

CITY of YUBA CITY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	35,050
Annual Single-Family Units Permitted (1996-98, Avg.):	90
Annual Multi-Family Units Permitted (1996-98, Avg.):	15
Total Annual Residential Units Permitted (1996-98, Avg.):	105

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 type="checkbox"/> N	-	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
<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 checked="" type="checkbox"/> Y	N
<input type="checkbox"/> N	-	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	N	<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	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: impact fees reduced on sr. hsg. only

iv. Use of Mello-Roos in this Jurisdiction:

single-family	> 75 %
multi-family	> 75 %

v. Nexus Reports:

- City Council Resolution (1995) - standard dept. fees
- Sutter Co./Yuba City AB 1600 Fee Study (1995) - combined impact fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. **Project Typical for Jurisdiction?** Yes - but this model is smaller than typical

ii. **Expected Location of Model in this Jurisdiction:** Southeast Yuba City
River Oaks Drive @ Wild River Drive

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

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, infrastructure, utility undergrounding, 10' landscaping at soundwalls, 6' landscaped planting strip at street edge, street lights, street trees, possible median strip development.
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, street trees, street lights
-Common Amenities / Open Space:	-land dedication dependent on site of project within jurisdiction
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.
-Typical Reporting:	-traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	71.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	185,500
Total Valuation per 25 Unit Subdivision Model	4,637,500

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ³	flat		2,400
Zone Change Application Fee ³	flat ¹		750
Planned Development Use Permit Fee ³	flat ¹		600
Tentative Map Fee	1000 flat + 20/lot over 4 (21 @ 20/lot)		1,420
Environmental Assessment / Neg Dec Fee	flat		150
Subtotal Planning Fees			5,320

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	940.50	23,513
Building Plan Check Fee	50% of Building Permit	470.25	11,756
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.60	465
Engineering Plan Check Fee	10% of improvements valuation		50,000
Electrical Permit Fee	per fixture count	121	3,025
Plumbing Permit Fee	per fixture count	131	3,275
Mechanical Permit Fee	per fixture count	37.50	938
Subtotal Plan Check, Permit & Inspection Fees			92,972

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	120,625
South Yuba City Benefit Assessment Dist.	estimate per unit	1000 (first year annual payment)	25,000
City - Sanitary Sewer Connection Fee	flat per unit	1,800	45,000
City - Water Connection Fee	flat per unit	1,800	45,000
City - Water Meter Fee	flat per meter	250	6,250
City - Air Quality Fee	flat per unit	10	250
City - Business License Fee	flat		41
City - Combined Development Impact Fee ²	flat per unit	2,543	63,575
Subtotal Infrastructure, Impact & District Fees			305,741

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	404,033
Total Fees per Unit (total from above / 25 units)	16,161

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? No - most lots built out

ii. Expected Location of Model in this Jurisdiction: Northwest Yuba City
Pintail Court

iii. Expected Environmental Assessment Determination: Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-upgrade to current citywide infrastructure standards; dedicate ROWs
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	71.00
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Model	185,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	940.50	941
Building Plan Check Fee	50% of Building Permit	470.25	470
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.60	19
Electrical Permit Fee	per fixture count	121	121
Plumbing Permit Fee	per fixture count	131	131
Mechanical Permit Fee	per fixture count	37.50	38
Subtotal Plan Check, Permit & Inspection Fees			1,720

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
City - Sanitary Sewer Connection Fee	flat per unit	1,800	1,800
City - Water Connection Fee	flat per unit	1,800	1,800
City - Water Meter Fee	flat per meter	250	250
City - Air Quality Fee	flat per unit	10	10
City - Business License Fee	flat		41
City - Combined Development Impact Fee ²	flat per unit	2,543	2,543
Subtotal Infrastructure, Impact & District Fees			11,269
ix. Totals			
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			12,989

D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No - multi-family not typical in this jurisdiction
- ii. Expected Location of Model in this Jurisdiction:** Northeast Yuba City
Kenny Drive @ E. Onstott / Frontage Road
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, infrastructure, utility undergrounding, 10' landscaping at soundwalls, 6' landscaped planting strip at street edge, street lights, street trees, possible median strip development.
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, street trees, street lights
-Common Amenities / Open Space:	-10% of project landscaped; 200 sf / unit exterior private open space
-Project Management Requirements:	-Development Agreement (case by case); design review
-Typical Reporting:	-soils, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	60.07
Private Garage Valuation Price per Sq. Ft.	20.00
Total Valuation per Unit	64,070
Total Valuation per 45 Unit Multi-Family Development Model	2,883,150

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ³	flat		2,400
Zone Change Application Fee ³	flat		750
Planned Development Use Permit Fee	flat		600
Environmental Assessment / Neg Dec Fee	flat		150
Subtotal Planning Fees			3,900

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	-	7,308
Building Plan Check Fee	50% of Building Permit	-	3,654
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.41	288
Improvements Inspection Fee	10% of improvements valuation		50,000
Electrical Permit Fee	per fixture count	48	2,198
Plumbing Permit Fee	per fixture count	86	3,892
Mechanical Permit Fee	per fixture count	23	1,028
Subtotal Plan Check, Permit & Inspection Fees			68,368
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	1,930	86,850
City - Sanitary Sewer Connection Fee	flat per unit	1,260	56,700
City - Water Connection Fee	flat per unit	782	35,211
City - Water Meter Fee	flat per meter	250	6,250
City - Air Quality Fee	flat per unit	10	450
City - Business License Fee	flat		634
City - Combined Development Impact Fee ²	flat per unit	1,837	82,665
Subtotal Infrastructure, Impact & District Fees			268,760
ix. Totals			
Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)			341,028
Total Fees per Unit (total from above / 45 units)			7,578

Notes: ¹When there are multiple applications required per project (e.g. General Plan Amendment, PUD, Rezone), the secondary application fees are charged at half the normal charge.

²The Combined Impact Fee for Yuba City includes fees for: parks, roads, capital improvements, drainage, and associated infrastructure.

³These 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.