

CITY of CUPERTINO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	46,700
Annual Single-Family Units Permitted (1996-98, Avg.):	82
Annual Multi-Family Units Permitted (1996-98, Avg.):	332
Total Annual Residential Units Permitted (1996-98, Avg.):	413

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	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input type="checkbox"/> 2. Environmental Assessment / Review Fees	-	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<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 type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	Y
<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	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: park fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	Not used
multi-family	Not used

v. Nexus Reports

-Study to Examine the Relationship btwn Landuse & the Creation of Additional Housing Needs - housing mitigation fee

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

- i. Project Typical for Jurisdiction?** No - the city is built out.
- ii. Expected Location of New Subdivision in this Jurisdiction:** Saratoga-Sunnyvale Ave. @ Rainbow Dr.
South Western Cupertino
- iii. Expected Environmental Assessment Determination:** Negative Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways
-Common Amenities / Open Space:	-nothing; or discretionary negotiation for other amenities
-Affordable Housing Dedication:	-10% or payment of housing mitigation fee
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, drainage, geology, arborist, traffic, wetlands; possible biological & noise

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.80
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Unit	246,988
Total Valuation per 25 Unit Subdivision Model	6,174,700

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	included in Zone Change Fee	-
Zone Change Application Fee ¹	flat	2,216
Planned Unit Development Fee	included in Zone Change Fee	-
Tentative Map Fee	included in Zone Change Fee	-
Final Map Fee	432 flat + 9/lot over 4	621
Development Agreement Fee	none	-
Public Hearing Noticing Fee	none	-
Initial Environmental Study	included in Zone Change Fee	-
Negative Declaration Fee	included in Zone Change Fee	-
Subtotal Planning Fees		2,837

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 1,493	37,325
Building Plan Check Fee	85% of Bldg Permit Fee @ 1269.05/unit	31,711
Improvement Plan Check & Inspection Fee ²	5% of Improvement val'n (500,000)	25,000
Grading Permit Fee	flat	156
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 24.70	617
Energy Permit Fee	30% of Bldg Permit Fee @ 447.90/unit	11,198
Electrical Permit Fee	flat 35.52	888
Plumbing Permit Fee	flat 35.52	888
Mechanical Permit Fee	flat 35.52	888
Electrical Permit Issuance Fee	35.50/perrrmit 35.50	888
Plumbing Permit Issuance Fee	35.50/perrrmit 35.50	888
Mechanical Permit Issuance Fee	35.50/perrrmit 35.50	888

Development Maintenance Fee ³	flat		3,000
City - Power Cost	3 @ 75/light		225
Cupertino Sanit'n Dist (Zone I) - Plan Chk Fee ⁴	deposit		2,570
Cupertino Sanit'n Dist (Zone I) - Permit Fee ⁴	flat per unit	76	1,900
SJ Water - New Water Main Plan Design Fee	445 @ 80/LF		35,600
SJ Water - Lateral Connection Inspection Fee ⁵	13 @ 2800/lateral		36,400
New Construction Tax	flat per unit	415.57	10,389
Subtotal Plan Check, Permit & Inspection Fees			201,419

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Storm Drainage Impact Fee	5 @ 1290/acre		6,450
City - Park Fees	flat per unit	15,750	393,750
Cupertino Sanit'n Dist(Zone I) - Add'l DU Fee ^{4,6}	[25 units -(3.5 units x 5 acres)] x \$325		2,438
Cupertino Sanit'n Dist.(Zone I) - Acreage Fee ⁴	5 @ 910/acre		4,550
Cupertino Sanit'n Dist.(Zone I) - FF Fee ^{4,7}	466.69 @ 16.50/ front footage feet		7,700
Cupertino Sanit'n Dist.(Zone I) - Service Fee ^{4,8}	2 months @ 18/month/unit (36/unit)		900
Housing Mitigation Fee	1/sf including garage	2,900	72,500
Fremont UHSD - School Impact Fee	0.73/sf	1,825	45,625
Cupertino USD - School Impact Fee	1.16/sf	2,900	72,500
Subtotal Infrastructure, Impact & District Fees			606,413

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	810,669
Total Fees per Unit (total from above / 25 units)	32,427

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	November Dr. @ McClellan Road Western Cupertino
iii. Expected Environmental Assessment Determination:	Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	
-Site Improvements	-upgrade to current citywide infrastructural standards;
-Typical Reporting:	-possible: soils, drainage, geology, arborist, wetlands, biological
v. Model Valuation Information:	
Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.80
Private Garage Valuation Price per Sq. Ft.	24.97
Total Valuation per Model	246,988
vi. Planning Fees:	
None	0
Subtotal Planning Fees	0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,493	1,493
Building Plan Check Fee	85% of Bldg Permit Fee @ 1269.05/unit		1,269
Grading Permit Fee	flat		156
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.70	25
Energy Permit Fee	30% of Bldg Permit Fee @ 447.90/unit		448
Electrical Permit Fee	flat	35.52	36
Plumbing Permit Fee	flat	35.52	36
Mechanical Permit Fee	flat	35.52	36
Electrical Permit Issuance Fee	35.50/perrrmit	35.50	36
Plumbing Permit Issuance Fee	35.50/perrrmit	35.50	36
Mechanical Permit Issuance Fee	35.50/perrrmit	35.50	36
Development Maintenance Fee ³	flat		1,000
Cupertino Sanit'n Dist (Zone I) - Permit Fee ⁴	flat per unit	76	76
SJ Water - Lateral Connection Inspection Fee ⁵	1 @ 2800/lateral		2,800
New Construction Tax	flat per unit	415.57	416
Subtotal Plan Check, Permit & Inspection Fees			7,899

viii. Infrastructure, Impact & Distrcit Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Storm Drainage Impact Fee	.14 @ 1290/acre		181
City - Park Fees	flat per unit	15,750	15,750
Cupertino Sanit'n Dist.(Zone I) - Service Fee ^{4,8}	2 months @ 18/month/unit (36/unit)		36
Housing Mitigation Fee	none (only projects >10 u	2,900	-
Fremont UHSD - School Impact Fee	0.73/sf	1,825	1,825
Cupertino USD - School Impact Fee	1.16/sf	2,900	2,900
Subtotal Infrastructure, Impact & District Fees			20,692

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) 28,591

D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Clifford Dr. @ Blaney Ave.
North Central Cupertino
- iii. Expected Environmental Assessment Determination:** Negative Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

- Off-Site Improvements: -1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
- Internal Site Improvements: -dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways
- Common Amenities / Open Space: -nothing; or discretionary negotiation for other amenities
- Affordable Housing Dedication: -10% or payment of housing mitigation fee
- Project Management Requirements: -Conditions of Approval
- Typical Reporting: -soils, drainage, geology, arborist, traffic, wetlands; possible biological & noise

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft. ⁹	111.98
Private Garage Valuation Price per Sq. Ft.	28.13
Total Valuation per Unit	117,606
Total Valuation per 45 Unit Subdivision Model	5,292,270

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	included in Zone Change Fee	-
Zone Change Application Fee ¹	flat	2,216
Planned Unit Development Fee	included in Zone Change Fee	-
Development Agreement Fee	none	-
Public Hearing Noticing Fee	none	-
Initial Environmental Study	included in Zone Change Fee	-
Negative Declaration Fee	included in Zone Change Fee	-
Subtotal Planning Fees		2,216

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 953	42,885
Building Plan Check Fee	85% of Bldg Permit Fee @ 810.05/unit	36,452
Improvement Plan Check & Inspection Fee ²	5% of Improvement val'n (500,000)	25,000
Grading Permit Fee	flat	156
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 11.76	529
Energy Permit Fee	30% of Bldg Permit Fee @ 285.90/unit	12,866
Electrical Permit Fee	flat 35.52	1,598
Plumbing Permit Fee	flat 35.52	1,598
Mechanical Permit Fee	flat 35.52	1,598
Electrical Permit Issuance Fee	35.50/perrrmit 35.50	1,598
Plumbing Permit Issuance Fee	35.50/perrrmit 35.50	1,598
Mechanical Permit Issuance Fee	35.50/perrrmit 35.50	1,598
Development Maintenance Fee ³	flat	3,000
City - Power Cost	5 @ 75/light	375
Cupertino Sanit'n Dist (Zone I) - Lateral Fee ⁴	45 @ 300/lateral	13,500
Cupertino Sanit'n Dist (Zone I) - Permit Fee ⁴	6 @ 76/building	456
SJ Water - New Water Main Plan Design Fee	500 @ 80/LF	40,000
SJ Water - Lateral Connection Inspection Fee ⁵	19 @ 2800/lateral	53,200
New Construction Tax	flat per unit 415.57	18,701
Subtotal Plan Check, Permit & Inspection Fees		256,708

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
City - Storm Drainage Impact Fee	3 @ 1290/acre	3,870
City - Park Fees	flat per unit 9,100	227,500
Cupertino Sanit'n Dist(Zone I) - Add'l DU Fee ^{4,6}	[45 units -(3.5 units x 3 acres)] x \$325	11,213
Cupertino Sanit'n Dist.(Zone I) - Acreage Fee ⁴	3 @ 910/acre	2,730
Cupertino Sanit'n Dist.(Zone I) - FF Fee ^{4,7}	361.50 @ 16.50/ front footage feet	5,965
Cupertino Sanit'n Dist.(Zone I) - Service Fee ^{4,8}	2 months @ 18/month/unit (36/unit)	1,620
City - Housing Mitigation Fee	1/sf 1,200	54,000
Fremont UHSD - School Impact Fee	0.73/sf 730	32,850
Cupertino USD - School Impact Fee	1.16/sf 1,160	52,200
Subtotal Infrastructure, Impact & District Fees		391,948

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	650,872
Total Fees per Unit (total from above / 45 units)	14,464

Notes: ¹ Cupertino charges only the highest of Planning Fees when processing a project with more than one permit. As such the Zone Change fee would be the only fee required if done in conjunction with the General Plan Amendment, the Development Agreement, the Environmental Review, and the Tentative Map.

² Fee includes grading plan check.

³ This is a refundable account set up to cover drawings and copies.

⁴ Fees differ based on the Zone within the district.

⁵ This fee only applies to lateral connections to an existing main. The only time a developer would be charged an impact fee is if the fire flow system exceeded the capacity of San Jose Water's existing system.

⁶ This fee is charged on any dwelling units per acre that are over and above the 3.5 units per acre allowed by the Cupertino Sanitation District Master Plan.

⁷ Fee based on the Front Footage feet of the development area.

⁸ The developer is required to pay sewer service fees for at least two months during the construction of the development.

⁹ Valuation is for a Type I or II fire-resistant apartment, not Type V.