



## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Elk Grove area - South Sacramento County Elk Grove Florin Road @ Calvine Road
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street, full infrastructure, utility undergrounding, curb, gutter, sidewalk, street lights, soundwalls, landscaping, street trees, signalization, bus stops
-Internal Site Improvements:	-dedication of streets & infrastructure easements, full street & infrastructure, curbs, gutters, sidewalks, st. lights
-Common Amenities / Open Space:	-no land dedication req'd; Quimby Fee
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist; Home Owners Association; Mitigation Monitoring
-Typical Reporting:	-geotechnical, hydrology, arborist, possible wetlands report; liaison with other depts on noise, traffic, archaeological, biological/species

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.40
Private Garage Valuation Price per Sq. Ft.	21.20
Total Valuation per Unit	216,980
Total Valuation per 25 Unit Subdivision Model	5,424,500

### vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	8,962
Zone Change Application Fee	flat	7,648
Zoning Agreement	flat	1,540
Planned Unit Development Fee	none	-
Tentative Map Fee	flat	5,852
Final Map Fee	500 deposit + 400 T&M estimate	900
County Recording Fee	8/1st page + 2/add'l pages	14
Initial Study / Neg Dec Fee	280 deposit + 2920 T&M estimate	3,200
Mitigation Monitoring	T&M estimate	2,000
<b>Subtotal Planning Fees</b>		<b>30,116</b>

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

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 993	24,825
Plan Review Fee (models)	66.6% of Bldg Permit (3 @ 661/model)	1,983
Plan Review Fee (production)	50% of plan rev fee for models (22 units @ 330.50/unit)	7271
Zone Check Fee (models)	5% of Plan Review Fee (models)	99
Zone Check Fee (production)	2.5% of Plan Review Fee (production)	182
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 21.70	543
Grading Plan Check Fee	included in Pub. Wks Plan Check Fee	-
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Elk Grove Fire District Plan Check Fee	63.50 flat per project + 6.35/lot	222

Public Works Plan Check Fee	750 deposit + T&M estimate based on avg of similar projects <sup>3</sup>	5,164
Public Works Inspection Fee	T+M based on avg of similar projects <sup>3</sup>	6,814
Public Works Materials Testing Fee	T+M based on avg of similar projects <sup>3</sup>	1,997
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>49,100</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Elk Grove School District Impact Fee	3.27 / sf	8,175	204,375
District 4 Road Assessment District Fee	flat per unit	749	18,725
District 4 Transit Assessment District Fee	flat per unit	117	2,925
District 4 Traffic Mitg'n Administration Fee	flat per unit	17	425
Co - Sanitary Sewer Connection Fee	flat per unit	2,900	72,500
Co - Dist 11A Storm Drainage Fee	flat per unit	1,830	45,750
Co - Water Connection Fee	flat per unit	3,662	91,550
Co - Water Meter Fee	flat per meter	150	3,750
Co - Elk Grove West Vineyard Roadway Fee	5 acres x 4.1 unit multiplier x 5003/acre		102,562
Co - Elk Grove West Vineyard Transit Fee	5 acres x 4.1 unit multiplier x 248/acre		5,084
Co - Elk Grove West Vineyard Parks Fee	5 acres x 4.5 unit multiplier x 1399/acre		31,478
Co - Elk Grove West Vineyard Fire Dept Fee	5 acres x 4.5 unit multiplier x 499/acre		11,228
Co - Elk Grove West Vineyard Library Fee	5 acres x 4.5 unit multiplier x 294/acre		6,615
Co - Quimby Park Land Dedication In-lieu Fee	formula w/ land val <sup>n2</sup>		32,775
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>629,742</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>708,958</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>28,358</b>

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

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Carmichael Fair Oaks Boulevard @ Marconi Avenue
<b>iii. Expected Environmental Assessment Determination:</b>	Exemption

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

-Site Improvements	-upgrade to current county-wide infrastructure standards
-Typical Reporting & Management	-none

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.40
Private Garage Valuation Price per Sq. Ft.	21.20
Total Valuation per Model	216,980

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</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	993	993
Plan Review Fee	67% of Bldg Permit	661	661
Zone Check Fee	5% of Plan Review Fee		33

Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.70	22
Grading Plan Check Fee	included in Pub. Wks Plan Check Fee		-
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Sacramento Co Fire Dist Certificate of Release	flat		104
Public Works Plan Check Fee	750 deposit + T&M estimate based on similar projects		750
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,563</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
San Juan School District Impact Fee	1.93 / sf	4,825	4,825
District 2 Road Assessment District Fee	flat per unit	918	918
District 2 Transit Assessment District Fee	flat per unit	87	87
District 2 Traffic Mitg'n Administration Fee	flat per unit	20	20
Carmichael Water Dist Connection Fee	flat per unit	1,711	1,711
Carmichael Water District Water Meter Fee	included in connection fee		-
Co - Park Facilities Fee	flat per unit	40	40
Co - Sanitary Sewer Connection Fee	flat per unit	2,900	2,900
Co - Dist 11B Storm Drainage Fee	flat per unit	1,450	1,450
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>11,951</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>14,514</b>
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**D. 45 UNIT MULTI-FAMILY MODEL**

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

**ii. Expected Location of Model in this Jurisdiction:** Laguna area - South Sacramento County  
Laguna Boulevard @ Bruceville Road

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

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

-Off-Site Improvements:	-1/2 street, full infrastructure, utility undergrounding, curb, gutter, sidewalk, street lights, soundwalls, landscaping, street trees, signalization, bus stops
-Internal Site Improvements:	-no dedication of streets req'd; infrastructure easement dedication req'd; vehicular and pedestrian access req'd; adequate lighting; landscaping
-Common Amenities / Open Space:	-no land dedication req'd; Quimby Fee
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist; Mitigation Monitoring
-Typical Reporting:	-hydrology; liaison with other depts on all other issues

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	63.40
Private Garage Valuation Price per Sq. Ft.	21.20
Total Valuation per Unit	67,640
Total Valuation per 45 Unit Multi-Family Development Model	3,043,800

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		8,962
Zone Change Application Fee	flat		7,648
Zoning Agreement	flat		1,540
Planned Unit Development Fee	none		-
Development Plan Review Fee	flat		2,148
Use Permit for Model Homes	110 per model		330
County Recording Fee	8/1st page + 2/add'l pages		14
Initial Study / Neg Dec Fee	280 deposit + 3720 T&M estimate		4,000
Mitigation Monitoring	T&M estimate		2,000
<b>Subtotal Planning Fees</b>			<b>26,642</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 per 6 bldgs		15,167
Building Plan Review Fee	66.6% of Bldg Permit		10,101
Zone Check Fee	5% of Plan Review Fee		505
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.76	304
Grading Plan Check Fee	included in Pub. Wks Plan Check Fee		-
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Elk Grove Fire Dist Engr'g Plan Review Fee	flat per project		76
Elk Grove Fire Dist Building Review Fee	63.56 flat per project + .064/sf (1200sf/unit)		3,520
Elk Grove Fire Dist Sprinkler Review Fee	190.80 flat per project + .32/head over 100 heads (450 total heads)		303
Elk Grove Fire Dist Alarm Device Check Fee	127 flat per project + .64/device (1 per unit)		156
Elk Grove Fire Dist Alarm System Review Fee	63.50 per building (6 bldgs)		381
Elk Grove Fire Dist Sprnklr Undergr'd Rev.Fee	2 systems @ 63.50 ea		127
Public Works Plan Check Fee	750 deposit + T&M estimate based on avg of similar projects <sup>3</sup>		3,743
Public Works Inspection Fee	T+M based on avg of similar projects <sup>3</sup>		7,077
Public Works Materials Testing Fee	T+M based on avg of similar projects <sup>3</sup>		2,562
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>44,021</b>
<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Elk Grove School District Impact Fee	3.27 / sf	3,270	147,150
District 5 Road Assessment District Fee	none		-
District 5 Transit Assessment District Fee	flat per unit	177	7,965
District 5 Traffic Mitg'n Administration Fee	2% of other Dist 5 fees	3.54	159
Laguna CFD Special Tax Rate	approx. 50% of max rate of 4678/acre		4,017
Laguna Facilities Plan Area Roadway Devt Fee	flat per unit	301	13,545
Co - Sanitary Sewer Connection Fee	flat per unit	2,142	96,390
Co - Dist 11A Storm Drainage Fee	10,770 per acre		32,310
Co - Water Connection Fee	flat per unit	2,747	123,615
Co - Water Meter Fee	flat per meter	150	6,750
Co - Quimby Park Land Dedication In-lieu Fee	formula w/ land val'n <sup>2</sup>		20,079
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>451,980</b>
<b>ix. Totals</b>			
<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>			<b>522,644</b>
<b>Total Fees per Unit (total from above / 45 units)</b>			<b>11,614</b>

**Notes:** <sup>1</sup>Sacramento County Nexus Report List:

- Elk Grove / West Vineyard Public Facilities Financing Plan - Development Fee Program (1998-99 Update) - local devt fees
- Antelope Public Facilities Financing Plan (1993) - roadway, water, parks, drainage, fire fees
- Laguna Area Development Fee Program (1989) - roadway fees
- County Roadway and Transit Report (1993) - roadway and transit fees
- Laguna West Lakeside Park Development Fee Program (1994) - park fees

<sup>2</sup>Sacramento County charges park land dedication in-lieu fees (Quimby Fees) for projects undergoing land subdivision or for large MF projects severely impacting park facilities. Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: .0138 acres per SF dwelling unit; .0046 acres per MF dwelling unit; land valuation at the 25 unit subdivision site is estimated by a technician with the Technical Resources-Public Works Agency at \$95,000 per acre; land valuation at the 45 unit MF development site is estimated by the same technician at \$97,000 per acre. The Park Land Dedication In-Lieu Fee calculation formula is:

<sup>3</sup>Public Works improvement plan check, inspection and materials testing fees are calculated solely on a time and materials basis. Staff within the Sacramento County Technical Services office researched similarly sized projects completed in the county within the last few years to determine averages for this survey. For both the 25 unit subdivision and the 45 unit multi-family devt, four projects were researched for each development model. The high and the low fee cases were discarded and the two remaining fee amounts were averaged to arrive at the fees listed herein.