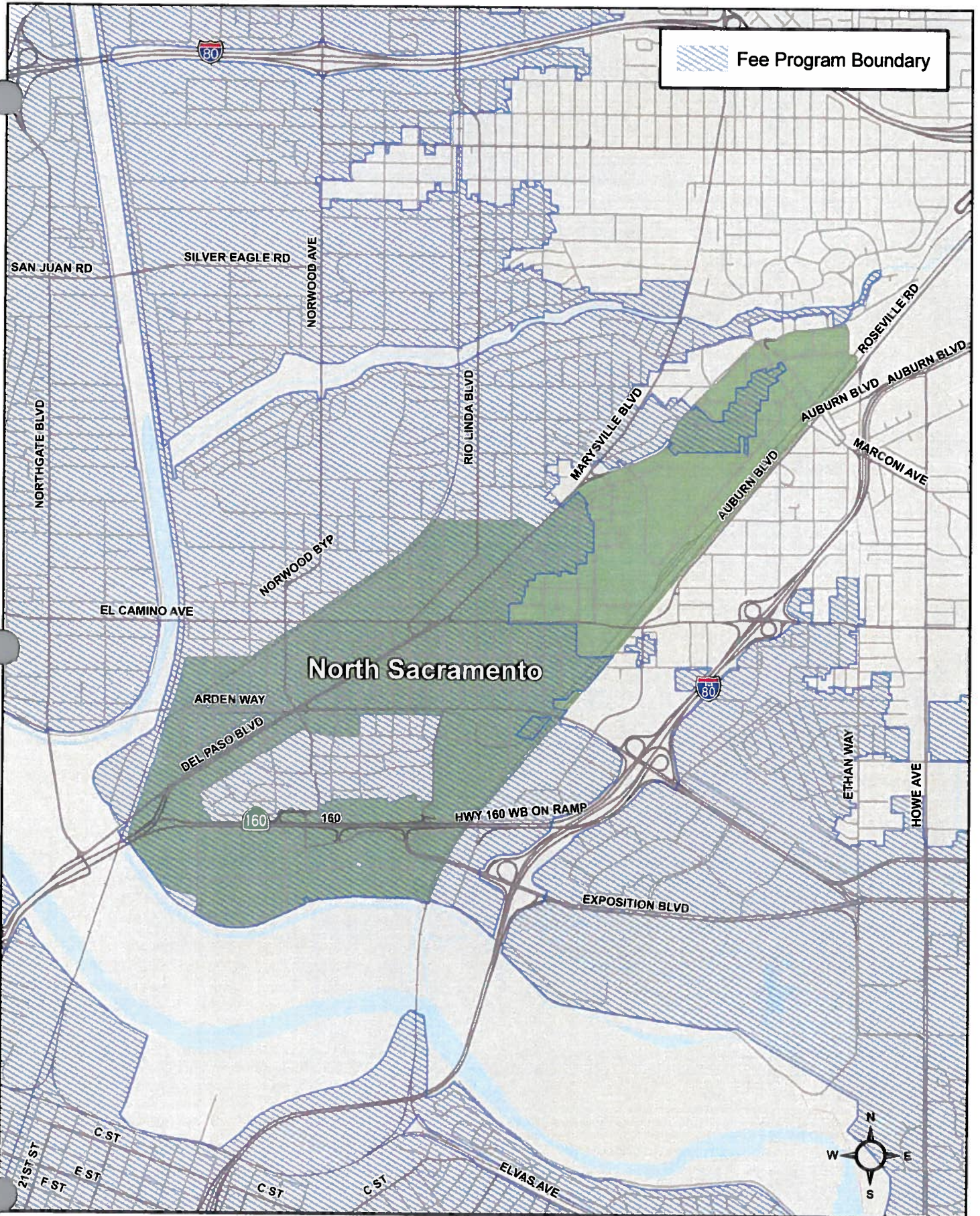
Redevelopment Areas Florin Road





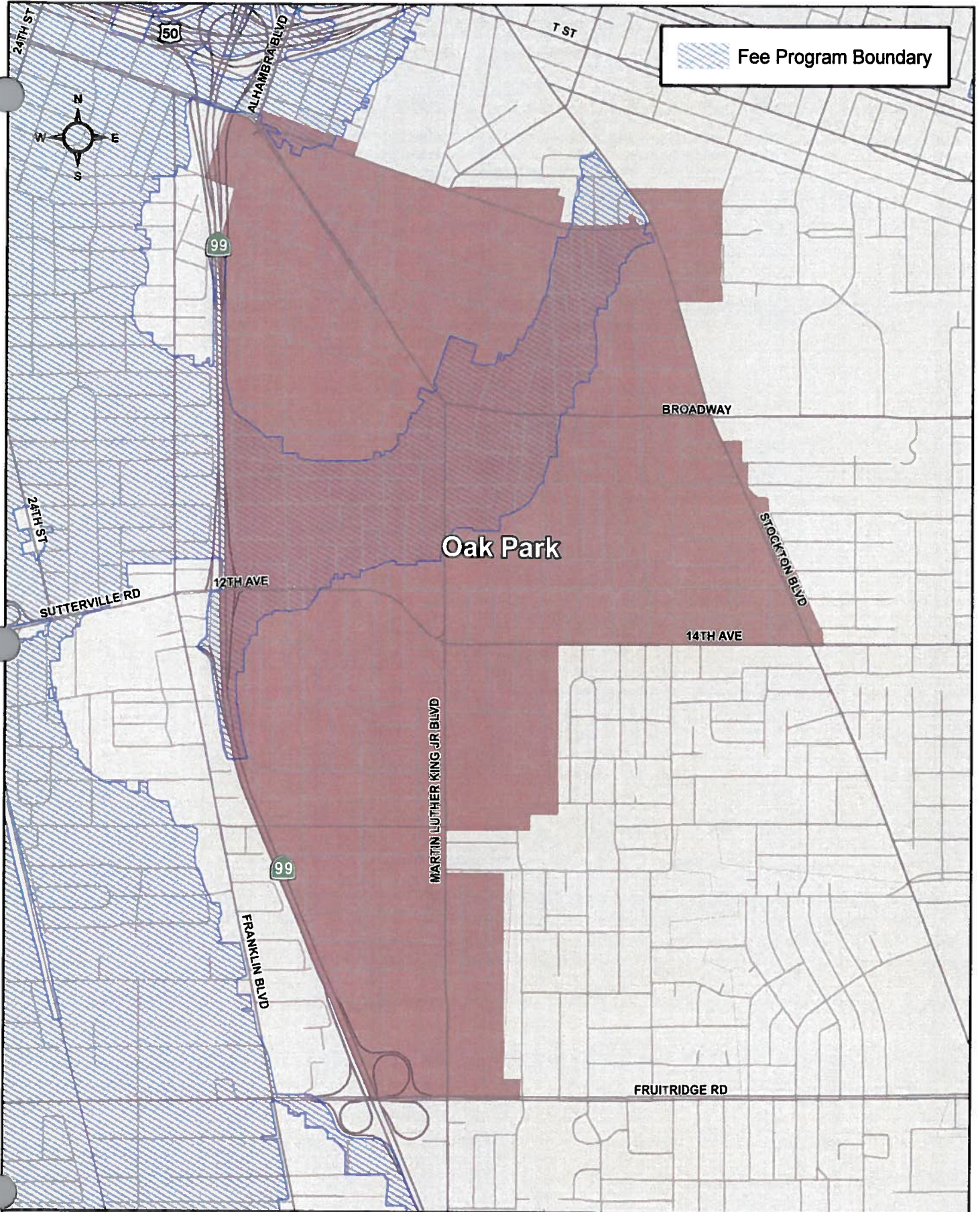
**Redevelopment Areas
Franklin Boulevard**






**Redevelopment Areas
North Sacramento**





 Fee Program Boundary

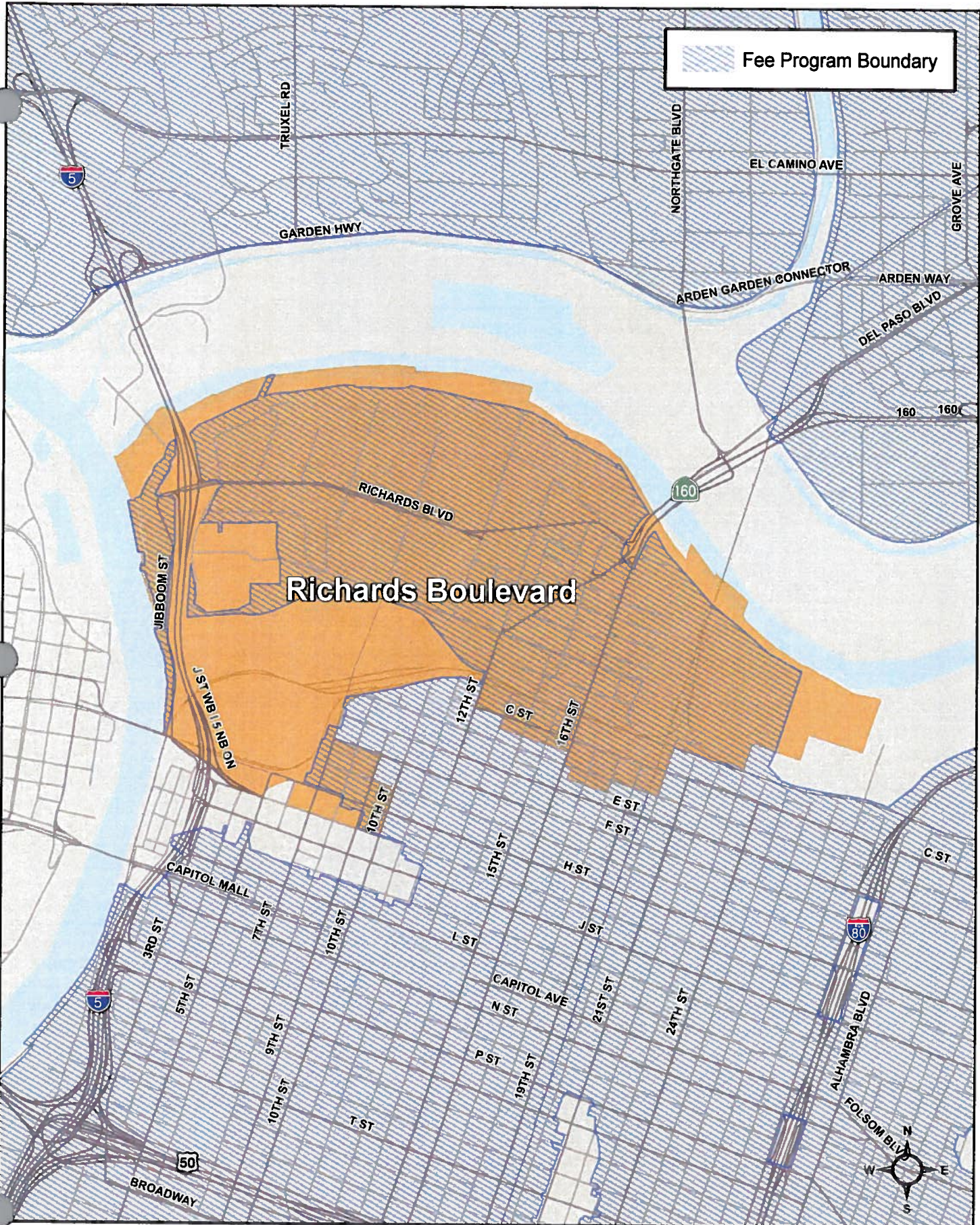
Oak Park



Redevelopment Areas Oak Park



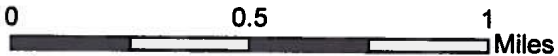
Fee Program Boundary

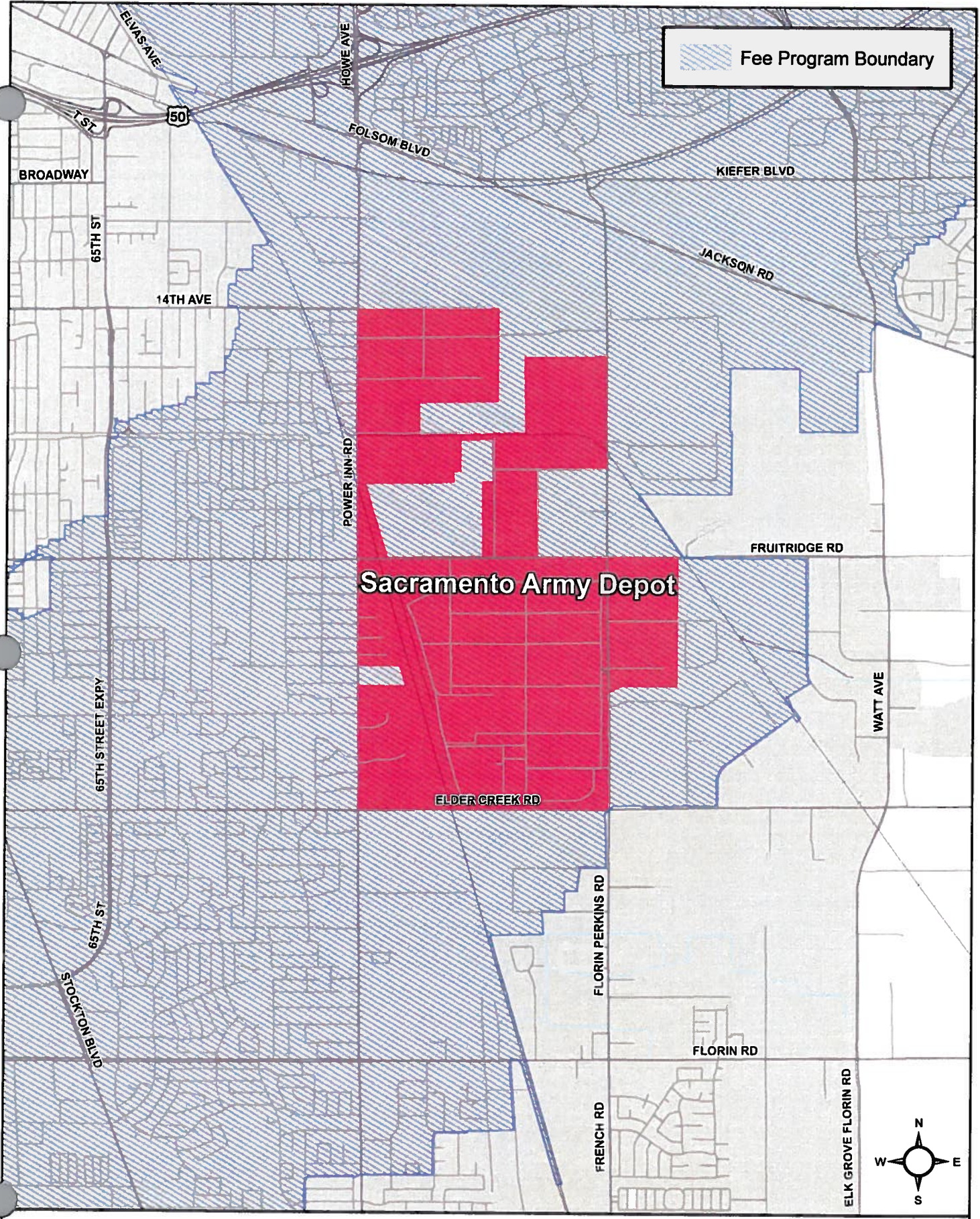


Richards Boulevard

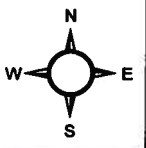


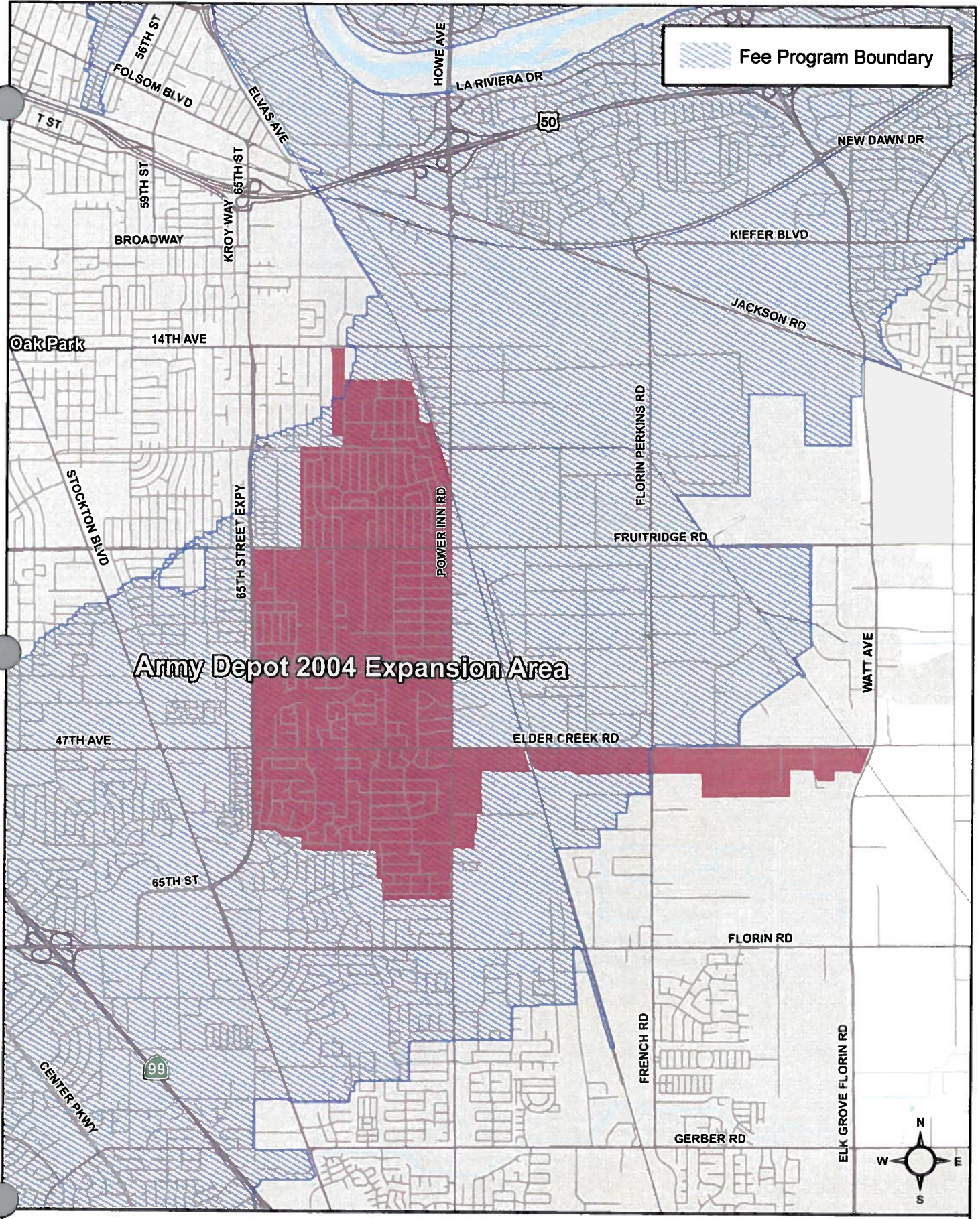
Redevelopment Areas Richards Boulevard





Redevelopment Areas Sacramento Army Depot

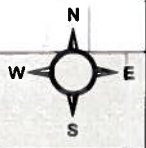


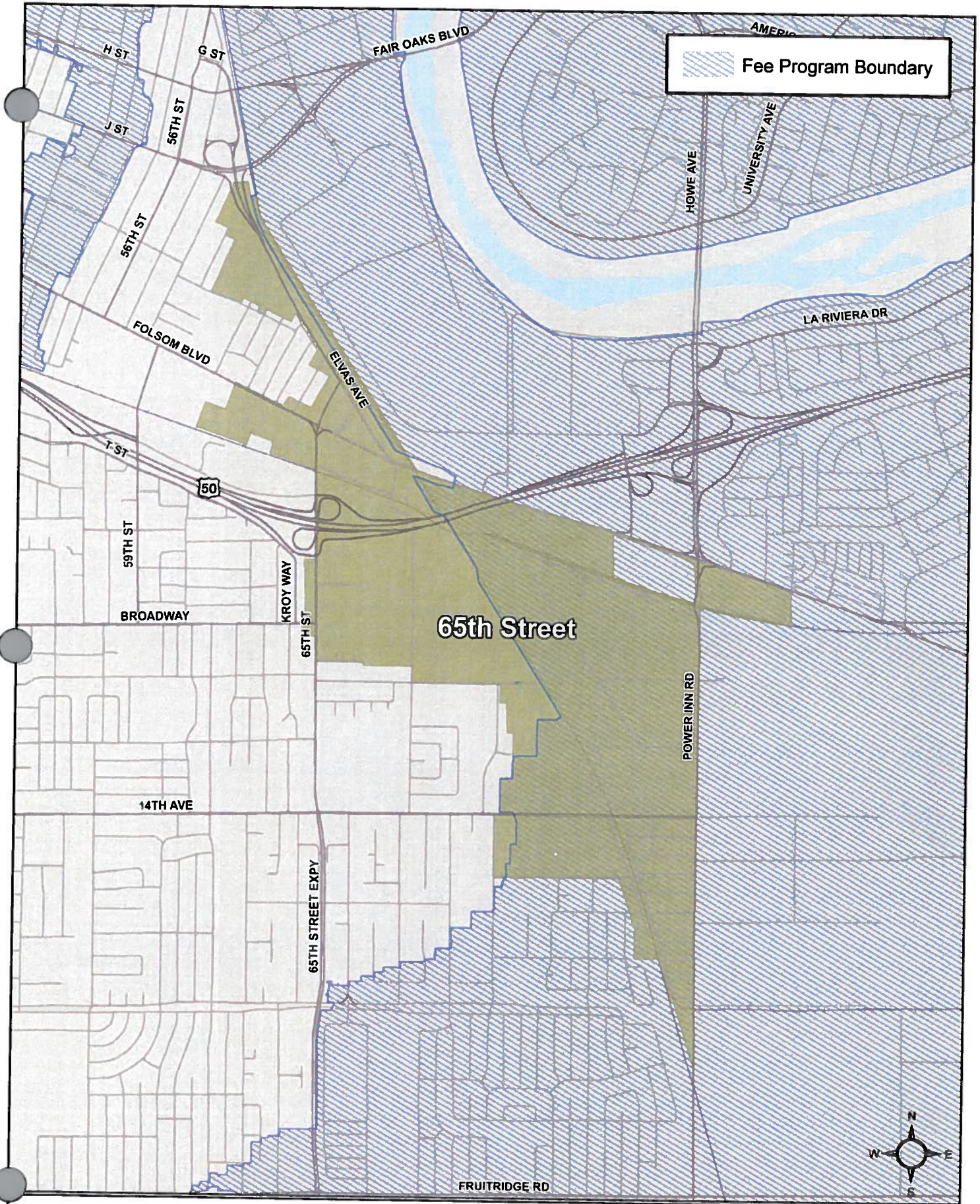


Army Depot 2004 Expansion Area

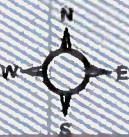



Redevelopment Areas
Army Depot 2004 Expansion Area

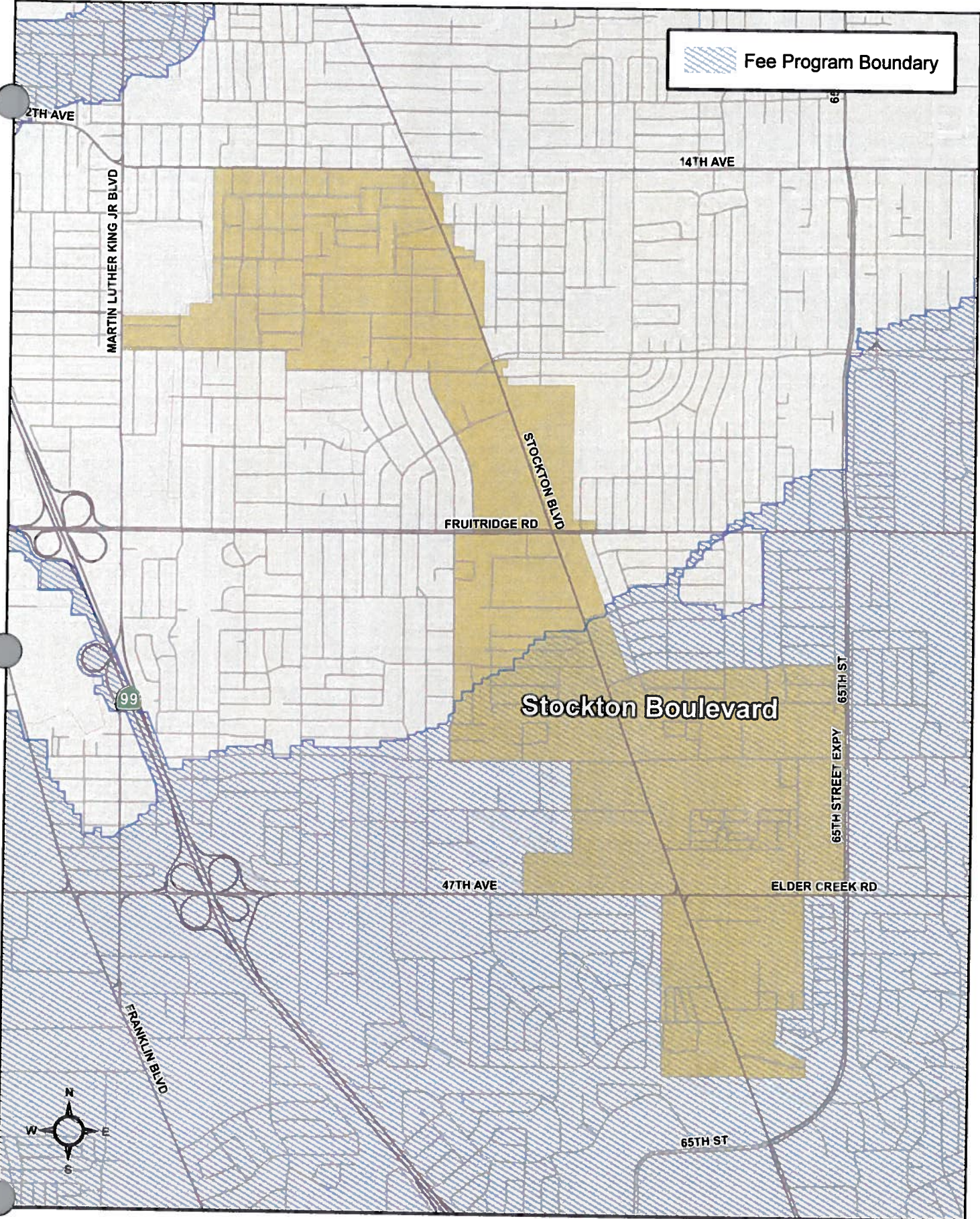




Redevelopment Areas
65th Street



 Fee Program Boundary



Redevelopment Areas Stockton Boulevard



