

CITY of ROSEVILLE

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	66,900
Annual Single-Family Units Permitted (1996-98, Avg.):	1,776
Annual Multi-Family Units Permitted (1996-98, Avg.):	257
Total Annual Residential Units Permitted (1996-98, Avg.):	2,033

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 checked="" type="checkbox"/> 14. Watershed / Aquifer Fees	Y
<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 checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<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 checked="" type="checkbox"/> 19. Public Safety Fees	Y
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<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
	-temporary fee deferrals are allowed

iv. Use of Mello-Roos in this Jurisdiction:

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

v. Nexus Reports

-City Council Ordinance and Findings (1996) - Planning Dept Fees
 -impact fees justified through Specific Plan approvals at time of entitlement

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Northwest Roseville
Wood Creek Oaks Boulevard @ Blue Oaks Boulevard

iii. Expected Environmental Assessment Determination: Mitigated Neg. Dec. - based on prev. EIR & mitigations

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-18' of street, curb, gutter, sidewalk, utility undergrounding, street lights, soundwalls, landscaping, street trees; traffic lights & bus stops conditional
-Internal Site Improvements:	-no street/infra. dedication req'd; full street and infrastructure dev't, 12' public utility easement, utility undergrounding, curb, gutter, sidewalk, street lights, front yard landscaping
-Common Amenities / Open Space:	-typ. negotiated w/ larger specific plan agreements - land dedication/dev't; fees
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; Home Owners Association; Developer Agreement on larger specific plan dev't; reimbursement agreement on major off-site infrastructure installation
-Typical Reporting:	-geotechnical, hydrology; all others conditional on site and previous EIR work

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	79.43
Private Garage Valuation Price per Sq. Ft.	20.21
Total Valuation per Unit	206,659
Total Valuation per 25 Unit Subdivision Model	5,166,475

vi. Planning Fees:¹

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		300
Zone Change Application Fee	flat		250
Planned Development Permit	flat		250
Planned Unit Dev't / Design Review Fee	flat		125
Tentative Map Fee	flat		500
Final Map Fee	600 flat + 10/unit		850
Dev't Agreement for Specific Plan Area	T& M (previously processed)		-
Development Agreement Modification Fee	flat		300
Environmental Assessment / Neg Dec Fee	flat		150
County Clerk Env't'l Filing Fee	flat		30
Subtotal Planning Fees			2,755

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1422.25	35,556
Building Plan Check Fee	60% of Bldg Permit	835.35	20,884
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.67	517
Public Works Plan Check/Inspection Fee	2% of 1st 50K + 1.5% of next 50K + 1% of remainder		5,750
Grading Plan Check Fee	UBC		30
Grading Permit Fee	UBC		198
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Public Safety Subdivision Fee	flat		50
Subtotal Plan Check, Permit & Inspection Fees			62,985

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Roseville City Elementary School District Fee	flat per area per unit	7,283	182,075
Roseville Joint Union HSD Fee - NRSP	flat per area per unit	3,525	88,125
City - NWRSP/NRSP-Pleasant Grove Drainage	flat per unit	693.11	17,328
City - Electric Direct Installation Fee	flat per lot	1250 (pub. road with lights)	31,250
City - Regional Sanitary Sewer Connection Fee	flat per unit	3,165	79,125
City - Local Sanitary Sewer Connection Fee	flat per unit	215	5,375
City - Water Connection Fee	flat per unit	3,495	87,375
City - Local Traffic Mitigation Fee	flat per unit	1267.82	31,696
City - Highway 65 JPA Fee	flat per unit	87.22	2,181
City - Fire Service Construction Tax	.005 x bldg val'n	1033.30	25,833
City - Public Facilities Fee	.37/sf (2500 sf)	925	23,125
City - Citywide Park Fee	flat per unit	1416.68	35,417
City - Neighborhood Park Fee	flat per unit	1,070	26,750
City - Affordable Housing In-Lieu Fee ²	4000 per SF unit req'd		12,000
Subtotal Infrastructure, Impact & District Fees			647,653

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	713,393
Total Fees per Unit (total from above / 25 units)	28,536

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes - but infrequently
- ii. Expected Location of Model in this Jurisdiction:** South Roseville
Vernon @ Cirby
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards
- Typical Reporting & Management -none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	79.43
Private Garage Valuation Price per Sq. Ft.	20.21
Total Valuation per Model	206,659

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 val'n	1422.25	1,422
Building Plan Check Fee	60% of Bldg Permit	835.35	835
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.67	21
Grading Plan Check Fee	UBC		30
Grading Permit Fee	UBC		128
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			2,436

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Roseville City Elementary School District Fee	flat per area per unit	4,901	4,901
Roseville Joint Union HSD Fee - West Infill	flat per area per unit	3,547	3,547
City - Electric Direct Installation Fee	flat per lot	1250 (pub. road with lights)	1,250
City - Regional Sanitary Sewer Connection Fee	flat per unit	3,165	3,165
City - Local Sanitary Sewer Connection Fee	flat per unit	215	215
City - Water Connection Fee	flat per unit	3,495	3,495
City - Dry Creek Main Stem Drainage Fee	flat per unit	23.07	23
City - Local Traffic Mitigation Fee	flat per unit	2802.96	2,803
City - Highway 65 JPA Fee	flat per unit	93.75	94
City - Fire Service Construction Tax	.005 x bldg val'n	1033.30	1,033
City - Public Facilities Fee	.37/sf (2500 sf)	925	925
City - Citywide Park Fee	flat per unit	1416.68	1,417
City - Neighborhood Park Fee	flat per unit	757	757
Subtotal Infrastructure, Impact & District Fees			23,625

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	26,061
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D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of Model in this Jurisdiction:** Northeast Central Roseville
Harding Boulevard @ Antelope Creek Drive
- iii. Expected Environmental Assessment Determination:** Mitigated Neg. Dec. - based on prev. EIR & mitigations
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-18' of street, curb, gutter, sidewalk, utility undergrounding, street lights, soundwalls, landscaping, street trees; traffic lights & bus stops conditional
-Internal Site Improvements:	-no street/infra. dedication req'd; full street and infrastructure dev't, 12' public utility easement, utility undergrounding, pedestrian access, no specific physical standards on private dev't, adequate lighting, landscaping
-Common Amenities / Open Space:	-typ. negotiated w/ larger specific plan agreements - land dedication/dev't; typ. common amenities, include: tot lot, pool, rec room, active turf space; fees
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, hydrology; all others conditional on site and previous EIR work

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.01
Private Garage Valuation Price per Sq. Ft.	31.96
Total Valuation per Unit	81,402
Total Valuation per 45 Unit Multi-Family Development Model	3,663,090

vi. Planning Fees:¹

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	300
Zone Change Application Fee	flat	250
Planned Development Permit	flat	250
Planned Unit Dev't / Design Review Fee	flat	125
Dev't Agreement for Specific Plan Area	T& M (previously processed)	-
Development Agreement Modification Fee	flat	300
Environmental Assessment / Neg Dec Fee	flat	150
County Clerk Env't'l Filing Fee	flat	30
Subtotal Planning Fees		1,405

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n per project	12,338
Building Plan Check Fee	95% of Bldg Permit per project	11,721
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 8.14	366
Public Works Plan Check/Inspection Fee	2% of 1st 50K + 1.5% of next 50K + 1% of remainder	5,750
Grading Plan Check Fee	UBC	30
Grading Permit Fee	UBC	180
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Subtotal Plan Check, Permit & Inspection Fees		30,385

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
Roseville City Elementary School District Fee	flat per area per unit	3,726
Roseville Joint Union HSD Fee - West Infill	.75/sf	750
City - Electric Direct Installation Fee	flat per unit	600
City - Regional Sanitary Sewer Connection Fee	flat per unit	3,165
City - Local Sanitary Sewer Connection Fee	flat per unit	215
City - Water Connection Fee	per project calculation	384,625
City - NCRSP - Pleasant Grove Drainage Fee	3 acres @ 2589.93 / acre	7,770
City - Local Traffic Mitigation Fee	flat per unit	2007.51
City - Highway 65 JPA Fee	flat per unit	8.82
City - Fire Service Construction Tax	.005 x bldg val'n	407
City - Public Facilities Fee	.37/sf (1000 sf)	370
City - Citywide Park Fee	flat per unit	1416.68
City - Neighborhood Park Fee	flat per unit	618
City - Affordable Housing In-Lieu Fee ²	6700 per MF unit req'd	33,500
Subtotal Infrastructure, Impact & District Fees		1,023,675

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,055,465
Total Fees per Unit (total from above / 45 units)	23,455

Notes: ¹The City of Roseville processes most of their medium and larger sized residential projects through Specific Plan approvals. Previous fees may have been paid on this typical project as part of a larger Specific Plan approval.

²The City of Roseville encourages developers to provide 10% of their units as affordable housing. In cases where the developer has opted to pay an in-lieu fee for this 10% set aside, the city has negotiated a flat fee per required unit (or fraction thereof). The fees per required unit have been provided by the city's Housing and Redevelopment Dept, and are based on previous case precedent.