

CITY of SHASTA LAKE

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	9,350
Annual Single-Family Units Permitted (1996-98, Avg.):	114
Annual Multi-Family Units Permitted (1996-98, Avg.):	1
Total Annual Residential Units Permitted (1996-98, Avg.):	115

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"/> Y	N	1. Planning Department Plan Check Fees	-
<input checked="" type="checkbox"/> Y	N	2. Environmental Assessment / Review Fees	N
<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	N	6. Grading Permit Fees	-
<input checked="" type="checkbox"/> Y	N	7. Electrical Permit Fees	Y
<input checked="" type="checkbox"/> Y	N	8. Mechanical Permit Fees	-
<input checked="" type="checkbox"/> Y	N	9. Plumbing Permit Fees	-
<input checked="" type="checkbox"/> Y	N	10. Electricity / Gas Connection Fees	N
<input checked="" type="checkbox"/> Y	N	11. Sanitary Sewer Connection Fees	-
<input type="checkbox"/> N	-	12. Storm Drainage Connection Fees	-
<input checked="" type="checkbox"/> Y	N	13. Water Connection Fees	N
<input type="checkbox"/> N	-	14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y	-	15. Local Traffic Mitigation Fees	N
<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	N
<input type="checkbox"/> N	-	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	N

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 Ordinance No. 94-30 (1994) - standard dept fees
- Major Road Impact Fee Program Report (1991) - road & traffic impact fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

- i. **Project Typical for Jurisdiction?** Yes - but infrequent
- ii. **Expected Location of New Subdivision in this Jurisdiction:** Southwest Shasta Lake
Ashby Road @ Arlene
- iii. **Expected Environmental Assessment Determination:** Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curbs, gutters, sidewalks, bike lane, street lights, street trees, landscaping, undergrounding of utilities, traffic lights & bus stop where needed
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, 3 trees per unit, front yard landscaping, curbs, gutters, sidewalks, street lights
-Common Amenities / Open Space:	-no specific requirements; payment of fees
-Project Management Requirements:	-Conditions of Approval; Maintenance District participation; infrastr. bonding
-Typical Reporting:	-soils, traffic, noise, arborist, wetlands, hydrology, archaeological (cond'l)

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	49.84
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Unit	131,800
Total Valuation per 25 Unit Subdivision Model	3,295,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	2,000
Zone Change Application Fee	flat	1,130
Planned Development Use Permit Fee	flat	1,600
Planning Dept Plan Check Fee	1% of Bldg Plan Check Fee	122
Site Plan Review Fee	flat per unit	30
Tentative Map Fee	flat	1,170
Development Agreement Fee	flat	400
Certificate of Compliance	flat	320
Environmental Assessment / Neg Dec Fee	flat	200
Subtotal Planning Fees		7,692

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	751.50
Building Plan Check Fee	65% of Building Permit	488.47
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.18
Site Improvements Plan Check Fee	contract estimate ¹	1,000
Fire Dept Plan Check Fee	flat per unit	25
Grading Plan Check Fee	flat	30
Grading Permit Fee	per UBC	198
Electrical Permit Fee	per fixture count	66
Plumbing Permit Fee	per fixture count	32
Mechanical Permit Fee	per fixture count	32
Electricity Connection Fee	flat per unit	450
Subtotal Plan Check, Permit & Inspection Fees		47,683

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	120,625
City - San.Sewer Plant & Facility Capacity Charge	flat per unit	2473.50	61,838
City - Sanitary Sewer Capital Reserve Charge	flat per unit	350	8,750
City - Trunk Sewer Capacity Charge	flat per unit	614	15,350
City - Sewer Permit	flat per unit	60	1,500
City - Sewer Tap Charge	per tap/unit	125 (6" tap)	3,125
City - Water Plant & Facility Capacity Charge	flat per unit	1,300	32,500
City - Water Meter Connection and Permit	per meter size	700 (5/8" meter)	17,500
City - Local Traffic Impact Fee	flat per unit	800	20,000
City - Parks and Recreation Fee	flat per unit	307	7,675
Subtotal Infrastructure, Impact & District Fees			288,863

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	344,238
Total Fees per Unit (total from above / 25 units)	13,770

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: North Central Shasta Lake
Locust Street @ Gray Pine Way

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

- Site Improvements -match existing neighborhood infrastructure standards; install hydrants if area is unserved w/n 400'
- Typical Reporting -soils; wetlands, hydrology, arborist and archaeological--all cond'l upon site.

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	49.84
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Model	131,800

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Site Plan Review Fee	flat		30
Subtotal Planning Fees			30

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	751.50	752
Building Plan Check Fee	65% of Building Permit	488.47	488
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.18	13
Fire Dept Plan Check Fee	flat per unit	25	25
Grading Plan Check Fee	flat		30
Grading Permit Fee	per UBC		126
Electrical Permit Fee	per fixture count	66	66
Plumbing Permit Fee	per fixture count	32	32
Mechanical Permit Fee	per fixture count	32	32
Electricity Connection Fee	flat per unit	450	450
Subtotal Plan Check, Permit & Inspection Fees			2,014

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
City - San.Sewer Plant & Facility Capacity Charge	flat per unit	2473.50	2,474
City - Sanitary Sewer Capital Reserve Charge	flat per unit	350	350
City - Trunk Sewer Capacity Charge	flat per unit	614	614
City - Sewer Permit	flat per unit	60	60
City - Sewer Tap Charge	per tap/unit	125 (6" tap)	125
City - Water Plant & Facility Capacity Charge	flat per unit	1,300	1,300
City - Water Meter Connection and Permit	per meter size	700 (5/8" meter)	700
City - Local Traffic Impact Fee	flat per unit	800	800
City - Parks and Recreation Fee	flat per unit	307	307
Subtotal Infrastructure, Impact & District Fees			11,555

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	13,599
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No - never had a multi-family project this size before

ii. Expected Location of New Subdivision in this Jurisdiction:

Southeast Shasta Lake
Cascade Boulevard @ Riddle 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, bike lane, street lights, street trees, landscaping, undergrounding of utilities, traffic lights & bus stop where needed
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, 2 trees per unit, front yard landscaping, curbs, gutters, sidewalks, street lights
-Common Amenities / Open Space:	-discretionary negotiation; typical req'ts: tot lots, picnic/BBQ area, open space
-Project Management Requirements:	-Conditions of Approval; 2 year maintenance guarantee; on site manager req'd
-Typical Reporting:	-soils, traffic, noise, arborist, wetlands, hydrology, archaeological (cond'l)

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	47.20
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Unit	50,800
Total Valuation per 45 Unit Multi-Family Development Model	2,286,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,000
Zone Change Application Fee	flat		1,130
Planned Development Use Permit Fee	included in primary application above		-
Use Permit	flat		390
Site Plan Review Fee	flat		1,350
Development Agreement Fee	flat		400
Environmental Assessment / Neg Dec Fee	flat		200
Subtotal Planning Fees			5,470

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	423.50	19,058
Building Plan Check Fee	65% of Building Permit	275.28	12,388
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.08	229
Site Improvements Plan Check Fee	contract estimate ¹		1,000
Fire Dept Plan Check Fee	flat per unit	25	1,125
Grading Plan Check Fee	flat		30
Grading Permit Fee	per UBC		180
Electrical Permit Fee	per fixture count	22	990
Plumbing Permit Fee	per fixture count	14.50	653
Mechanical Permit Fee	per fixture count	14.50	653
Electricity Connection Fee	flat per unit	450	20,250
Subtotal Plan Check, Permit & Inspection Fees			56,556

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	1,930	86,850
City - San.Sewer Plant & Facil. Capacity Charge	flat per unit	2473.50	111,308
City - Sanitary Sewer Capital Reserve Charge	flat per unit	350	15,750
City - Trunk Sewer Capacity Charge	flat per unit	614	27,630
City - Sewer Permit	flat per unit	60	2,700
City - Sewer Tap Charge	per tap/building	125 (6" tap) - 6 bldgs	750
City - Water Plant & Facility Capacity Charge	flat per unit	1,300	58,500
City - Water Meter Connection and Permit	per meter size	700 (5/8" meter)	31,500
City - Local Traffic Impact Fee	flat per unit	563	25,335
City - Parks and Recreation Fee	flat per unit	307	13,815
Subtotal Infrastructure, Impact & District Fees			374,138

ix. Totals			
Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)			436,164
Total Fees per Unit (total from above / 45 units)			9,693

Notes: ¹The City of Shasta Lake contracts out their site improvements/infrastructure plan check. The total amount listed here is an estimate based on similar project plan checks in the jurisdiction.