

CITY of GILROY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	37,450
Annual Single-Family Units Permitted (1996-98, Avg.):	462
Annual Multi-Family Units Permitted (1996-98, Avg.):	86
Total Annual Residential Units Permitted (1996-98, Avg.):	548

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 checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<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 checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<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	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	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	not used
multi-family	not used

v. Nexus Reports

- City Council Resolution No 98-70 (1998) - all impact fees; except park fees
- City Council Resolution No 98-73 (1998) - park fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Southwest Gilroy
W. Luchessa Avenue @ 10th Street

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-outside lane; inside lane reimbursed; curb, gutter, sidewalk, soundwall, street lights, street trees, landscaping, utility undergrounding; bus stops & traffic lights conditional upon site
-Internal Site Improvements:	- dedication of streets and infrastructure req'd, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, street lights, street trees, front yard landscaping
-Common Amenities / Open Space:	-fees; discretionary negotiation for common amenities, which may include tot lots & open space ¹
-Project Management Requirements:	-Conditions of Approval; Home Owners Association, Maintenance Endowment or participation in a Landscape, Lighting & Maintenance District; Developer Agreement
-Typical Reporting:	-geotechnical, noise, biologic, wetlands, hydrology, archaeological, view shed analysis, arborist

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	100.19
Private Garage Valuation Price per Sq. Ft.	24.07
Total Valuation per Unit	260,103
Total Valuation per 25 Unit Subdivision Model	6,502,575

vi. Planning Fees:¹

Type / Fee Calculation	Per Unit	Fee Amount
Residential Development Request Fee (filing)	928.20 flat + 20.40/unit	1,438
General Plan Amendment Request Fee	1585.08 flat + 61.20/acre	1,891
Zone Change Request Fee	1149.54 flat + 109.14/acre	1,696
Architectural and Site Review Request (PUD)	514.08 flat + 33.28/unit	1,346
Tentative Map Request Fee	3111 flat + 102/lot	5,661
Final Map Fee (Eng'g Div'n)	3025 flat + 100/lot	5,525
Development Agreement/City Recording Fee	flat	65
Residential Development Fee (post-allocation)	flat per unit 3,000	75,000
Initial Study (city preparation)	2641.80 flat + 2000 sub-contract estimate	4,642
Initial Study Review	flat	945
Subtotal Planning Fees		98,209

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	1445.43
Plan Check Fee (includes energy check)	74% of Bldg Permit	1069.62
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	26
Improvement Plan Check & Inspection Fee	10% of 1st 100K val'n + 8% 2nd 100K + 7% remainder	39,000
Grading Plan Check Fee	schedule based on CY	36
Grading Permit Fee	schedule based on CY	1,126
Microfilm Fee	238.40 flat + 6.75/sheet	441
Occupancy Certificate	flat per unit	22.42

Certificate of Compliance	flat	210
Electrical Permit Fee	43.86 flat + .05/sf (2900 sf) + fixture count = 268.65/unit	6,716
Plumbing Permit Fee	43.86 flat + fixture count = 138.52/unit	3,463
Mechanical Permit Fee	43.86 flat + fixture count = 83.64/unit	2,091
Subtotal Plan Check, Permit & Inspection Fees		117,170

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Gilroy USD	1.93 / sf	4,825	120,625
City - Sanitary Sewer Connection Fee	included in impact fee		-
City - Storm Drainage Connection Fee	included in impact fee		-
City - Water Connection Fee	included in impact fee		-
City - Water Meter Fee	flat per meter	268.15	6,704
City - Park Dev't Impact Fee - Low Density	flat per unit	7,517	187,925
City - Storm Drain Dev't Impact - Low Density	434/acre		2,170
City - Street Tree Inspection Fee	2125 frontage feet @ .36/ff		765
City - Traffic Devt Impact Fee - Low Density	flat per unit	3,730	93,250
City - Police Devt Impact Fee - Low Density	flat per unit	1,293	32,325
City - Sewer Devt Impact Fee - Low Density	flat per unit	5,001	125,025
City - Water Devt Impact Fee - Low Density	flat per unit	1,784	44,600
City - Fire Devt Impact Fee - Low Density	flat per unit	89	2,225
City - Public Facilities Impact Fee	flat per unit	749	18,725
Subtotal Infrastructure, Impact & District Fees			513,714

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	729,093
Total Fees per Unit (total from above / 25 units)	29,164

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of Model in this Jurisdiction:** North Central Gilroy
Kern Avenue @ Mantelli Drive
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-upgrade to current citywide infrastructure standards; deferral agreement for major off-site infrastructure improvements
-Typical Reporting	-geotechnical
-Project Management Requirements:	-Conditions of Approval

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	100.19
Private Garage Valuation Price per Sq. Ft.	24.07
Total Valuation per Model	260,103

vi. Planning Fees: ¹	Type / Fee Calculation	Per Unit	Fee Amount
Architectural and Site Review Request	514.08 flat + 33.28/unit		547
Subtotal Planning Fees			547

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	1445.43	1,445
Plan Check Fee (includes energy check)	74% of Bldg Permit	1069.62	1,070
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	26	26
Grading Plan Check Fee	schedule based on CY		36
Grading Permit Fee	schedule based on CY		251
Microfilm Fee	238.40 flat + 6.75/sheet		340
Occupancy Certificate	flat per unit	22.42	22
Electrical Permit Fee	43.86 flat + .05/sf (2900 sf) + fixture count = 268.65/unit		269
Plumbing Permit Fee	43.86 flat + fixture count = 138.52/unit		139
Mechanical Permit Fee	43.86 flat + fixture count = 83.64/unit		84
Subtotal Plan Check, Permit & Inspection Fees			3,682

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Sanitary Sewer Connection Fee	included in impact fee		-
City - Storm Drainage Connection Fee	included in impact fee		-
City - Water Connection Fee	included in impact fee		-
City - Water Meter Fee	flat per meter	268.15	268
School District - Gilroy USD	1.93 / sf	4,825	4,825
City - Park Dev't Impact Fee - Low Density	flat per unit	7,517	7,517
City - Storm Drain Dev't Impact - Low Density	434/acre		60
City - Street Tree Inspection Fee	60 frontage feet @ .36/ff		22
City - Traffic Devt Impact Fee - Low Density	flat per unit	3,730	3,730
City - Police Devt Impact Fee - Low Density	flat per unit	1,293	1,293
City - Sewer Devt Impact Fee - Low Density	flat per unit	5,001	5,001
City - Water Devt Impact Fee - Low Density	flat per unit	1,784	1,784
City - Fire Devt Impact Fee - Low Density	flat per unit	89	89
City - Public Facilities Impact Fee	flat per unit	749	749
Subtotal Infrastructure, Impact & District Fees			25,338

ix. Total Fees for Single-Family Infill Unit Model (total of subtotals above) **29,567**

D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No - infrequent in jurisdiction due to market conditions
- ii. Expected Location of Model in this Jurisdiction:** North Central Gilroy
Church Street @ Ronan Avenue
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-outside lane; inside lane reimbursed; curb, gutter, sidewalk, soundwall, street lights, street trees, landscaping, utility undergrounding; bus stops & traffic lights conditional upon site
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd, street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, street lights, street trees, landscaping
-Common Amenities / Open Space:	-fees; discretionary negotiation for common amenities, which may include tot lots, community gathering space, rec room, BBQ/picnic area & open space; 80% of ground level units req'd to have 150sf of private yard area; 30% of site must be landscaped ¹
-Project Management Requirements:	-Conditions of Approval; community participation req'd during the entitlement process
-Typical Reporting:	-geotechnical, traffic, noise, biologic, wetlands, hydrology, archaeological, view shed analysis, arborist

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	68.99
Private Garage Valuation Price per Sq. Ft.	24.07
Total Valuation per Unit	73,804
Total Valuation per 45 Unit Multi-Family Development Model	3,321,180

vi. Planning Fees:¹

	Type / Fee Calculation	Per Unit	Fee Amount
Residential Development Request Fee (filing)	928.20 flat + 20.40/unit		1,846
General Plan Amendment Request Fee	1585.08 flat + 61.20/acre		1,769
Zone Change Request Fee	1149.54 flat + 109.14/acre		1,477
Architectural and Site Review Request (PUD)	514.08 flat + 33.28/unit		2,012
Development Agreement/City Recording Fee	flat		65
Residential Development Fee (post-allocation)	flat per unit	3,000	135,000
Initial Study (city preparation)	2641.80 flat + 3000 sub-contract estimate		5,642
Initial Study Review	flat		945
Subtotal Planning Fees			148,756

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	per building	15,550
Plan Check Fee (includes energy check)	74% of Bldg Permit		11,507
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.38	332
Improvement Plan Check & Inspection Fee	10% of 1st 100K val'n + 8% 2nd 100K + 7% remainder		39,000
Grading Plan Check Fee	schedule based on CY		36
Grading Permit Fee	schedule based on CY		1,016
Microfilm Fee	238.40 flat + 6.75/sheet		441
Occupancy Certificate	flat per unit	22.42	1,009
Electrical Permit Fee	43.86 flat + .05/sf (2900 sf) + fixture count = 158.15/unit		7,117
Plumbing Permit Fee	43.86 flat + fixture count = 124.24/unit		5,591
Mechanical Permit Fee	43.86 flat + fixture count = 83.64/unit		3,764
Subtotal Plan Check, Permit & Inspection Fees			85,363

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Gilroy USD	1.93 / sf	1,930	86,850
City - Sanitary Sewer Connection Fee	included in impact fee		-
City - Storm Drainage Connection Fee	included in impact fee		-
City - Water Connection Fee	included in impact fee		-
City - Water Meter Fee	flat per meter	268.15	12,067
City - Park Dev't Impact Fee - High Density	flat per unit	5,369	241,605
City - Storm Drain Dev't Impact - High Density	434/acre		1,302
City - Street Tree Inspection Fee	2660 frontage feet @ .36/ff		958
City - Traffic Devt Impact Fee - High Density	flat per unit	2,732	122,940
City - Police Devt Impact Fee - High Density	flat per unit	1,940	87,300
City - Sewer Devt Impact Fee - High Density	flat per unit	3,573	160,785
City - Water Devt Impact Fee - High Density	flat per unit	1,274	57,330
City - Fire Devt Impact Fee - High Density	flat per unit	128	5,760
City - Public Facilities Impact Fee	flat per unit	749	33,705
Subtotal Infrastructure, Impact & District Fees			723,752

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	957,871
Total Fees per Unit (total from above / 45 units)	21,286

Notes: ¹The City of Gilroy utilizes a growth management program that provides quotas on the number of new residential units permitted each year. Every few years, developers compete against each other for unit allocations by offering attractive projects that would provide benefit to the community, as decided by a discretionary review body. To obtain a residential allocation, desired community amenities, upgraded architectural design, and open space are offered to win over the discretionary body. This competition provides the basis for discretionary negotiations later in the entitlements process.