

UNINCORPORATED SAN DIEGO COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	2,794,800
Annual Single-Family Units Permitted (1996-98, Avg.):	7,771
Annual Multi-Family Units Permitted (1996-98, Avg.):	2,376
Total Annual Residential Units Permitted (1996-98, Avg.):	10,148

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	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	N
<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	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<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 type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<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	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived: By Housing Department discretion

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None Available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Subdivision in this Jurisdiction:** Valley De Oro
Avacado @ Fury
South Central County
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-horse trails, soundwalls, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding, parks, safety lighting, recreational trails
-Internal Site Improvements:	- cable facilities, dedication of streets and infrastructure, full street, curbs, gutters, driveways, st. trees, st. lights, full infrastructure, utility undergrounding, noise easements
-Project Management Requirements:	- none
-Typical Reporting:	- none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.00
Private Garage Valuation Price per Sq. Ft.	22.00
Total Valuation per Unit	203,800
Total Valuation per 25 Unit Subdivision Model	5,095,000

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		5,100
Zone Change Application Fee	deposit		2,070
Planned Unit Development Fee			-
Major Use Permit	deposit		2,500
Administrative Review Fee	per hour (1 @ 60/hr)		60
Tentative Map Fee	deposit		5,310
Final Map Fee	deposit		6,900
Fish and Game Fees ¹	flat		1,275
Environmental Assessment / Neg Dec Fee ²	flat		8,100
Subtotal Planning Fees			31,315

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	352 flat + 0.151/sf	790	19,748
Building Plan Check Fee (Model)	324 flat + 0.178/sf	3 @ 840.33 ea.	2,521
Building Plan Check Fee (Production)	flat		236
Landscape Plan Check Fee	per hour (14 @ 55/hr)		770
Fire Sprinkler Plan Check Fee	flat per unit	72	1,800
Improvement Plan Check Fee	150 flat + 3300 deposit		3,450
Engineering Construction Inspection Fee	schedule based on val'n		5,656
Engineering lab Fees	schedule based on val'n		2,981
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.00	525
Blueprint, Microfilm, Copy Fees	30 @ 2.75/sheet		83
Grading Plan Check Fee	schedule based on CY		860
Grading Inspection Fee	schedule based on CY		860
Health Dept. Grading Review	flat		150

DEH Stormwater Program Fee	20% of (grading plan check + inspection)	344
Excavation Permit	20 flat + 3/LF (max \$5000)	5,020
Construction Permit Fee	flat	30
Street Light Review	deposit	720
Street Light Annexation	flat	100
Right-of-Way Document Processing	deposit	300
Tax Compliance Review	flat	34
Subtotal Plan Check, Permit & Inspection Fees		46,188

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
County - Fire Mitigation Fee	0.15/sf	435	10,875
Drainage Impact Fee	0.69/sf	2,001	50,025
SDG&E - Electricity Connection Fee	15/meter	15	375
SDG&E - Gas Connection Fee	15/meter	15	375
Sanitary Sewer Connection Fee	flat per unit	2,000	50,000
Sanitary Sewer District Fees	flat per unit	117	2,932
School District Impact Fee	1.93 / sf	4,825	120,625
County - Fire Services District Fee	0.20/sf	580	14,500
County - Park Facilities Fee	flat per unit	800	20,000
Subtotal Infrastructure, Impact & District Fees			269,707

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	347,210
Total Fees per Unit (total from above / 25 units)	13,888

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of Infill Unit in this Jurisdiction:** Carpenter @ Avacado South Central
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards; drainage easements
- Typical Reporting - none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.00
Private Garage Valuation Price per Sq. Ft.	22.00
Total Valuation per Model	203,800

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Environmental Assessment	flat	2,000	2,000
Certificate of Compliance	flat		350
Subtotal Planning Fees			2,350

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	869 flat + 0.151/sf	1,307	1,307
Architectural Plan Check Fee	840 flat + 0.178/sf	1,356	1,356
Fire Sprinkler Plan Check Fee	flat per unit	72	72
Improvement Plan Check Fee	150 flat + 3300 deposit		3,450
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21	21
Blueprint, Microfilm, Copy Fees	15 @ 2.75/sheet		41
Grading Plan Check Fee	flat		151
Grading Inspection Fee	flat		120
Center Line Fee	deposit		2,020
Temporary Construction Power	flat		55
Subtotal Plan Check, Permit & Inspection Fees			8,593

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
County - Fire Mitigation Fee	0.15/sf	435	435
Drainage Impact Fee	0.69/sf	2,001	2,001
Water Connection Fee	150 flat + 1500 deposit		1,650
SDG&E - Electricity Connection Fee	15/meter	15	15
SDG&E - Gas Connection Fee	15/meter	15	15
Sanitary Sewer Connection Fee	flat per unit	2,000	2,000
SD County Water District - Impact Fee	flat per unit	1,585	1,585
Sanitary Sewer District Fees	flat per unit	117	117
School District Impact Fee	1.93 / sf	4,825	4,825
County - Fire Services District Fee	0.20/sf	580	580
County - Park Facilities Fee	flat per unit	800	800
Subtotal Infrastructure, Impact & District Fees			14,023

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **24,966**

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? No- too dense.

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: Valley De Oro
Avacado @ Fury
South Central

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

- Off-Site Improvements: -soundwalls, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding, parks, safety lighting
- Internal Site Improvements: - cable facilities, dedication of streets and infrastructure, full street, curbs, gutters, driveways, st. trees, st. lights, full infrastructure, utility undergrounding
- Project Management Requirements: -none
- Typical Reporting: -none

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.00
Private Garage Valuation Price per Sq. Ft.	22.00
Total Valuation per Unit	78,400
Total Valuation per 45 Unit Subdivision Model	3,528,000

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit		5,100
Zone Change Application Fee	deposit		2,070
Planned Unit Development Fee			-
Major Use Permit	deposit		2,500
Administrative Review Fee	per hour (1 @ 60/hr)		60
Fish and Game Fees ¹	flat		1,275
Environmental Assessment / Neg Dec Fee ²	flat		8,100
Subtotal Planning Fees			19,105

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	6 @ 352/bldg + (54000sf @ 0.151/sf)		10,266
Building Plan Check Fee	6 @ 352/bldg + (54000 sf @ 0.178/sf)		11,556
Landscape Plan Check Fee	per hour (14 @ 55/hr)		770
Fire Sprinkler Plan Check Fee	flat per unit	36	1,620
Improvement Plan Check Fee	150 flat + 3300 deposit		3,450
Engineering Construction Inspection Fee	schedule based on val'n		6,182
Engineering lab Fees	schedule based on val'n		3,170
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.84	353
Blueprint, Microfilm, Copy Fees	30 @ 2.75/sheet		83
Grading Plan Check Fee	schedule based on CY		830
Grading Inspection Fee	schedule based on CY		830
Health Dept. Grading Review	flat		150
DEH Stormwater Program Fee	20% of (grading plan check + inspection)		332
Excavation Permit	20 flat + 3/LF (max \$5000)		5,020
Construction Permit Fee	flat		30
Street Light Review	deposit		720
Street Light Annexation	flat		100
Right-of-Way Document Processing	deposit		300
Tax Compliance Review	flat		34
Subtotal Plan Check, Permit & Inspection Fees			45,796

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
County - Fire Mitigation Fee	0.15/sf	180	8,100
Sanitary Sewer District Fees	flat per unit	221	9,945
County - School District Fee	1.93 / sf	1,930	86,850
County - Fire Services District Fee	0.20/sf	580	26,100
SDG&E - Electricity Connection Fee	15/meter	15	675
SDG&E - Gas Connection Fee	15/meter	15	675
Sanitary Sewer Connection Fee	flat per unit	1,600	72,000
Drainage Impact Fee	0.69/sf	828	37,260
County - Park Facilities Fee	flat per unit	800	36,000
Subtotal Infrastructure, Impact & District Fees			277,605

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	342,506
Total Fees per Unit (total from above / 45 units)	7,611

Notes: Deposits based on typical estimated costs.

¹Fish and Game Fees are collected by the County on behalf of the California Dept. of Fish and Game.

²Fee varies widely with project complexity. This is a best estimate for the survey model.