

CITY of FRESNO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	411,600
Annual Single-Family Units Permitted (1996-98, Avg.):	1,500
Annual Multi-Family Units Permitted (1996-98, Avg.):	185
Total Annual Residential Units Permitted (1996-98, Avg.):	1,685

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"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input type="checkbox"/> N	-	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	not used

v. Nexus Reports

- various resolutions & Master Fee Schedule (1999) - all departmental fees
- Wastewater Connection Fee Study (1998) - sewer connection/plant fees
- City Council/Master Fee Sched. Amendment (1995) - water & well fees
- Urban Growth Management Fee Program Report (1997) - impact fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? No - Subdivisions are typical, but this devt model is too small

ii. Expected Location of New Subdivision in this Jurisdiction: Northeast Fresno
Southwest corner of Maple and Shepherd

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street & travel lanes, landscaping, st. trees, soundwalls, median strips, utility undergrounding, signalization, utility mains, curbs, gutters, sidewalks, st. lights, flood control mains, drainage inlets and basins, multi-purpose trails, bike paths, channelization of irrigation lines
-Internal Site Improvements:	-dedication of streets, infrastructure and utility easements, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-fees + park land dedication or in-lieu fees
-Project Management Requirements:	-Conditions of Approval; Homeowners Association if common amenities
-Typical Reporting:	-geotechnical, drainage

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.57
Private Garage Valuation Price per Sq. Ft.	21.15
Total Valuation per Unit	162,385
Total Valuation per 25 Unit Subdivision Model	4,059,625

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		7,757
Zone Change Application Fee	flat		2,000
Precise Plan/Use Permit Fee (PUD)	flat		6,230
Preliminary Map Fee	flat		3,680
Tentative Tract Map Fee	12030 flat + 105/lot		14,655
Final Map Fee	9383 flat + 89/lot		11,608
Development Agreement Fee	flat		1,980
Landscape Review Fee	462 flat + 28/tree		1,358
Environmental Assessment Fee	included in Plan Amendment Fee		-
Subtotal Planning Fees			49,268

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on sf	327.00	8,175
Plan Check Fee	models only		457
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.24	406
Fire Dept Plan Check Fee	flat per unit	16	400
Microfilm / Copy Fee	flat		25
Public Works Plan Check Fee	schedule		2,638
Public Works Inspection Fee	schedule		7,400
Grading Plan Check Fee	schedule		176
Grading Permit Fee	schedule per CY		1,152
Electrical Permit Fee	per square feet	178	4,450
Plumbing Permit Fee	per no. bathrooms	110	2,750
Mechanical Permit Fee	per square feet	78	1,950
Subtotal Plan Check, Permit & Inspection Fees			29,979

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	4,825	120,625
City - Oversize Sewer Fee	.05/sf		4,170
City - Sewer Lateral Fee	.10/sf		8,340
City - Trunk Sewer Fee	flat per unit	496	12,400
City - Waste Water Fee	flat per unit	2,119	52,975
City - Water Meter w/ Service Fee	flat per unit	97.50	2,438
City - Water Meter w/o Service Fee	flat per unit	160	4,000
City - Water Service Fee	flat per unit	367.50	9,188
City - Water Frontage Fee	6.50/LF		5,090
City - Fire Hydrant Fee	.75 per 100 sf (based on 162,000sf)		1,215
City - Water Transmission Grid Main Fee	560/acre		2,800
City - Water Transmis'n Grid Main Bond Debt	243/acre		1,215
City - Water Supply Fee	flat per unit	397	9,925
City - Water Bond Debt	flat per unit	895	22,375
City - Water Construction Fee	flat per unit	1.25	31
City - Drainage Impact Fee	flat per unit	738	18,450
City - UGM Fire Station Fee (zone 21)	1388/acre		6,940
City - UGM Major Street Fee (zone F)	2500/acre		12,500
City - UGM Major Street Bridge Fee (zone F)	50/acre		250
City - UGM Traffic Signal Fee	860/acre		4,300
City - UGM at-grade RR X'ing Fee (zone E-1A)	168/acre		840
City - UGM Neighborhood Park (Serv. Area 7)	1690/acre		8,450
Subtotal Infrastructure, Impact & District Fees			308,516

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	387,763
Total Fees per Unit (total from above / 25 units)	15,511

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** No - few individual houses built, just remodels
- ii. Expected Location of Model in this Jurisdiction:** Central Fresno
Clinton @ Palm
- iii. Expected Environmental Assessment Determination:** Administerial Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street & travel lanes, landscaping, st. trees, soundwalls, median strips, utility undergrounding, signalization, utility mains, curbs, gutters, sidewalks, st. lights, flood control mains, drainage inlets and basins, multi-purpose trails, bike paths, channelization of irrigation lines
-Internal Site Improvements:	-dedication of streets, infrastructure and utility easements, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-fees
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, drainage

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.57
Private Garage Valuation Price per Sq. Ft.	21.15
Total Valuation per Model	162,385

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
	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 sf	438	438
Plan Check Fee	100% of bldg permit	438	438
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.24	16
Fire Dept Plan Check Fee	flat per unit	16	16
Microfilm / Copy Fee	flat		25
Public Works Inspection Fee	schedule		135
Grading Plan Check Fee	none		170
Grading Permit Fee	schedule per CY		723
Electrical Permit Fee	per square feet	178	178
Plumbing Permit Fee	per no. bathrooms	110	110
Mechanical Permit Fee	per square feet	175	175
Subtotal Plan Check, Permit & Inspection Fees			2,424

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	4,825	4,825
City - Oversize Sewer Fee	.05/sf		300
City - Sewer Lateral Fee	.10/sf		600
City - Waste Water Fee	flat per unit	2,119	2,119
City - Water Meter w/o Service Fee	flat per unit	320	320
City - Water Frontage Fee	6.50/LF		390
City - Fire Hydrant Fee	.75 per 100 sf (based on 6000sf)		45
City - Water Transmission Grid Main Fee	700/acre		96
City - Water Transmis'n Grid Main Bond Debt	304/acre		43
City - Water Construction Fee	flat per unit	1.25	1
City - Drainage Impact Fee	flat per unit	409	409
Subtotal Infrastructure, Impact & District Fees			9,148

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **11,572**

D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No - multi-family projects in Fresno are typically smaller
- ii. Expected Location of New Subdivision in this Jurisdiction:** Northwest Central Fresno
Ashlan @ Fruit
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street & travel lanes, landscaping, st. trees, soundwalls, median strips, utility undergrounding, signalization, utility mains, curbs, gutters, sidewalks, st. lights, flood control mains, drainage inlets and basins, multi-purpose trails, bike paths, channelization of irrigation lines
-Internal Site Improvements:	-dedication of streets, infrastructure and utility easements, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-fees + 25% usable open space requirement; amenities negotiated with developer to cater to specific residential population; amenities are developer initiated to attract the market
-Project Management Requirements:	-Conditions of Approval; particip'n in Landscape, Lighting & Maint. District; possible Homeowners Association if privatized
-Typical Reporting:	-geotechnical, drainage

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	58.47
Private Garage Valuation Price per Sq. Ft.	21.15
Total Valuation per Unit	62,700
Total Valuation per 45 Unit Multi-Family Development Model	2,821,500

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		7,757
Zone Change Application Fee	flat		2,000
Precise Plan/Use Permit Fee (PUD)	flat		6,230
Landscape Review Fee	462 flat + 28/tree		826
Environmental Assessment Fee	included in Plan Amendment Fee		-
Subtotal Planning Fees			16,813

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on sf		2,998
Plan Check Fee	100% of bldg permit		2,998
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.27	282
Fire Dept Plan Check Fee	per project calc		596
Microfilm / Copy Fee	flat		50
Public Works Plan Check Fee	schedule		2,920
Public Works Inspection Fee	schedule		8,376
Grading Plan Check Fee	none		170
Grading Permit Fee	schedule per CY		1,045
Electrical Permit Fee	per square feet	106	4,749
Plumbing Permit Fee	per no. bathrooms	73	3,305
Mechanical Permit Fee	per square feet	45	2,045
Subtotal Plan Check, Permit & Inspection Fees			29,534

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.93 / sf	1,930	86,850
City - Oversize Sewer Fee	.05/sf		3,110
City - Sewer Lateral Fee	.10/sf		6,220
City - Trunk Sewer Fee ¹	none	#	-
City - Waste Water Fee ¹	none		-
City - Water Meter w/ Service Fee	flat per unit	195 (19 units)	3,705
City - Water Service Fee	flat per unit	735 (19 units)	13,965
City - Water Meter w/o Service Fee	flat per unit	320 (26 units)	8,320
City - Water Frontage Fee	6.50/LF	720' less 150' credit	3,705
City - Fire Hydrant Fee	.75 per 100 sf (based on 130680sf)		980
City - Water Transmission Grid Main Fee	700/acre		2,100
City - Water Transmis'n Grid Main Bond Debt	340/acre		912
City - Capital Facilities Fee	flat per unit	86	3,870
City - Drainage Impact Fee	3190/acre		9,570
Subtotal Infrastructure, Impact & District Fees			143,307

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	189,654
Total Fees per Unit (total from above / 45 units)	4,215

Notes: ¹Trunk sewer and sewer connection fees are based on a tiered program of charges rated on actual usage. These fees do not appear prior to occupation.