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Sacramento County Reviewing Development Fees, Standards and Costs

Sacramento, CA –The Sacramento County Board of Supervisors held a final workshop as part of a comprehensive effort to examine fees, costs, standards and policies related to cost of development projects. The review was done in partnership with County staff and the development community/Building Industry Association.

“Staff found that County development impact fees and design standards are fair and reasonable,” said Roberta MacGlashan, Chair of the Board. “However, through this effort, staff and the development team were able to find reductions to help remove obstacles to economic recovery without compromising standards.”

A Steering Committee, comprised of staff and stakeholder groups, was formed in 2009 to conduct the review and has presented findings to the Board on several occasions. As part of the review effort, reductions and changes to standards have been made including:

- From 2009 to present, the Board has suspended the annual inflator for various County impact fee programs reducing potential fee increases of 12.5%.
- The Board has authorized the use of Sacramento Regional County Sanitation District sewer credits to significantly reduce the cost of sewer impact fees. This reduces sewer fees by over 87% for new growth areas and 67% for infill areas.

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- Reduced fees in several new growth plan areas such as North Vineyard Station and Easton.
- Reduced the Sacramento County Transportation Development Fees. Reduced fees in several programs due to the reduction in land values.
- Improved the Sawtooth Road Frontage Policy for new growth areas resulting in a 42% cost savings with a better standard.
- Improved roadway standards reducing street widths and allowing smaller streets in subdivisions.
- Current overall costs per unit for a typical single family home were reduced from 18 to 31 percent depending on the community.

In addition to these changes, a forum has been created where the development community and County staff may effectively discussed development cost issues. The Steering Committee will continue and explore future improvements to standards and processes including:

- Greenfield Park Agreement for new growth areas
- Drainage fees costs and design standards
- New Growth areas policies and practices
- Affordable Housing Ordinance
- Sanitation District fees

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