

CITY of CHULA VISTA

A. GENERAL INFORMATION

i. Jurisdictional Information:

| | |
|---|---------|
| Population 1998: | 162,000 |
| Annual Single-Family Units Permitted (1996-98, Avg.): | 993 |
| Annual Multi-Family Units Permitted (1996-98, Avg.): | 122 |
| Total Annual Residential Units Permitted (1996-98, Avg.): | 1,115 |

ii. General Fee Checklist

| <i>fee used here</i> | <i>updated in 1998 or 1999?</i> | <i>fee used here</i> | <i>updated in 1998 or 1999?</i> |
|---|---------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees | N | <input type="checkbox"/> 14. Watershed / Aquifer Fees | - |
| <input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees | N | <input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees | N |
| <input checked="" type="checkbox"/> 3. Building Department Plan Check Fees | N | <input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees | - |
| <input checked="" type="checkbox"/> 4. Building Department Permit Fees | N | <input type="checkbox"/> 17. Fire Service Fees | - |
| <input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees | N | <input type="checkbox"/> 18. Police Service Fees | - |
| <input checked="" type="checkbox"/> 6. Grading Permit Fees | N | <input type="checkbox"/> 19. Public Safety Fees | - |
| <input checked="" type="checkbox"/> 7. Electrical Permit Fees | N | <input checked="" type="checkbox"/> 20. School District Fees | Y |
| <input checked="" type="checkbox"/> 8. Mechanical Permit Fees | N | <input type="checkbox"/> 21. School District Mitigation Fees | - |
| <input checked="" type="checkbox"/> 9. Plumbing Permit Fees | N | <input checked="" type="checkbox"/> 22. Community / Capital Facility Fees | N |
| <input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees | N | <input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees | N |
| <input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees | N | <input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees | - |
| <input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees | N | <input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees | N |
| <input checked="" type="checkbox"/> 13. Water Connection Fees | N | <input type="checkbox"/> 26. Special Assessment District Fees | - |

iii. Possible Fee Reductions or Waivers?

| | |
|----------------------------------|---|
| Affordable Housing Fee Reduction | Y |
| Affordable Housing Fee Waiver | Y |
| Senior Housing Fee Reduction | Y |
| Senior Housing Fee Waiver | Y |

Fee Types Reduced or Waived: At City Council discretion

iv. Use of Mello-Roos in this Jurisdiction:

| | |
|---------------|-------|
| single-family | > 75% |
| multi-family | > 75% |

v. Nexus Reports

Master Fee Schedule (June 1994) - all fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Hunte Parkway @ OL Road
Eastern Chula Vista

iii. Expected Environmental Assessment Determination: Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

| | |
|-----------------------------------|---|
| -Off-Site Improvements: | - street widening, curb, gutter, sidewalk, st. trees, st. lights, landscaping, medians, utility undergrounding, signal relocation |
| -Internal Site Improvements: | -dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, handicap access ramps |
| -Affordable Housing Dedication: | - dedication requirements based on each Master Plan Area requirements ¹ |
| -Common Amenities / Open Space: | - dedication of parkland may be required |
| -Project Management Requirements: | - Conditions of Approval; Homeowners Associations |
| -Typical Reporting: | - initial study, traffic report, soils report |

v. Model Valuation Information:

| | |
|---|-----------|
| Single-Family Dwelling Unit Valuation Price per Sq. Ft. | 74.00 |
| Private Garage Valuation Price per Sq. Ft. | 21.00 |
| Total Valuation per Unit | 193,400 |
| Total Valuation per 25 Unit Subdivision Model | 4,835,000 |

vi. Planning Fees:

| Type / Fee Calculation | Per Unit | Fee Amount |
|--|-------------------------|---------------|
| General Plan Amendment Fee | deposit ² | 4,000 |
| Zone Change Application Fee | deposit ² | 2,000 |
| Planned Unit Development Fee | deposit ² | 4,000 |
| Administrative Review Fee | 350 flat + 2000 deposit | 2,350 |
| Plan Check Fee | flat per unit 589 | 14,725 |
| Site Plan Review Fee | flat | 450 |
| Tentative Map Fee | deposit ² | 4,000 |
| Final Map Fee | deposit ² | 2,500 |
| Design Review Fee | deposit ² | 2,000 |
| Environmental Assessment / Neg Dec Fee | deposit ² | 1,000 |
| Subtotal Planning Fees | | 37,025 |

vii. Plan Check, Permit & Inspection Fees

| Type / Fee Calculation | Per Unit | Fee Amount |
|--|-----------------------------|------------|
| Building Permit Fee | schedule based on val'n 906 | 22,650 |
| Landscape Plan Check Fee | 150 flat + 35/sheet over 4 | 150 |
| Engineering Plan Check Fee | deposit ² | 2,000 |
| Construction Permit Issuance Fee | flat | 82 |
| Grading Plan Check Fee | deposit ² | 2,000 |
| Strong Motion Instrumentation Fee (SMIP) | .0001 x val'n 19.34 | 484 |

| | | | |
|--|---------------------------------------|----|---------------|
| Electrical Permit Fee | per fixture count | 55 | 1,375 |
| Plumbing Permit Fee | per fixture count | 97 | 2,425 |
| Mechanical Permit Fee | per fixture count | 24 | 600 |
| Blueprint, Microfilm, Copy, Plan Storage Fees | flat per unit | 24 | 600 |
| Title XXIV Energy Compliance Fee | 15% of Building Permit Fee @ 136/unit | | 3,400 |
| Subtotal Plan Check, Permit & Inspection Fees | | | 12,966 |

| viii. Infrastructure, Impact & District Fees | Type / Fee Calculation | Per Unit | Fee Amount |
|--|-------------------------|-------------------|----------------|
| City - Local Traffic Impact Fee | flat per unit | 3,998 | 99,950 |
| City - State Route 125 Traffic Impact Fee | flat per unit | 820 | 20,500 |
| City - Telegraph Canyon Drainage Impact Fee | 5 acres @ 4579/acre | | 22,895 |
| City - Telegraph Canyon Sewer Impact Fee | flat per unit | 744 | 18,600 |
| City - Sanitary Sewer Connection Fee | 30 flat + 2200/unit | 2,200 | 55,030 |
| Sweet Water Authority - Water Connection Fee | 4500/meter | 4,500 | 112,500 |
| City - Facilities Fee | flat per unit | 2,150 | 53,750 |
| City - Park Land In-Lieu Fee | flat per unit | 2,115 | 52,875 |
| City - Park Facilities Fee | flat per unit | 1,510 | 37,750 |
| SDG&E - Electricity Connection Fee | 15/meter | 15 | 375 |
| SDG&E - Gas Connection Fee | 15/meter | 15 | 375 |
| City - Residential Construction Tax | 450 flat + 25/bdrm/unit | 450 + 4 @ 25= 550 | 13,750 |
| Chula Vista/Sweetwater USD - School Imp. Fee | 1.93/sf | 4,825 | 120,625 |
| City - Traffic Signal Fees | 13/trip @ 10 trips/unit | 130 | 3,250 |
| Subtotal Infrastructure, Impact & District Fees | | | 612,225 |

x. Totals

| | |
|--|----------------|
| Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above) | 662,216 |
| Total Fees per Unit (total from above / 25 units) | 26,489 |

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of Infill Unit in this Jurisdiction:** Western 1st @ Shasta Street
Western Chula Vista
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards
- Typical Reporting - none required

v. Model Valuation Information:

| | |
|---|---------|
| Single-Family Dwelling Unit Valuation Price per Sq. Ft. | 74.00 |
| Private Garage Valuation Price per Sq. Ft. | 21.00 |
| Total Valuation per Model | 193,400 |

| vi. Planning Fees: | Type / Fee Calculation | Per Unit | Fee Amount |
|-------------------------------|---------------------------------|----------|--------------|
| Administrative Review Fee | 350 flat + deposit ² | | 2,350 |
| Plan Check Fee | flat | | 632 |
| Site Plan Review Fee | flat | | 225 |
| Design Review Fee | flat | | 350 |
| Subtotal Planning Fees | | | 3,557 |

| vii. Plan Check, Permit & Inspection Fees | Type / Fee Calculation | Per Unit | Fee Amount |
|--|---------------------------------------|----------|--------------|
| Building Permit Fee | schedule based on val'n | | 972 |
| Grading Plan Check Fee | deposit ² | | 2,000 |
| Strong Motion Instrumentation Fee (SMIP) | .0001 x val'n | 19.34 | 19 |
| Electrical Permit Fee | per fixture count | | 55 |
| Plumbing Permit Fee | per fixture count | | 97 |
| Mechanical Permit Fee | per fixture count | | 24 |
| Blueprint, Microfilm, Copy, Plan Storage Fees | flat per unit | 24 | 24 |
| Title XXIV Energy Compliance Fee | 15% of Building Permit Fee @ 146/unit | | 146 |
| Subtotal Plan Check, Permit & Inspection Fees | | | 3,337 |

| viii. Infrastructure, Impact & District Fees | Type / Fee Calculation | Per Unit | Fee Amount |
|--|-------------------------|-------------------|---------------|
| City - State Route 125 Traffic Impact Fee | flat per unit | 820 | 820 |
| City - Facilities Fee | flat per unit | 2,150 | 2,150 |
| City - Sanitary Sewer Connection Fee | 30 flat + 2200/unit | 2,200 | 2,230 |
| Sweet Water Authority - Connection Fee | 4551/meter | 4,551 | 4,551 |
| City - Park Land In-Lieu Fee | flat per unit | 2,115 | 2,115 |
| City - Park Facilities Fee | flat per unit | 1,510 | 1,510 |
| SDG&E - Electricity Connection Fee | 15/meter | 15 | 15 |
| SDG&E - Gas Connection Fee | 15/meter | 15 | 15 |
| Chula Vista/Sweetwater USD - School Imp. Fee | 1.93/sf | 4,825 | 4,825 |
| City - Residential Construction Tax | 450 flat + 25/bdrm/unit | 450 + 4 @ 25= 550 | 550 |
| Subtotal Infrastructure, Impact & District Fees | | | 18,781 |

x. Totals

| | |
|--|---------------|
| Total Fees for Single-Family Infill Unit Model (total of subtotals above) | 25,675 |
|--|---------------|

D. 45 UNIT MULTI-FAMILY MODEL

- | | |
|--|---|
| i. Project Typical for Jurisdiction? | Yes |
| ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: | E. Palomar @ OL Road Eastern Chula Vista |
| iii. Expected Environmental Assessment Determination: | Negative Declaration |

iv. Typical Jurisdictional Requirements for this Model:

| | |
|-----------------------------------|---|
| -Off-Site Improvements: | - street widening, curb, gutter, sidewalk, st. trees, st. lights, landscaping, medians, utility undergrounding, signal relocation |
| -Internal Site Improvements: | -dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, handicap access ramps |
| -Affordable Housing Dedication: | - dedication requirements based on each Master Plan Area requirements ¹ |
| -Common Amenities / Open Space: | - 18,000 sf of open house, 3,600 sf should be private usable open space |
| -Project Management Requirements: | - Conditions of Approval; Homeowners' Association |
| -Typical Reporting: | - initial study, traffic study, soils report |

v. Model Valuation Information:

| | |
|--|-----------|
| Multi-Family Dwelling Unit Valuation Price per Sq. Ft. | 64.00 |
| Private Garage Valuation Price per Sq. Ft. | 21.00 |
| Total Valuation per Unit | 68,200 |
| Total Valuation per 45 Unit Multi Family Model | 3,069,000 |

vi. Planning Fees:

| Type / Fee Calculation | Per Unit | Fee Amount |
|--|-------------------------|---------------|
| General Plan Amendment Fee | deposit ² | 4,000 |
| Zone Change Application Fee | deposit ² | 2,000 |
| Planned Unit Development Fee | deposit ² | 4,000 |
| Administrative Review Fee | 350 flat + 2000 deposit | 2,350 |
| Plan Check Fee | flat per unit 172 | 7,740 |
| Site Plan Review Fee | flat | 450 |
| Design Review Fee | deposit ² | 2,000 |
| Environmental Assessment / Neg Dec Fee | deposit ² | 1,000 |
| Subtotal Planning Fees | | 23,540 |

vii. Plan Check, Permit & Inspection Fees

| Type / Fee Calculation | Per Unit | Fee Amount |
|--|--------------------------------------|---------------|
| Building Permit Fee | schedule based on val'n 264 | 11,880 |
| Landscape Plan Check Fee | 150 flat + 35/sheet over 4 | 150 |
| Engineering Plan Check Fee | deposit ² | 2,000 |
| Construction Permit Issuance Fee | flat | 82 |
| Grading Plan Check Fee | deposit ² | 2,000 |
| Strong Motion Instrumentation Fee (SMIP) | .0001 x val'n 6.82 | 307 |
| Electrical Permit Fee | per fixture count 17 | 765 |
| Plumbing Permit Fee | per fixture count 128 | 5,760 |
| Mechanical Permit Fee | per fixture count 11 | 495 |
| Blueprint, Microfilm, Copy, Plan Storage Fees | flat per unit 9 | 405 |
| Title XXIV Energy Compliance Fee | 15% of Building Permit Fee @ 40/unit | 1,800 |
| Subtotal Plan Check, Permit & Inspection Fees | | 13,614 |

viii. Infrastructure, Impact & District Fees

| Type / Fee Calculation | Per Unit | Fee Amount |
|---|---------------------|------------|
| City - Local Traffic Impact Fee | flat per unit 2,399 | 105,255 |
| City - State Route 125 Traffic Impact Fee | flat per unit 492 | 22,140 |
| City - Telegraph Canyon Drainage Impact Fee | 3 acres @ 4579/acre | 13,737 |
| City - Telegraph Canyon Sewer Impact Fee | flat per unit 184 | 8,280 |
| City - Facilities Fee | flat per unit 2,150 | 96,750 |
| City - Park Land In-Lieu Fee | flat per unit 1,440 | 36,000 |
| City - Park Facilities Fee | flat per unit 1,030 | 25,750 |

| | | | |
|--|-------------------------|------------------|----------------|
| SDG&E - Electricity Connection Fee | 15/meter | 15 | 675 |
| SDG&E - Gas Connection Fee | 15/meter | 15 | 675 |
| City - Sanitary Sewer Connection Fee | 30 flat + 1650/unit | 1,650 | 74,280 |
| Otay Ranch Water Dist. - Water Connection Fee | 5500/meter | 5,500 | 247,500 |
| Chula Vista/Sweetwater USD - School Imp. Fee | 1.93/sf | 1,930 | 86,850 |
| City - Residential Construction Tax | 375 flat + 25/bdrm/unit | 375 + 2@ 25= 425 | 19,125 |
| City - Traffic Signal Fees | 13/trip @ 6 trips/unit | 78 | 3,510 |
| Subtotal Infrastructure, Impact & District Fees | | | 740,527 |

x. Totals

| | |
|---|----------------|
| Total Fees for 45 Unit Multi-Family Model (total of subtotals above) | 777,681 |
| Total Fees per Unit (total from above / 45 units) | 17,282 |

Notes: ¹ Each Master Plan Area has specific dedication requirements. There are also specific sites within the Master Plan Area that are set aside for the affordable units. The developer does not have the option to pay an in-lieu fee. The units must actually be built.

² Deposits based on typical estimated costs.