

CITY of WALNUT CREEK

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	63,200
Annual Single-Family Units Permitted (1996-98, Avg.):	52
Annual Multi-Family Units Permitted (1996-98, Avg.):	82
Total Annual Residential Units Permitted (1996-98, Avg.):	134

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	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<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	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<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	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

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

Fee Types Reduced or Waived: Traffic Impact Fees

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?

No-project would rarely require a GPA or zone change.

ii. Expected Location of New Subdivision in this Jurisdiction:

First Ave. @ Hall Ln.
Northwest Walnut Creek

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; no open space requirements
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-noise, traffic, geological, drainage, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Unit	251,722
Total Valuation per 25 Unit Subdivision Model	6,293,050

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	deposit		1,200
Zone Change Application Fee ¹	deposit		1,000
Planned Unit Development Fee			-
Planning Plan Check Fee	10% of Bldg Dept Plan Check @ 117/unit		2,925
Tentative Map Fee ¹	deposit		4,000
Design Commission Design Review Fee ¹	deposit		575
Negative Declaration Fee ¹	deposit		500
Subtotal Planning Fees			10,200

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,171	29,275
Building Plan Check Fee	100% of Bldg Permit Fee @ 1171/unit		29,275
Engineering Plan Check Fee ²	deposit		1,500
Engineering Inspection Fee	8% of improvement val'n (500,000)		40,000
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	25.17	629
Plumbing, Electrical, Mechanical Permit Fee	55% of Bldg Permit Fee @ 644/unit		16,100
Base Map Updating Fee	25/lot		625
Microfilm Fees	30 @ 1.50/sheet		45
Central Sanitat'n Dist. - Mn. Inspection Fee ³	1036 flat + 445LF @ 2.27/LF		2,046
Central Sanitat'n Dist. - Mn. Plan Review Fee ³	445LF @ 1.64/LF		730
Central Sanitat'n Dist. - Connect. Inspect'n Fee ⁴	13 @ 276/unit		3,588
Central Sanitat'n Dist. - Sewer Permit	flat per unit	10	250
Subtotal Plan Check, Permit & Inspection Fees			124,063

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
EBMUD - Water Meter Connection Fee	2580/meter	2,580	64,500
EBMUD - Account Establishment Fee	25/meter	25	625
EBMUD - Water Impact Fee ⁵	flat per unit	12,020	300,500
Central Sanitat'n Dist. - Sewer Impact Fee	flat per unit	2,572	64,300
City - Drainage District Fee	1800/lot		45,000
Mt. Diablo USD - School Fee	1.65/sf	4,125	103,125
City - Local Traffic Impact Fees	flat per unit	1,528	38,200
City - Park Land Dedic'n In-Lieu Fee ⁶	based on land val'n & persons/unit @ 3000/unit		75,000
City - Property Development Tax	112.50 flat + 3 bdrm @ 22.50/bdrm above 1 (180/unit)		4,500
Subtotal Infrastructure, Impact & District Fees			695,750

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	830,013
Total Fees per Unit (total from above / 25 units)	33,201

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	Sunnyvale Ave. Northwest Walnut Creek
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting:	-noise, traffic, geological, drainage, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	96.62
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Model	251,722

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Planning Plan Check Fee	10% of Bldg Dept Plan Check @ 117/unit		117
Staff Design Review Fee ¹	deposit		350
Negative Declaration Fee ¹	deposit		500
Subtotal Planning Fees			467

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,171	1,171
Building Plan Check Fee	100% of Bldg Permit Fee @ 1171/unit		1,171
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	25.17	25

Plumbing, Electrical, Mechanical Permit Fee	55% of Bldg Permit Fee @ 644/unit	644
Microfilm Fees	15 @ 1.50/sheet	23
Central Sanitat'n Dist. - Connect. Inspect'n Fee ⁴	flat per unit	276
Central Sanitat'n Dist. - Sewer Permit	flat per unit	10
Subtotal Plan Check, Permit & Inspection Fees		3,560

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
CC Co. Water District - Connection Fee	flat per unit	12,737	12,737
Central Sanitat'n Dist. - Sewer Impact Fee	flat per unit	2,572	2,572
City - Drainage District Fee	1800/lot		1,800
Mt. Diablo USD - School Fee	1.65/sf	4,125	4,125
City - Local Traffic Impact Fees	flat per unit	1,528	1,528
City - Park Land Dedic'n In-Lieu Fee ⁶	based on land val'n & persons/unit @ 3000/unit		3,000
City - Property Development Tax	112.50 flat + 3 bdrm @ 22.50/bdrm above 1 (180/unit)		180
Subtotal Infrastructure, Impact & District Fees			25,942

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	29,969
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D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Baldwin Ln. @ Baldwin Dr.
Northwest Walnut Creek
- 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; private open space requirement on sq. ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-noise, traffic, geological, drainage, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	85.77
Private Garage Valuation Price per Sq. Ft.	25.43
Total Valuation per Unit	90,856
Total Valuation per 45 Unit Subdivision Model	4,088,520

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	deposit		1,200
Zone Change Application Fee ¹	deposit		1,000
Planned Unit Development Fee			-
Planning Plan Check Fee	10% of Bldg Dept Plan Check @ 64.33/unit		2,895
Design Commission Design Review Fee ¹	deposit		575
Negative Declaration Fee ¹	deposit		500
Subtotal Planning Fees			6,170

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	643.35	28,951
Building Plan Check Fee	100% of Bldg Permit Fee @ 643.35/unit		28,951
Engineering Plan Check Fee ²	deposit		1,000
Engineering Inspection Fee	8% of improvement val'n (500,000)		40,000
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	9.09	409
Plumbing, Electrical, Mechanical Permit Fee	55% of Bldg Permit Fee @ 353.84/unit		15,923
Microfilm Fees	30 @ 1.50/sheet		45
Central Sanitat'n Dist. - Mn. Inspection Fee ³	1036 flat + 500LF @ 2.27/LF		2,171
Central Sanitat'n Dist. - Mn. Plan Review Fee ³	500LF @ 1.64/LF		820
Central Sanitat'n Dist. - Connect. Inspect'n Fee ⁴	19 @ 276/unit		5,244
Central Sanitat'n Dist. - Sewer Permit	flat per unit	10	450
Subtotal Plan Check, Permit & Inspection Fees			123,964

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
EBMUD - Water Meter Connection Fee	2580/meter	2,580	116,100
EBMUD - Account Establishment Fee	25/meter	25	1,125
EBMUD - Water Impact Fee ⁵	flat per unit	12,020	540,900
Central Sanitat'n Dist. - Sewer Impact Fee	flat per unit	2,572	115,740
City - Drainage District Fee	130680sf @ 0.38/sf of lot		49,658
Mt. Diablo USD - School Fee	1.65/sf	4,125	103,125
City - Local Traffic Impact Fees	flat per unit	764	34,380
City - Park Land Dedic'n In-Lieu Fee ⁶	based on land val'n & persons/unit @ 1500/unit		67,500
City - Property Development Tax	112.50 flat + 3 bdrm @ 22.50/bdrm above 1 (135/unit)		6,075
Subtotal Infrastructure, Impact & District Fees			1,034,603

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,164,737
Total Fees per Unit (total from above / 45 units)	25,883

Notes: ¹Actual cost is based on an \$85/hr charge.

²Includes final map fee, improvement plan check fee, and grading plan check fee.

³Fees refer to the construction of a new sewer main line

⁴Fees apply only to units connecting to existing sewer service.

⁵This fee varies widely depending on the area of the district.

⁶This is a best estimate of what the actual in-lieu fee would be because no land valuation data was available.