



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: SEPTEMBER 24, 2024
DEPARTMENT: PUBLIC WORKS DEPARTMENT
FROM: DAVID JACOBS, PUBLIC WORKS DIRECTOR
BY: ADRIANA ROBLES, CITY ENGINEER
TITLE: SANITARY SEWER DEVELOPMENT IMPACT FEE UPDATE AMENDMENT

RECOMMENDED MOTION:

A motion to approve a Resolution amending the Sanitary Sewer Development Impact Fee previously approved through Resolution No. 22942.

EXECUTIVE SUMMARY:

Requesting approval of a resolution amending the Sanitary Sewer Development Impact Fee approved by City Council through Resolution No. 22942. The Sanitary Sewer Development Impact Fee schedule erroneously included the term “per 1000 square foot” instead of “per square foot” for the commercial and industrial fees. The updated fee shall be effective December 1, 2024.

BACKGROUND:

On April 23, 2024, pursuant to California Government Code Sections 66000-66008 and Article V of Chapter 9 of the Salinas Municipal Code, the Salinas City Council approved Resolution No. 22942 updating the fee schedule for the sanitary sewer development impact fees. The updated fee schedule became effective on July 1, 2024.

A clerical error in nexus study erroneously identified the proposed fee schedule for the commercial and industrial fee units as “per 1000 square foot of building area” instead of “per square foot of building area”.

The corrected Sanitary Sewer Development Impact Fee Schedule shall be amended to read as follows:

Residential: \$ 1.2847 per square foot of building area
Commercial: \$ 1.1215 per square foot of building area
Industrial: \$ 0.5608 per square foot of building area

Public Notice

A sixty (60) day public hearing notice for the amendment of the Sanitary Sewer Development Impact Fee Update was published in a local newspaper on September 5th and 12th, 2024.

Outreach

Notification of the proposed amendment to the Sanitary Sewer Development Impact Fee and public hearing was emailed to Salinas Chamber of Commerce, the Salinas United Business Association, the Central Coast Builders Association, the Future Growth Area developers and other local developers on September 9, 2024. No comments have been to date.

CEQA CONSIDERATION:

Not a Project. City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to Sections 15378 and 15061(b)(3).

STRATEGIC PLAN INITIATIVE:

Updating Development Impact Fees to mitigate impacts from development on existing sewer systems is consistent with the Council values of Fiscal Responsibility, Service and Responsiveness and Council Goals and Strategies of Economic Development, Housing, Infrastructure, and Public Safety by investing in existing facilities and infrastructure, reducing City expenditures to address impacts due to growth, and by providing adequate funding for improvement needed to allow for growth.

DEPARTMENTAL COORDINATION:

Public Works staff has consulted with other City Departments to develop the recommendation herein, including Administration, Finance, and Legal. Should the City Council approve the recommendation, Public Works will continue to collaborate with these departments, along with Community Development.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact related to this item at this time. Imposing and updating development impact fees allows the City to be more fiscally responsible and sustainable.

Fund	Appropriation	Appropriation Name	Total Appropriation	Amount for recommendation	FY 24-25 Operating Budget Page	Last Budget Action (Date, Resolution)
n/a	n/a	n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:

Resolution
Development Impact Fee Justification Study, August 28, 2024 (Revised)