

# CITY of SANTA MARIA

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

|   |        |
|---|--------|
| Population 1998:  | 70,800 |
| Annual Single-Family Units Permitted (1996-98, Avg.):     | 217    |
| Annual Multi-Family Units Permitted (1996-98, Avg.):      | 86     |
| Total Annual Residential Units Permitted (1996-98, Avg.): | 303    |

### 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 type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees                          | -                               |
| <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  | N                               | <input checked="" type="checkbox"/> 18. Police Service Fees                              | Y                               |
| <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 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                | N                               |
| <input type="checkbox"/> 10. Electricity / Gas Connection Fees                | -                               | <input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees              | N                               |
| <input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees        | Y                               | <input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees                        | -                               |
| <input type="checkbox"/> 12. Storm Drainage Connection Fees                   | -                               | <input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / <del>In-Lieu Fees</del> | N                               |
| <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 | Y |
| Affordable Housing Fee Waiver    | N |
| Senior Housing Fee Reduction     | Y |
| Senior Housing Fee Waiver        | N |

Fee Types Reduced or Waived: Council action can reduce or defer fees at their discretion

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

|               |          |
|---------------|----------|
| single-family | not used |
| multi-family  | not used |

### v. Nexus Reports

AB 1600 Annual Compliance Report (Sept. 2, 1997)- growth mitigation fees  
 Traffic Improvement Fee Report (Oct. 16, 1997)- traffic fee

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

### i. Project Typical for Jurisdiction?

No-a little small, but not unheard of.

### ii. Expected Location of New Subdivision in this Jurisdiction:

Applewood Ranch  
So. of Jewel @ Donovan  
Northeast Santa Maria

### iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

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

|                                   |  |
|-----------------------------------|--|
| -Off-Site Improvements:           | -1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding  |
| -Internal Site Improvements:      | -dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps |
| -Common Amenities / Open Space:   | -no common amenities; dual use of retention basins for recreation open space   |
| -Affordable Housing Dedication:   | -none required   |
| -Project Management Requirements: | -Conditions of Approval  |
| -Typical Reporting:               | -air quality, soils, seismic, noise, drainage/retention calculations   |

### v. Model Valuation Information:

|   |           |
|---|-----------|
| Single-Family Dwelling Unit Valuation Price per Sq. Ft. | 74.00     |
| Private Garage Valuation Price per Sq. Ft.              | 22.50     |
| Total Valuation per Unit                                | 194,000   |
| Total Valuation per 25 Unit Subdivision Model           | 4,850,000 |

### vi. Planning Fees:

| Type / Fee Calculation                 | Per Unit            | Fee Amount    |
|--|---------------------|---------------|
| General Plan Amendment Fee             | flat                | 3,277         |
| Zone Change Application Fee            | included in GPA fee | -             |
| Planned Unit Development Fee           | flat                | 1,720         |
| Preliminary Map Fee                    | flat                | 2,026         |
| Tentative Map Fee                      | 702 flat + 4.80/lot | 822           |
| Final Map Fee                          | 1909 flat + 24/lot  | 2,509         |
| Landscape Review Permit Fee            | flat                | 200           |
| Environmental Assessment / Neg Dec Fee | flat                | 785           |
| <b>Subtotal Planning Fees</b>          |                     | <b>11,339</b> |

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

| Type / Fee Calculation                                   | Per Unit                                  | Fee Amount    |
|--|---|---------------|
| Building Permit Fee                                      | schedule based on val'n 1,520             | 38,000        |
| Building Plan Check Fee (Model)                          | 75% of Building Permit Fee (3 @ 1140 ea.) | 3,420         |
| Building Plan Check Fee (Production)                     | 45% of Building Permit Fee (22 @ 684 ea.) | 15,048        |
| Public Improvement Plan Check & Inspection               | schedule based on val'n                   | 9,244         |
| Grading Plan Check Fee                                   | flat                                      | 49            |
| Strong Motion Instrumentation Fee (SMIP)                 | .0001 x val'n 19.40                       | 485           |
| Electrical Permit Fee                                    | schedule based on sf 150                  | 3,750         |
| Plumbing Permit Fee                                      | schedule based on sf 96                   | 2,400         |
| Mechanical Permit Fee                                    | schedule based on sf 50                   | 1,250         |
| Grading Permit Fee                                       | schedule based on CY 325                  | 325           |
| <b>Subtotal Plan Check, Permit &amp; Inspection Fees</b> |   | <b>73,971</b> |

| <b>viii. Infrastructure, Impact &amp; District Fees</b>    | Type / Fee Calculation | Per Unit | Fee Amount     |
|--|------------------------|----------|----------------|
| Santa Maria-Bonita USD - School Impact Fee <sup>1</sup>    | 1.93 / sf              | 4,825    | 120,625        |
| Local Traffic Impact Fee                                   | flat per unit          | 1,632    | 40,800         |
| Water Impact Fee   | flat per unit          | 1,130    | 28,250         |
| Drainage Impact Fee  | 5 acres @ 123.97/acre  |          | 620            |
| Sanitary Sewer Impact Fee                                  | flat per unit          | 1,096    | 27,400         |
| Fire Services Fee  | flat per unit          | 116      | 2,900          |
| Police Services Fee  | flat per unit          | 90       | 2,250          |
| Library Fee  | flat per unit          | 214      | 5,350          |
| Park and Recreation Fees                                   | flat per unit          | 2,475    | 61,875         |
| Buildings Fee  | flat per unit          | 81       | 2,025          |
| City Hall Fee  | flat per unit          | 64       | 2,880          |
| Residential Development Tax                                | flat per unit          | 185      | 4,625          |
| State Water Reimbursement Fee                              | 904.09/meter           | 904.09   | 22,602         |
| <b>Subtotal Infrastructure, Impact &amp; District Fees</b> |                        |          | <b>322,202</b> |

**x. Totals**

|  |                |
|--|----------------|
| <b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above) | <b>407,512</b> |
| <b>Total Fees per Unit</b> (total from above / 25 units)                                 | <b>16,300</b>  |
| Median Sales Price Single-Family Homes (1996-98, Avg.)                                   | 138,136        |
| Total Fees Per Unit as % of Median SF Home Sales Price                                   | 11.80%         |

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

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Casselli @ Sunshine  
Southeast end of Santa Maria
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

|                    |   |
|--------------------|---|
| -Site Improvements | -match current neighborhood infrastructural standards; street trees, driveway |
| -Typical Reporting | -soils  |

**v. Model Valuation Information:**

|   |         |
|---|---------|
| Single-Family Dwelling Unit Valuation Price per Sq. Ft. | 85.50   |
| Private Garage Valuation Price per Sq. Ft.              | 24.50   |
| Total Valuation per Model                               | 222,750 |

| <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               | 1,681    | 1,681        |
| Building Plan Check Fee                                  | 75% of Building Permit Fee @ 1261 ea. |          | 1,261        |
| Grading Plan Check Fee                                   | flat                                  |          | 49           |
| Strong Motion Instrumentation Fee (SMIP)                 | .0001 x val'n                         | 22.20    | 22           |
| Electrical Permit Fee                                    | schedule based on sf                  | 150      | 150          |
| Plumbing Permit Fee                                      | schedule based on sf                  | 96       | 96           |
| Mechanical Permit Fee                                    | schedule based on sf                  | 50       | 50           |
| Grading Permit Fee                                       | schedule based on CY                  |          | 209          |
| <b>Subtotal Plan Check, Permit &amp; Inspection Fees</b> |                                       |          | <b>3,518</b> |

| <b>viii. Infrastructure, Impact &amp; District Fees</b>    | Type / Fee Calculation | Per Unit | Fee Amount    |
|--|------------------------|----------|---------------|
| Orcutt USD - School Impact Fee <sup>1</sup>                | 1.93 / sf              | 4,825    | 4,825         |
| Local Traffic Impact Fee                                   | flat per unit          | 1,632    | 1,632         |
| Water Impact Fee   | flat per unit          | 1,130    | 1,130         |
| Drainage Impact Fee  | 100/lot                | 100      | 100           |
| Sanitary Sewer Impact Fee                                  | flat per unit          | 1,096    | 1,096         |
| Fire Services Fee  | flat per unit          | 116      | 116           |
| Police Services Fee  | flat per unit          | 90       | 90            |
| Library Fee  | flat per unit          | 214      | 214           |
| Park and Recreation Fees                                   | flat per unit          | 2,475    | 2,475         |
| Buildings Fee  | flat per unit          | 81       | 81            |
| City Hall Fee  | flat per unit          | 64       | 64            |
| Residential Development Tax                                | flat per unit          | 185      | 185           |
| State Water Reimbursement Fee                              | 904.09/meter           | 904.09   | 904           |
| <b>Subtotal Infrastructure, Impact &amp; District Fees</b> |                        |          | <b>12,912</b> |

**x. Totals**

|  |               |
|--|---------------|
| <b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above) | <b>16,430</b> |
| Median Sales Price Single-Family Homes (1996-98, Avg.)                           | 138,136       |
| Total Fees Per Unit as % of Median SF Home Sales Price                           | 11.89%        |

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

- i. Project Typical for Jurisdiction?** No-too small or too large.
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Stowell @ Depot and Railroad Rd.  
Southwest Santa Maria
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

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

|                                   |  |
|-----------------------------------|--|
| -Off-Site Improvements:           | -1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding  |
| -Internal Site Improvements:      | -no dedication of streets and infrastructure req'd; full street, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, driveways, striping of roadways, pedestrian access ramps |
| -Common Amenities / Open Space:   | -no common amenities; dual use of retention basin for recreation open space  |
| -Affordable Housing Dedication:   | -none required   |
| -Project Management Requirements: | -Conditions of Approval  |
| -Typical Reporting:               | -soils, seismic, air quality, noise, traffic, CMP analysis   |

**v. Model Valuation Information:**

|  |           |
|--|-----------|
| Multi-Family Dwelling Unit Valuation Price per Sq. Ft. | 75.90     |
| Private Garage Valuation Price per Sq. Ft.             | 22.50     |
| Total Valuation per Unit                               | 83,280    |
| Total Valuation per 45 Unit Subdivision Model          | 3,747,600 |

**vi. Planning Fees:**

|  | Type / Fee Calculation | Per Unit | Fee Amount   |
|--|------------------------|----------|--------------|
| General Plan Amendment Fee             | flat                   |          | 4,429        |
| Zone Change Application Fee            | included in GPA fee    |          | -            |
| Planned Unit Development Fee           | flat                   |          | 1,720        |
| Landscape Review Permit Fee            | flat                   |          | 200          |
| Environmental Assessment / Neg Dec Fee | flat                   |          | 1,053        |
| <b>Subtotal Planning Fees</b>          |                        |          | <b>7,402</b> |

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

|  | Type / Fee Calculation  | Per Unit | Fee Amount    |
|--|-------------------------|----------|---------------|
| Building Permit Fee                                      | schedule based on val'n | 336.98   | 15,164        |
| Building Plan Check Fee                                  | 75% of Building Permit  | 252.73   | 11,373        |
| Public Improvement Plan Check & Inspection               | schedule based on val'n |          | 9,859         |
| Grading Plan Check Fee                                   | flat                    |          | 49            |
| Strong Motion Instrumentation Fee (SMIP)                 | .0001 x val'n           | 8.04     | 362           |
| Electrical Permit Fee                                    | schedule based on sf    | 122      | 5,490         |
| Plumbing Permit Fee                                      | schedule based on sf    | 84       | 3,780         |
| Mechanical Permit Fee                                    | schedule based on sf    | 40       | 1,800         |
| Grading Permit Fee                                       | schedule based on CY    |          | 296           |
| <b>Subtotal Plan Check, Permit &amp; Inspection Fees</b> |                         |          | <b>48,173</b> |

| <b>viii. Infrastructure, Impact &amp; District Fees</b>    | Type / Fee Calculation | Per Unit | Fee Amount     |
|--|------------------------|----------|----------------|
| Santa Maria-Bonita USD - School Impact Fee <sup>1</sup>    | 1.93 / sf              | 1,930    | 86,850         |
| Local Traffic Impact Fee                                   | flat per unit          | 982      | 44,190         |
| Water Impact Fee   | flat per unit          | 1,130    | 50,850         |
| Drainage Impact Fee  | 3 acres @ 54.03/acre   |          | 162            |
| Sanitary Sewer Impact Fee                                  | flat per unit          | 627      | 28,215         |
| Fire Services Fee  | flat per unit          | 62       | 2,790          |
| Police Services Fee  | flat per unit          | 120      | 5,400          |
| Library Fee  | flat per unit          | 114      | 5,130          |
| Park and Recreation Fees                                   | flat per unit          | 2,127    | 95,715         |
| Buildings Fee  | flat per unit          | 43       | 1,935          |
| City Hall Fee  | flat per unit          | 34       | 1,530          |
| Residential Development Tax                                | flat per unit          | 185      | 8,325          |
| State Water Reimbursement Fee                              | 904.09/meter           | 904.09   | 40,684         |
| <b>Subtotal Infrastructure, Impact &amp; District Fees</b> |                        |          | <b>371,776</b> |

**x. Totals**

|   |                |
|---|----------------|
| <b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b> | <b>427,351</b> |
| <b>Total Fees per Unit (total from above / 45 units)</b>                    | <b>9,497</b>   |
| Median Sales Price Townhouses and Condos (1996-98, Avg.)                    | 92,236         |
| Total Fees Per Unit as % of Median Townhouse Sales Price                    | 10.30%         |

**Notes:** <sup>1</sup> In some areas of the city, additional school mitigation fees could be applicable.