

# CITY of WASCO

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	20,150
Annual Single-Family Units Permitted (1996-98, Avg.):	58
Annual Multi-Family Units Permitted (1996-98, Avg.):	24
Total Annual Residential Units Permitted (1996-98, Avg.):	81

### 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	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y

### 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

-none

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Poplar @ Filburn

iii. Expected Environmental Assessment Determination: Negative Declaration

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

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-none required
-Project Management Requirements:	-Conditions of Approval; Home Owners Association; participation in Landscape, Lighting and Maint. Dist.
-Typical Reporting:	-possible geotechnical

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	56.23
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Unit	147,943
Total Valuation per 25 Unit Subdivision Model	3,698,575

### vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>1</sup>	flat	500
Zone Change Application Fee <sup>1</sup>	flat	500
Precise Plan Development Fee (PUD)	flat	400
Ministerial Site Plan Review	flat per lot 10	250
Tentative Tract Map Fee	flat	500
Final Map Fee	550 flat + 10/lot over 10 lots	700
Initial Study Fee	flat	150
Environmental Assessment / Neg Dec Fee	flat	50
<b>Subtotal Planning Fees</b>		<b>3,050</b>

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

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1% of bldg val'n 1,479	36,986
Architectural Plan Check Fee	included in Bldg Permit	-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 14.79	370
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Engineering Plan Check Fee	1% of imprvts val'n	5,000
Engineering Pub Imprvts Inspection Fee	3% of imprvts val'n	15,000
Grading Plan Checking	1/2 hr @ 35/hr per 100 CY	1,750
Engineering Record of Survey Fee	flat	100
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>59,206</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	no up front fee		-
School District Facility Fees	1.93 / sf	4,825	120,625
City - Sanitary Sewer Trunk Fee	flat per unit	1,944	48,600
City - Sanitary Sewer Plant Connection Fee	flat per unit	480	12,000
City - Storm Drain Assessment Fee	1000/gross acre		5,000
City - Water Connection Fee	flat per unit	1,150	28,750
State - CalTrans Impact Fees	flat per unit	87.22	2,181
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>217,156</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>279,411</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>11,176</b>

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

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

**ii. Expected Location of Model in this Jurisdiction:** Poplar @ Filburn

**iii. Expected Environmental Assessment Determination:** Categorical Exemption

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

-Site Improvements	-match current neighborhood infrastructure standards; fill in missing infrastructure
-Typical Reporting	-none

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	56.23
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Model	147,943

**vi. Planning Fees:**

Type / Fee Calculation	Per Unit	Fee Amount
Ministerial Site Plan Review	flat	10
<b>Subtotal Planning Fees</b>		<b>10</b>

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

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1% of bldg val'n	1,479
Architectural Plan Check Fee	included in Bldg Permit	-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.79
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Grading Plan Checking	1/2 hr @ 35/hr per 100 CY	350
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>1,844</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	4,825	4,825
City - Sanitary Sewer Trunk Fee	flat per unit	1,944	1,944
City - Sanitary Sewer Plant Connection Fee	flat per unit	480	480
City - Storm Drain Assessment Fee	1000/gross acre		138
City - Water Connection Fee	flat per unit	1,150	1,150
State - CalTrans Impact Fees	flat per unit	87.22	87
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>8,624</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>10,478</b>
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**D. 45 UNIT MULTI-FAMILY MODEL**

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Subdivision in this Jurisdiction:** Poplar, south of Poso
- iii. Expected Environmental Assessment Determination:** Negative Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

- Off-Site Improvements: -1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
- Internal Site Improvements: -no dedication of streets req'd; dedication of infrastructure & easements, full street & infrastructure devt, curbs, gutters, sidewalks, st. lights, utility undergrounding
- Common Amenities / Open Space: -5% landscape area requirement
- Project Management Requirements: -Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
- Typical Reporting: -possible geotechnical

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	50.70
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Unit	54,384
Total Valuation per 45 Unit Multi-Family Development Model	2,447,280

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>1</sup>	flat		500
Zone Change Application Fee <sup>1</sup>	flat		500
Precise Plan Development Fee (PUD)	flat		400
Initial Study Fee	flat		150
Environmental Assessment / Neg Dec Fee	flat		50
<b>Subtotal Planning Fees</b>			<b>1,600</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1% of bldg val'n	per bldg	24,473
Architectural Plan Check Fee	included in Bldg Permit		-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.44	245
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Engineering Plan Check Fee	1% of imprvts val'n		5,000
Engineering Pub Imprvts Inspection Fee	3% of imprvts val'n		15,000
Grading Plan Checking	1/2 hr @ 35/hr per 100 CY		1,400
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>46,118</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	no up front fee		-
School District Facility Fees	1.93 / sf	1,930	48,250
City - Sanitary Sewer Trunk Fee	flat per unit	1,944	87,480
City - Sanitary Sewer Plant Connection Fee	flat per unit	480	21,600
City - Storm Drain Assessment Fee	1000/gross acre		3,000
City - Water Connection Fee	flat per unit	680	30,600
State - CalTrans Impact Fees	flat per unit	87.22	3,925
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>194,855</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>242,573</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>5,391</b>

**Notes:** <sup>1</sup>These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions.