

# CITY of REDDING

---

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	78,500
Annual Single-Family Units Permitted (1996-98, Avg.):	315
Annual Multi-Family Units Permitted (1996-98, Avg.):	81
Total Annual Residential Units Permitted (1996-98, Avg.):	396

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

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	parks and traffic fees

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

- currently developing citywide nexus report for all dept fees
- Citywide Traffic Impact Fee Analysis (1992)
- Water and Sewer Fee Analysis (early 1990s)

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: South Central Redding  
South Bonnyview Road @ East Bonnyview Road

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curbs, gutters, sidewalks, landscaping, screenwalls, street lights, street trees, undergrounding of utilities, bus stop
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, 1 tree per unit, street lights every 400'
-Common Amenities / Open Space:	-depends on location of site and population in subdivision
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, hydrology, biological, wetlands

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	161,590
Total Valuation per 25 Unit Subdivision Model	4,039,750

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,083
Zone Change Application Fee	flat		1,710
Planned Development Subdivision Fee	2764 flat + 8/lot		2,964
Tentative Map Fee	1918 flat + 8/lot		2,118
Final Map Review Fee	277 flat + 8/lot		477
Environmental Assessment / Neg Dec Fee	20% of primary application (GPA)		617
<b>Subtotal Planning Fees</b>			<b>10,969</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1032.11	25,803
Building Plan Check Fee	65% of Building Permit	671	16,775
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.16	404
Improvement Plan Checking	1.5% of 500,000 val'n		7,500
Improvements Inspection Fee (encroachment)	5% of 500K val'n		25,000
Grading Plan Check Fee	included in improvement plan check fee, above		-
Grading Permit	1997 UAC		325
Electrical Permit Fee	18.11 flat + .046/sf + 22.30 service charge = 173.81 ea unit		4,345
Plumbing Permit Fee	18.11 flat + fixture count = 150.44 ea unit		3761
Mechanical Permit Fee	18.11 flat + fixture count = 39.79 ea unit		995
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>84,908</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Shasta Co. Dept of Education Devt Fee	1.93 / sf	4,825	120,625
City - Sewer Connection Fee	flat per unit type	2,622	65,550
City - Water Connection Fee	flat per meter size	2,121	53,025
City - Water Meter & Box Fee	flat per meter size	400	10,000
City - Traffic Impact Fee	flat per unit type	965	24,125
City - Park Development Fee	221.99/unit+27.62/bdrm	332.47	8,312
City - Capital Improvement Fee	200 flat + 100 per unit		2,700
City - Electrical Service Impact Fee	flat per meter	100	2,500
City - Storm Drainage Fee	.10/sf impenetrable area	375 (based on 3750 sf impenetrable area)	9,375
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>296,212</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>392,089</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>15,684</b>

**C. SINGLE-FAMILY INFILL UNIT MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of Model in this Jurisdiction:** Southwest Redding in Enterprise Area  
Alta Mesa Drive @ El Verano Street

**iii. Expected Environmental Assessment Determination:** Categorical Exemption

**iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-upgrade to current citywide infrastructure standard - w/ okay from city engr.
-Typical Reporting	-none

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	161,590

**vi. Planning Fees:**

Type / Fee Calculation	Per Unit	Fee Amount
Site Plan Review Fee	flat	530
<b>Subtotal Planning Fees</b>		<b>530</b>

**vii. Plan Check, Permit & Inspection Fees**

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1032.11
Building Plan Check Fee	65% of Building Permit	671
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	16.16
Grading Permit	1997 UAC	209
Electrical Permit Fee	18.11 flat + .046/sf + 22.30 service charge = 173.81 ea unit	174
Plumbing Permit Fee	18.11 flat + fixture count = 150.44 ea unit	150
Mechanical Permit Fee	18.11 flat + fixture count = 39.79 ea unit	40
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>2,292</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Shasta Co. Dept of Education Devt Fee	1.93 / sf	4,825	4,825
City - Sewer Connection Fee	flat per unit type	2,622	2,622
City - Water Connection Fee	flat per meter size	2,121	2,121
City - Water Meter & Box Fee	flat per meter size	400	400
City - Traffic Impact Fee	flat per unit type	965	965
City - Park Development Fee	221.99/unit+27.62/bdrm	332.47	332
City - Capital Improvement Fee	200 flat + 100 per unit		300
City - Electrical Service Impact Fee	flat per meter	100	100
City - Storm Drainage Fee	.10/sf impenetrable area	375 (based on 3750 sf impenetrable area)	375
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>12,040</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>14,862</b>
--	---------------

**D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of Model in this Jurisdiction:** South East Redding in Enterprise Area  
Rancho Road @ Shasta View Drive

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

**iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street, curbs, gutters, sidewalks, landscaping, screenwalls, street lights, street trees, undergrounding of utilities, bus stop
-Internal Site Improvements:	-no dedication of streets req'd; utility easements with full infrastructure dedication, utility undergrounding, full street, curbs, gutters, sidewalks, 1 tree per unit, street lights every 400'
-Common Amenities / Open Space:	-depends on location of site and population in subdivision; negotiate for tot lot
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, hydrology, biological, wetlands, traffic, noise

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	62,320
Total Valuation per 45 Unit Multi-Family Development Model	2,804,400

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		3,083
Zone Change Application Fee	flat		1,710
Planned Development Fee	included in Zone Change Application		-
Use Permit	591 flat + 6/unit		861
Site Plan Review Fee	flat		879
Final Plan Review Fee	flat		362
Environmental Assessment / Neg Dec Fee	20% of primary application (GPA)		617
<b>Subtotal Planning Fees</b>			<b>7,512</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	6 bldgs	13,656
Building Plan Check Fee	65% of Building Permit		8,876
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.23	280
Improvement Plan Checking	1.5% of 500,000 val'n		7,500
Improvements Inspection Fee (encroachment)	5% of 500K val'n		25,000
Grading Plan Check Fee	included in improvement plan check fee, above		-
Grading Permit	1997 UAC		296
Electrical Permit Fee	18.11 flat + .046/sf + 22.30 service charge = 95.61 ea unit		4,302
Plumbing Permit Fee	18.11 flat + fixture count = 124.98 ea unit		5624
Mechanical Permit Fee	18.11 flat + fixture count = 39.79 ea unit		1,791
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>67,325</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Shasta Co. Dept of Education Devt Fee	1.93 / sf	1,930	86,850
City - Sewer Connection Fee	flat per unit type	1,311	58,995
City - Water Connection Fee	flat per meter size	2,121	95,445
City - Water Meter & Box Fee	flat per meter size	400	18,000
City - Traffic Impact Fee	flat per unit type	679	30,555
City - Park Development Fee	221.99/unit+27.62/bdrm	277.23	12,475
City - Capital Improvement Fee	200 flat + 100 per unit		4,700
City - Electrical Service Impact Fee	flat per meter	100	4,500
City - Storm Drainage Fee	.10/sf impenetrable area	100 (based on 1000 sf impenetrable area)	4,500
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>316,020</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)	<b>390,857</b>
<b>Total Fees per Unit</b> (total from above / 45 units)	<b>8,686</b>