

# MASTER FEE SCHEDULE

## City of Vallejo, California

**FISCAL YEAR 2021-2022**

Fees Effective July 22, 2021

APPROVED BY: \_\_\_\_\_  
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Finance Director

7/22/2021

## City of Vallejo Master Fee Schedule FY 2021-2022

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# City of Vallejo Master Fee Schedule FY 2021-2022

## Surcharge Fees

Line No.	Service Name	Fee Description	FY 2021-22 Fee Amount	Footnotes
<b>Surcharges</b>				
1	Technology Surcharge:			
2	Building Fees	Applies to All Fees	4%	
3	Planning Fees	Applies to All Fees	4%	
4	Engineering Fees	Applies to All Fees	4%	
5	Permit Streamlining Surcharge:			
6	Building Fees	Applies to All Fees	3%	
7	Planning Fees	Applies to All Fees	3%	
8	Engineering Fees	Applies to All Fees	3%	
9	General Plan Update Surcharge:			
10	Building Fees	Applies to All Fees	5%	
11	Planning Fees	Applies to All Fees	5%	

Note: Surcharges are applied to all fees, except those fees prohibited by state law, or as otherwise excluded.

# City of Vallejo Master Fee Schedule FY 2021-2022

## Administrative & City Clerk Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Universal Copy Fees</b>				
1	Photocopy, single-sided sheet of paper	Per page	\$0.15	
2	Photocopy, double-sided sheet of paper	Per page	\$0.31	
3	Photocopy, each add'l	Per page	\$0.15	
4	Certify Existing Docs	Copy	\$11.75	
5	Video Tapes	Copy	\$37.36	
6	Returned Check Fee	Copy	\$26.74	
7	Initiative Processing Fee	Set by Code	\$200.00	1
8	Data Compilation, Redaction, Extraction or Programming	Hourly	Hourly	
<b>Facility Rentals</b>				
9	Vallejo Room	Hourly + Deposit + Security Cost	Hourly Charge - \$119/Hour Refundable Deposit - \$250 Security After Hours - Actual Cost	2
10	N. Mare Island Conference Center Meeting Room	Hourly + Deposit + Security Cost	Hourly Charge - \$46/Hour Refundable Deposit - \$250 Security After Hours - Actual Cost	2

# City of Vallejo Master Fee Schedule FY 2021-2022

## Administrative & City Clerk Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Building</b>				
11	Copy of Maps/Drawings (2' x 3' or smaller): 1st	Copy	\$9.57	
12	Copy of Maps/Drawings (2' x 3' or smaller): each add'l	Copy	\$3.12	
13	Copy of Maps/Drawings (larger than 2' x 3'): 1st	Copy	\$13.84	
14	Copy of Maps/Drawings (larger than 2' x 3'): each add'l	Copy	\$4.26	
15	Print from Microfilm, 1st	Copy	\$5.30	
16	Print from Microfilm, each add'l	Copy	\$1.04	

**Footnotes:**

- 1 *Election code allows a maximum filing fee of \$200.*
- 2 *"For use of City property, Proposition 26 direct cities to set rental fees at market rates.*

# City of Vallejo Master Fee Schedule FY 2021-2022

## Filming & Special Events Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Filming Fees</b>				
	<b>FILMING FEES</b>			
1	Application/Permit Fee	Per Day	\$ 160	
2	Street Closure and/or Traffic Lane Closure	Per Day, Per Block	\$ 106	
3	City Staff Monitoring Fee on City Property	Per Hour	\$ 240	
	<b>PUBLIC SAFETY FEES</b>			
4	Police Personnel	Actual Cost, Per Hour	Hourly	
5	Police Equipment Overhead	10% of Police personnel total cost	\$ 53	
6	Fire Inspector	Actual Cost, Per Hour	Hourly	
7	Fire Safety Spot Check	Actual Cost, Per Hour	Hourly	
8	Fire Vehicle (fully staffed)	Per Vehicle, Per Hour	\$ 695	
9	Public Works Fee	Actual Cost, Per Hour	Hourly	
10	Film Permit Violations	Per Violation	\$ 1,069	
11	Noise Violations	Per Violation	\$ 1,069	
12	City Staff-Meeting Coordination Fee	Per Hour	\$ 1,284	
13	Staffing Fee	Per Hour	Hourly	
14	Security Deposit on City Property	Variable, Deposit	\$ 2,140	

# City of Vallejo Master Fee Schedule FY 2021-2022

## Filming & Special Events Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
	<b>SPECIAL EVENT FEES</b>			
15	Application Fee	One Time	\$ 160	
16	Daily Land Use Fee	Per Day	\$ 160	
17	Security Deposit Fee	Deposit	\$ 855	
18	Parade Permit Processing Fee	Per Day	\$ 320	
19	Encroachment Permit - Special Events	Per Day	\$ 223	
20	Street Closure Fee	Per Day	\$ 571	
21	Public Safety Fees	Actual Cost, Per Hour	Hourly	
22	Staffing Fee	Per Hour	Hourly	
23	Late Application Penalty	Penalty	\$ 267	

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fire Department Fees**

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Development Fees</b>				
<b>Plan Review and Inspection Services</b>				
1	Automatic fire extinguishing systems (non-sprinkler types)	Fee	\$ 737	
2	Fire alarm systems	Fee	\$ 541	plus \$6.42 per device
3	Installation of liquid petroleum gas tanks	Fee	\$ 561	
4	Installation of medical gas systems	Fee	\$ 595	
5	Installation of spray booths	Fee	\$ 595	
6	Installation of underground hazardous material storage tank	Fee	\$ 686	
7	Installation of aboveground hazardous material tank	Fee	\$ 561	
8	Site plan review, 1 - 5,000 sq ft	Fee	\$ 368	
9	Site plan review, 5,001+ sq ft	Fee	\$ 552	
10	Bell & Pull Stations in Residential Care Homes	Fee	\$ 446	
11	New building plan review and inspection	Actual Cost	25% of bldg pmt/pc fee	25% of building permit/plan check fee
12	Building Fire flow requirement	Fee	\$ 365	
13	Monitoring equipment for sprinkler/alarm systems	Fee	\$ 371	plus \$6.42 per device
14	Underground fire service installation	Fee	\$ 737	
15	Automatic Fire Sprinkler Systems (New Installation and/or Modifications): a. NFPA 13/13R Systems (new install per riser)	Fee	\$ 608	plus \$6.42 per sprinkler head
16	Automatic Fire Sprinkler Systems (New Installation and/or Modifications):b. NFPA 13/13D Systems (new install per riser)	Fee	\$ 547	plus \$6.42 per sprinkler head
17	Automatic Fire Sprinkler Systems (New Installation and/or Modifications):c. NFPA 13/13R Systems (tenant improvement)	Fee	\$ 421	plus \$6.42 per sprinkler head
18	Automatic Fire Sprinkler Systems (New Installation and/or Modifications):d. NFPA 13/13D Systems (tenant improvement)	Fee	\$ 300	plus \$6.42 per sprinkler head
19	Special After Hours Inspections	Hourly; 2 hr min	\$ 174	Per Hour
20	Sprinkler Water Flow Design Test	Fee	\$ 595	
<b>Non-Development Fees</b>				
21	<b>Base Fee by Occupancy</b>			
22	Pre-insp of residential care facil <25	Fee	\$ 280	
23	Pre-insp of residential care facil >25	Fee	\$ 324	
24	Fire Clearance Inspection Fee	Fee	\$ 310	
25	Clinics requiring licensing clearance	Fee	\$ 216	
26	Residential Care Homes	Fee	\$ 324	
27	R-1 Residential Occupancies: Up to 20 Rooms	Fee	\$ 324	



**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fire Department Fees**

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
28	R-1 Residential Occupancies: 20 Rooms +	Fee	\$ 412	
29	R-2 Residential Occupancies: 3-5 Units	Fee	\$ 405	
30	R-2 Residential Occupancies: 6-15 units	Fee	\$ 538	
31	R-2 Residential Occupancies: 16-25 units	Fee	\$ 669	
32	R-2 Residential Occupancies: 26-60 units	Fee	\$ 801	
33	R-2 Residential Occupancies: 61-100 units	Fee	\$ 933	
34	R-2 Residential Occupancies: 101-200 units	Fee	\$ 1,108	
35	R-2 Residential Occupancies: 201-300 units	Fee	\$ 1,240	
36	R-2 Residential Occupancies: 301-400+ units	Fee	\$ 1,372	
37	R-2.1 Assisted Living & Social Rehabilitation Facilities	Fee	\$ 412	
38	R-3 Residential Occupancies	Fee	\$ 206	
39	R-4 Residential Occupancies	Fee	\$ 412	
40	Family Day Care (7-12)	Fee	\$ 236	
41	I-2 Hospitals, Nursing Homes & Other Non-Amb Health Care Facilities	Fee	\$ 587	
42	I-2.1 Ambulatory Health Care Facilities	Fee	\$ 412	
43	I-3 Jails, Correctional Centers & Other Places of Involuntary Restraint	Fee	\$ 412	
44	I-4 Day Care Facilities	Fee	\$ 412	
45	High-rise annual inspection	Fee	\$ 784	
46	Business License Inspection, (under 1,500 sq ft)	Fee	\$ 176	
47	Business License Inspection, (over 1,500 sq ft)	Fee	\$ 309	
48	Fire Report	Flat Fee	\$ 20	
49	Printing Fees:			
50	Per Page	Fee	\$ 0.15	Per Page
51	Double Sided	Fee	\$ 0.31	Per Page
52	Photo Copy	Fee	\$ 0.15	Per Page
53	<b>Fire Safety Inspections</b>			
54	Various	Fee	\$ 174	
55	Stand By	Fee	\$ 174	
56	Aerosol Products	Fee	\$ 236	
57	Aircraft/boat refueling vehicles	Fee	\$ 349	3

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fire Department Fees**

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
58	Aircraft repair hangers	Fee	\$ 916	3
59	Automobile wrecking yard	Fee	\$ 595	
60	Candles and open flame in assembly areas	Fee	\$ 236	
61	Carnivals & Fairs	Fee	\$ 412	
62	Cellulose nitrate film	Fee	\$ 216	
63	Cellulose nitrate storage	Fee	\$ 324	
64	Combustible fiber storage	Fee	\$ 412	
65	Combustible material storage	Fee	\$ 412	
66	Compressed gases Cryogens	Fee	\$ 541	
67	Dry cleaning plants	Fee	\$ 324	
68	Dust-producing operations, explosives or blasting agents	Fee	\$ 324	
69	Fire hydrants & water control valves	Fee	\$ 236	
70	Fireworks display, public, per day per display	Fee	\$ 595	
71	Flammable or combustible liquid tanks (above ground): Annual permit to store	Fee	\$ 236	
72	Flammable or combustible liquid tanks (above ground): Permit to install	Fee	\$ 537	
73	Fruit Ripening	Fee	\$ 236	
74	Fumigation or thermal insecticide fogging	Fee	\$ 183	
75	Garages, repair, 1 or 2 bays	Fee	\$ 183	
76	Garages, repair, 3 or more bays	Fee	\$ 248	
77	Hazardous materials and production materials	Fee	\$ 382	
78	High-piled combustible storage	Fee	\$ 1,007	
79	Junk Yards	Fee	\$ 604	3
80	Liquid or gas fueled equipment (in assembly buildings)	Fee	\$ 248	
81	LPG Dispensing	Fee	\$ 435	
82	Lumber Yards	Fee	\$ 219	
83	Magnesium working	Fee	\$ 342	
84	Mall, covered: Temporary kiosks, etc.	Fee	\$ 435	
85	Mall, covered: As Assembly	Fee	\$ 418	3
86	Mall, covered: Open flame or flame-producing device	Fee	\$ 571	
87	Mall, covered: Display liquid or gas fueled equip.	Fee	\$ 342	

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fire Department Fees**

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
88	Matches/ Lighters	Fee	\$ 329	3
89	Nitrate film	Fee	\$ 239	3
90	Occupant load increase	Fee	\$ 628	
91	Open Burning	Fee	\$ 248	
92	Organic Coatings	Fee	\$ 567	
93	Ovens, industrial baking or drying	Fee	\$ 248	
94	Parade floats	Fee	\$ 297	
95	Places of Assembly: A-1	Fee	\$ 412	
96	Places of Assembly: A-2	Fee	\$ 412	
97	Places of Assembly: A-3	Fee	\$ 412	
98	Places of Assembly: A-4	Fee	\$ 412	
99	Places of Assembly; A-5	Fee	\$ 412	
100	Private School (K-12)	Fee	\$ 280	
101	Pyrotechnic special effects materials	Fee	\$ 174	
102	Radioactive materials	Fee	\$ 491	3
103	Refrigeration Equipment	Fee	\$ 236	
104	Spraying or Dipping	Fee	\$ 737	
105	Tents and Air-Supported Structures	Fee	\$ 541	
106	Tire Recapping	Fee	\$ 236	
107	Tire Storage	Fee	\$ 324	
108	Waste Material Handling Plant	Fee	\$ 324	
109	Welding & Cutting Operations	Fee	\$ 324	
110	Witness/deposition appearance	Hourly	\$ 174	
111	Annual Inspection Fee	Fee	\$ 174	
112	<b>Other Fire Services</b>			
113	EMS First Responder	Fee	\$ 502	
114	DUI Incident Response (per staff hour - equipment is billed separately)	Hourly	\$ 275	4
115	Unsafe Buildings Fire Code Hearing Appeal Fee - Residential (1-2 Units)	Fee	\$ 480	
116	Unsafe Buildings Fire Code Hearing Appeal Fee - Residential (3-5 Units)	Fee	\$ 802	
117	Unsafe Buildings Fire Code Hearing Appeal Fee - Residential (6-25 Units)	Fee	\$ 1,604	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Fire Department Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
118	Unsafe Buildings Fire Code Hearing Appeal Fee - Residential (26+ Units)	Fee	\$ 4,045	
119	Unsafe Buildings Fire Code Hearing Appeal Fee - Commercial	Fee	\$ 4,045	
120	Company - Level Fire Prevention (Business and Mercantile)	Hourly	\$ 170	

**Footnotes**

- 1 Plus \$6.42 per device
- 2 These fees are collected through the Building department. Fee = 26% of the building permit fee.
- 3 These fees have been inactive for many years. Recommendation is to maintain fee at current level.
- 4 California State law allows for hourly rate charges of up to \$12,000 per DUI incident (those involving an accident).  
Equipment costs shall be billed according to the most recent California Fire Assistance Agreement (CFAA) approved rates. Non-Residents Only

# City of Vallejo Master Fee Schedule FY 2021-2022

## Police Department Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
1	Concealed Weapon - Renewal (2 yr)	Flat	\$ 25	1
2	Concealed Weapon Permit Initial (2 yr)	Flat	\$ 100	1
3	Police Reports - All	Flat	\$ 20	
4	Background Checks	Flat	\$ 31	
5	Vehicle Release - Regular Impound	Flat	\$ 213	
6	Vehicle Release - V.E.T.O. Impound	Flat	\$ 320	
7	Vehicle Release - Repossessed	Flat	\$ 15	3
8	Dance Review	Flat	\$ 20	
9	ABC Review	Flat	\$ 20	
10	Sound Review	No Fee	\$ -	6
11	Taxi - Initial Driver Permit	Flat	\$ 160	
12	Taxi - Driver Permit Annual Renewal	Flat	\$ 53	
13	Taxi - Driver Permit Replacement/Trans	Flat	\$ 26	
14	Taxi - Initial Annual Taxi Insp (med +1 reinsp)	Flat	\$ 213	
15	Taxi - Replace Medallion	Flat	\$ 26	
16	False Alarm - Alarm Company in Substantial Non-Compliance	Per Day	\$ 300	4
17	False Alarm - Holdup Alarm	Flat	\$ 373	5

# City of Vallejo Master Fee Schedule FY 2021-2022

## Police Department Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
18	False Alarm - Intrusion Alarm	Flat	\$ 160	5
19	False Alarm - Panic Alarm	Flat	\$ 160	5
20	Miscellaneous Fee	Actual Cost	Actual Cost	
21	DUI Response	Actual Cost	Actual Cost	
22	Second Hand Dealer Permit	Flat	\$ 223	
23	Tow Company Fingerprint Fee	Flat	\$ 106	
24	Unpaid Parking Ticket booting	Actual Cost	Actual Cost	

**Footnotes**

- 1 Fees 1 & 2 shall remain the same.
- 2 These fees are being analyzed in the Admin-Clerk Fee schedule
- 3 Repossessed Vehicle Release is set by California Government Code 41612 - \$15
- 4 Set by Ordinance 7.81.060 (D)(3) - \$300/day
- 5 This is set by ordinance 7.81 However If you want to recover full cost these can be set to full cost, or somewhere in between.
- 6 Fee number 10 has no fee as set per new ordinance

## City of Vallejo Master Fee Schedule FY 2021-2022

### Code Enforcement Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Fees</b>				
1	Warrant Processing Fee	Flat	\$ 1,392	
2	Warrant Lien Process Admin. Charge	Flat	\$ 466	
3	Notice of Violations Appeals Fees	Flat	\$ 480	
4	Administrative Citation Fine Per Code Section Violated - 1st Citation	Per Violation	\$ 267	
5	Administrative Citation Fine Per Code Section Violated - 2nd Citation	Per Violation	\$ 534	
6	Administrative Citation Fine Per Code Section Violated - 3rd and All Subsequent Citations	Per Violation	\$ 802	
7	Administrative Citation Lien Processing and Late Payment Penalty	Per Citation	\$ 475	
8	Notice of Violation Admin. Charge	Flat	\$ 386	
9	Vacant Buildings Annual Registration Fee	Flat	\$ 427	
10	Abandoned Shopping Cart Prevention Plan	Move to Planning	Moved to Planning	See Planning Division Fees
11	Modification of Abandoned Shopping Cart Prev. Plan	Move to Planning	Moved to Planning	See Planning Division Fees

## City of Vallejo Master Fee Schedule FY 2021-2022

### Water Fees

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Footnotes
<b>Water Charges</b>				
1	Disinfection Basic cost	Fee	\$390	
<b>Pipeline cost: (per linear foot, per flush)</b>				
2	up to 14" Line	plus lab fee 2"	\$1	
3	14" Line and larger	Fee	\$2	
4	Tie-in inspection (per tie-in)	Per tie-in	\$348	
5	Developer water service to unbuilt lots fee - City System	Per lot (5,000 sqft)	\$30	Set by Muni Code
6	Developer water service to unbuilt lots fee - Green Valley / Lakes System	Per lot (5,000 sqft)	\$64	Set by Muni Code
<b>WATER FIELD SERVICE CHARGES</b>				
7	Charge for miscellaneous repairs due to customer action or neglect	Per hr + materials	\$218	
8	New Service Installation Charges			
<b>Tap and Meter Set: (does not include backflow device) Contractor to excavate and restore surfaces</b>				
9	up to 1-inch tap and meter set	Fee	\$2,223	
10	1-1/2" inch tap and meter set	Fee	\$3,778	
11	2-inch tap and meter set	Fee	\$4,273	
12	3-inch tap and meter sets	Fee	\$5,103	
13	4-inch tap and meter sets	Fee	\$6,441	
14	6-inch tap and meter sets	Fee	\$9,109	
15	8-inch tap and meter sets	Fee	\$13,980	
16	10-inch tap and meter sets	Fee	\$17,657	
17	12-inch tap and meter sets	Actual Cost	Actual Cost	
<b>Meter Set:</b>				
18	Meter Upsizing to 3/4 inch	Actual Cost	Actual Cost	
19	up to 1-inch meter set	Fee	\$1,092	
20	1-1/2 inch meter set	Fee	\$2,738	



## City of Vallejo Master Fee Schedule FY 2021-2022

### Water Fees

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Footnotes
21	2-inch meter set	Fee	\$3,924	
22	3-inch and larger meter sets	Fee	Actual Cost	
	<b>Backflow Device (Standart Installation)</b>			
	<b>Double Check Installation:</b>			
23	up to 1-inch double check valve	Fee	\$1,036	
24	1-1/2" inch double check valve	Fee	\$1,246	
25	2-inch double check valve	Fee	\$1,568	
26	3-inch or larger double check valve	Fee	Actual Cost	
	<b>Reduced Pressure Installation:</b>			
27	3/4" reduced pressure	Fee	\$1,159	
28	1-inch reduced pressure	Fee	\$1,199	
29	1-1/2" inch reduced pressure	Fee	\$1,456	
30	2-inch reduced pressure	Fee	\$1,519	
31	3-inch or larger reduced pressure	Fee	Actual Cost	
	<b>Double Detector Check Valve Installation:</b>			
32	3-inch or larger double detector check valve	Fee	Actual Cost	
	<b>Monthly Fee for Annual Backflow Device testing and inspection cost. For Standard Installations:</b>			
33	3/4" double check valve	Fee	\$10	Testing Only
34	1" double check valve	Fee	\$10	
35	1-1/2" double check valve	Fee	\$10	
36	2" double check valve	Fee	\$11	
37	3" double check valve	Fee	\$20	Testing Only
38	4" double check valve	Fee	\$22	
39	6" double check valve	Fee	\$31	
40	8" double check valve	Fee	\$52	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Water Fees

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Footnotes
41	10" double check valve	Fee	\$74	
42	3/4" reduced pressure to 2"	Fee	\$12	Testing Only
43	3" reduced pressure	Fee	\$23	Testing Only
44	4" reduced pressure	Fee	\$28	
45	6" reduced pressure	Fee	\$38	
46	8" reduced pressure	Fee	\$66	
47	10" reduced pressure	Fee	\$83	
48	3" double detector	Fee	\$20	
49	4" double detector	Fee	\$22	
50	6" double detector	Fee	\$31	
51	8" double detector	Fee	\$52	
52	10" double detector	Fee	\$74	
	<b>Monthly Fee for Backflow Device (Non-Standard Installation)</b>			
53	Customer Required Testing Notification Letter Fee	Fee	\$3	
	<b>Charges related to Delinquency Shut-Off and Unauthorized Turn-On:</b>			
54	Lock box installation, 1st occurrence	Fee	\$235	
55	2nd occurrence	Fee	\$406	
56	Each Add'l occurrence	Fee	\$514	
57	Lock box repair/replacement	Fee	Actual Cost	
58	Meter removal Less than or equal to 1"	Fee	Actual Cost	
59	Meter removal Greater than 1"	Fee	Actual Cost	
60	Meter reinstallation	Fee	Actual Cost	
61	Water service turn-on	Fee	Actual Cost	
62	Jumper removal	Fee	Actual Cost	
63	Capping of service to stop water theft (Kill tap at the main)	Fee	Actual Cost	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Water Fees

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Footnotes
64	Removal of cap and install new service	Fee	Actual Cost	
	<b>Miscellaneous Services:</b>			
65	Meter test for 5/8" inch to 1-1/2 inch (in shop)	Fee	\$229	
66	Meter test for 2-inch and larger (in field)	Fee	\$327	
67	Construction Pre -Tie in analysis (CIP pressure test)	Fee	\$348	
68	Fire hydrant flow test	Fee	\$568	
69	Finance Fee	Fee	1.5% per month	
70	Delinquency Penalty	Fee	10% per month	
71	Water shutoff fee	Fee	\$143	
	<b>Water Service Security Deposit:</b>			
72	Residential sfd	Fee	\$133	
73	Multifamily/Commercial	Fee	2x avg bill; min \$300	
74	Water engineering services	Fee	Actual Cost	
75	Meter obstruction penalty	Fee	\$53	
76	Customer Damage to Water Meter (labor plus cost of new meter)	Fee	Unit Price plus Labor	
77	Illegal Turn-On Penalty	Fee	\$105	
78	Meter Removal Obstruction Fee	Fee	\$117	
79	Customer Requested Meter Re-Read, 1st occurrence free, 2nd occurrence within 12 months \$40	Fee	\$42	
80	Illegal Turn On Administrative Penalty - 1st Offense	Fee	\$213	
81	Illegal Turn On Administrative Penalty - 2nd Offense	Fee	\$427	
82	Illegal Turn On Administrative Penalty - each additional occurrence	Fee	\$642	
83	Water Diversion, Tampering, and/or Theft	Fee	\$213	
84	Water Meter Lock Tampering Penalty - 1st Offense	Fee	\$68	
85	Water Meter Lock Tampering Penalty - 2nd Offense	Fee	\$106	
86	Water Meter Lock and/or Lock Box Tampering (post water shut off)	Fee	\$213	

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Water Fees**

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Footnotes
87	Water Theft Prevention Device Within Water Pipes (blind washer)	Fee	\$137	
	<b>Tapping Fees</b>			
88	4"-12" tap	Tapping Fee	\$1,020	
89	Larger than 12" tap	Tapping Fee	Actual Cost	

**City of Vallejo Master Fee Schedule FY 2021-2022**  
**Water Department**  
**Water Meter, Backflow & Capacity Charge Schedule - Guidelines**

Meter Size	Max Flow	Meter Installation		Backflow Device (3)			Capacity Charges			
		(1A) Tap & Set	(1B) Set Only	(3) Double Check	Reduced Pressure	Double Detector Check Valve	(4) Elevated Storage (B) (C)	(5) Lakes Service Area	(6A) Water Fee Amount	(6B) Fleming Hill Fee Amount
3/4" (A)	30	\$2,223.00	\$1,092.00	\$1,036.00	\$1,159.00	-	\$1,781.00	\$19,330 (D)	\$5,840 (D)	\$2,700 (D)
1"	50	\$2,223.00	\$1,092.00	\$1,036.00	\$1,199.00	-	\$1,976.00	\$38,660.00	\$12,232.00	\$4,838.00
1-1/2"	100	\$3,778.00	\$2,738.00	\$1,246.00	\$1,456.00	-	\$4,056.00	\$77,310.00	\$24,166.00	\$9,964.00
2"	160	\$4,273.00	\$3,924.00	\$1,568.00	\$1,519.00	-	\$6,149.00	\$123,690.00	\$39,597.00	\$15,013.00
3"	320	\$5,103.00	Actual Cost requiring Deposit to Administrative Trust				\$11,427.00	\$231,910.00	\$74,498.00	\$27,892.00
4"	500	\$6,441.00	Actual Cost requiring Deposit to Administrative Trust				\$17,238.00	\$386,520.00	\$128,483.00	\$42,167.00
6"	1,000	\$9,109.00	Actual Cost requiring Deposit to Administrative Trust				\$29,068.00	\$773,030.00	\$270,328.00	\$70,972.00
8"	1,500	\$13,980.00	Actual Cost requiring Deposit to Administrative Trust				Computed	\$1,236,870.00	\$439,612.00	\$106,458.00
10"	2,000	\$17,657.00	Actual Cost requiring Deposit to Administrative Trust				Computed	\$1,778,000.00	\$643,026.00	\$141,944.00
12"	2,500	Actual Cost requiring Deposit to Administrative Trust				Computed	\$3,324,080.00	\$1,290,120.00	\$177,430.00	

For a **FIRE SERVICE** there are no capacity charges or elevated storage fees, but a deposit of \$7,000 for a 4", \$8,000 for a 6", \$9,000 for an 8-inch or \$11,000 for a 10-inch fire service is applied against the itemized billing of the actual cost to install the corresponding double check detector assembly.

**Additional fees which may be required:** 1. Abandoning a water service - cost shall be from \$1,000 to \$2,000 depending on the volume of traffic in the street and the amount of traffic control required.

**NOTES**

(1A) Cost for tapping the main and installing the service and meter within the right of way. Contractor to excavate and restore all surfaces.

(1B) For meter sizes greater than 3" the cost for tapping the main and installing the meter within the right of way. Contractor to excavate and restore all surfaces, purchase and install tapping saddle and install the water service.

(2) Cost of meter installation if the service is connected to the main but the meter box is not installed. Work includes excavating and restoring surface of work, the installation of the meter box, meter box lid, meter, end point, curb stop and meter spuds or flange adaptors.

(3) A backflow device approved by the Water Department is required on domestic services for multi-family dwellings, commercial services, and irrigation services. It is also required for other services where, in the judgement of the Water Director, a pollution or contamination condition could exist. See Municipal Code Section 11.38.040 for an expanded list.

(4) The additional prorata cost of pumping and storing if the installation is at a higher elevation than can be served by the City-wide "grid" pressure area.

(5) The prorata cost of installations that are in the Lakes service area.

(6A) Prorata cost of providing capital reserve for the Vallejo service area.

(6B) Prorata cost of improvements at the Fleming Hill Water Treatment Plant for the Vallejo service area.

(A) 3/4" service is only allowed for new commercial construction or for upsizing a residential meter. All new residential services are 1" to satisfy flow requirements of the California Fire Code. Costs for upsizing a meter from 5/8-inch to 3/4-inch will be charged as a \$500 deposit to cover actual costs.

(B) The **400 Zone** elevated storage deposit is \$8,000 per residential dwelling unit; \$8,000 per meter equivalency for non-residential services. The **Burnham Zone** elevated storage deposit is \$9,000 per residential dwelling unit; \$9,000 per meter equivalency for non-residential services. The 400 Zone and Burnham Zone elevated storage deposit will be in lieu of elevated storage fees.

(C) For family dwellings above the "grid" elevation, the elevated storage fee is \$1,300.

(D) Applies to each family dwelling unit regardless of meter size. Accessory Dwelling Units added to the property may be charged up to 50% of residential capacity fees.

**THE ABOVE FIGURES ARE TO BE USED ONLY AS GUIDELINES. OFFICIAL ESTIMATES OF WATER CONNECTION FEES SHOULD BE REQUESTED THROUGH THE OFFICE OF THE WATER DIRECTOR.**

# City of Vallejo Master Fee Schedule FY 2021-2022

## Water Department Tapping Fee Schedule

### WATER MAIN SIZE

**Branch Size (1)**

	4"	6"	8"	10"	12"	14"	16"	20"	24"	30"	36"	39"
< 2" (1)	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note
2" (1)	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note
4"	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
6"		\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
8"			\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
10"				\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
12"					\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
14"						Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost
16"							Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost
20"								Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost
24"									Actual Cost	Actual Cost	Actual Cost	Actual Cost
30"										Actual Cost	Actual Cost	Actual Cost
36"											Actual Cost	Actual Cost
39"												Actual Cost

NOTE: (1) For taps smaller than 4" see the Tap & Meter Set Fee Schedule

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
	<b>California Building Standards Fee</b>			
	<b>Project Valuation:</b>			
1	\$1-25,000	Valuation	\$1	
2	\$25,001-50,000	Valuation	\$2	
3	\$50,001-75,000	Valuation	\$3	
4	\$75,001-100,000	Valuation	\$4	
5	\$100,000 + (each addtl' \$25,000)	Valuation	\$1	
	<b>Strong Motion Instrumentation Program</b>			
	<b>Project Valuation Construction Type:</b>			
6	Residential (minimum charge \$0.50)	Per \$100k	\$13	California Public Resource Code Section 2700 to 2709.1. Code Section 2705 lists fee amount calculation.
7	Commercial (minimum charge \$0.50)	Per \$100k	\$29	
	<b>Miscellaneous Administration Fee</b>			
8	Permit Issuance Fee (permits issued online without staff assistance are exempt from this fee)	Flat	\$31	
9	Permit Extension Request Review Fee	Flat	\$84	
10	Plan Check Extension Request Review Fee	Flat	\$84	
11	Building Permit Refunds for Solar (50% of building permit fee, excluding plan check fee)	%	50%	of Building Permit fee
12	Duplicate Permit Card Fee	Flat	\$19	Subsidy Program
13	Plan Re-issuance Fee (official copy creation, does not include copy cost)	Flat	\$84	
14	Official Certificate of Occupancy Certificate	Flat	\$41	
	<b>Inspection Fees</b>			
15	Business Compliance Inspection	Fee	\$199	
16	Certified Access Specialist Program (CASp) Certificate	Flat	\$11	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
17	Certified Access Specialist Program (CASp) Consultation and Inspection	Flat	\$1,352	
18	Inspection/ Plan Review Fee (per hour)	Hourly	Hourly	
19	Special Inspection (minimum 1 hr)	Hourly	Hourly	
20	Permit Fee for Inspections of Work Completed Without Permit	Penalty	2 x orig pmt	of BP, P/C, T24, Elect, Mech, Plumb
21	Permit Fee for Inspections of Work Completed Without Permit for Subsidy Program Projects	Flat	4 x orig pmt	of BP, P/C, T24, Elect, Mech, Plumb
<b>Plan Review Fee</b>				
22	Life Safety Plan Review	%	70%	of Building Permit fee
23	Deferred Submittal Request Fee	Hourly	Hourly	
24	Plan Review Alternative Methods and Materials Review Fee	Hourly	Hourly	
25	Plan Review of Soils Report	Hourly	Hourly	
26	Plan Review Consultation with Design Professionals	Hourly	Hourly	
27	Revision to Permit/Plans, Additional plan review required by changes, additions or revisions to plans	Hourly	Hourly	
28	Applicant Request for Outside Consultants for Plan Checking and Inspections, or both.	Actual Cost	Actual Cost	
29	Title 24 Energy Conservation Review (calculated as a % of the original Bldg Pmt)	%	10%	of Building Permit fee
30	Disable Access Review	%	15%	of Building Permit fee
31	CALGreen Building Standards Review	%	10%	of Plan Check fee
32	Single-Family Subdivision Production Home Plan Review	Hourly; min 2 hr	\$337	
33	Expedited Plan Review (additional 50% cost above regular plan check fees)	%	50%	
<b>Permit Fees</b>				
34	<b>Demolition Permits: Demolition valuation based per Table 1A</b>			
35	Demolition (per building) additional fees may apply	Val -> Flat	\$647	* Includes Plan Check
<b>Residential Solar Permits</b>				
36	Residential Solar Plan Review	Flat	\$168	Complies w Government Code 66015



## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
37	Residential Solar 15kW or Less	Flat	\$294	Complies w Government Code 66015
38	Residential Solar Permit, per kW above 15 kW	Flat+KW	\$46	Complies w Government Code 66015
<b>Commercial Solar Permits</b>				
39	Commercial Solar Plan Review	Flat	\$338	Complies w Government Code 66015
40	Commercial Solar 50kW or Less	Flat	\$666	Complies w Government Code 66015
41	Commercial Solar 51kW to 250kW, per kW	Per KW	\$38	Complies w Government Code 66015
42	Commercial Solar, each kW above 250kW	Per KW	\$35	Complies w Government Code 66015
43	Commercial Ground Mount Solar Piers/Foundation Permit	Valuation	valuation	* Greater of value declared by developer, or ICC BVD (Piers/foundation plan review and permit shall be based on construction valuation cost. Separate from Solar.
<b>Pool/Spa Permits</b>				
44	Residential swimming pool/spa or Hot tub plan review, per hour (minimum 1 hr)	Val -> Hrly	\$168	*
45	Residential swimming pool permit	Val -> Flat	\$842	* Subsidy Program. BP and/or MEPs
46	Residential swimming pool remodel permit	Val -> Flat	\$674	* Subsidy Program. BP and/or MEPs
47	Residential spa or hot tub permit (self-contained above ground)	Val -> Flat	\$407	* BP and/or MEPs
48	Commercial swimming pool/ spa permit	Flat -> Val	valuation	*
<b>Re-roof</b>				
49	Residential re-roof permit (2 Inspections)	Flat	\$219	* Subsidy Program. BP and/or MEPs
50	Residential multi-family re-roof permit (2 Inspections per building)	Flat	\$219	* Subsidy Program. BP and/or MEPs
51	Commercial re-roof permit (3 Inspections), without rooftop equipment HVAC	Flat	\$597	* BP and/or MEPs
52	Commercial re-roof permit (3 Inspections), with rooftop equipment HVAC	Flat	\$788	* BP and/or MEPs
53	Residential window/ patio door replacements SFD or MFD per dwelling cost. (includes plan review)	Val -> Flat	\$273	* Subsidy Program. BP and/or MEPs
54	Residential window or door replacement - per window or door	Val -> Flat	\$113	* BP and/or MEPs

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
<b>Patio covers and Decks</b>				
55	Plan review	Val -> Hrly	Hourly	*
56	Patio Cover permits Less than 500 sq. ft. (wood or metal construction - no electrical)	Val -> Flat	\$369	* Subsidy Program
57	Decks or trellis permits - Less than 500 sq. ft. (no electrical)	Val -> Flat	\$369	* Subsidy Program
58	Decks or trellis permits over 500 sq. ft.	sq ft.	\$0.81 per sq ft Plus \$30	*
59	Plan review for decks or trellises	Val -> Hrly	\$84	* Hourly
<b>Sign installation permit</b>				
60	Sign permit valuation based per Table 1A			
61	Plan review for sign (s), minimum 1/2 hour	Val -> Hrly	\$84	* Hourly
62	Painted or illuminated sign permit	Val -> Flat	\$647	*
63	Monument (painted or illuminated) sign permit	Val -> Flat	\$951	*
<b>Cellular Tower Installation permit</b>				
64	Plan review (minimum 1 hour, based on valuation table)	Val -> Hrly	Hourly	*
65	Cellular, free standing Monopole	Valuation	valuation	* Greater of value declared by developer, or ICC BVD Does not include small cell towers
66	Cellular on City Property, per location	Val -> Flat	\$1,261	* Does not include small cell towers
67	Utility Cabinet	Val -> Flat	\$647	*
<b>Manufactured home set-up/installation</b>				
68	California Housing and Community Development (HCD) Application fee	Flat	valuation	* Greater of value declared by developer, or ICC BVD
69	Plan review (minimum 1 hour)	Hourly	Hourly	*
70	California Housing and Community Development (HCD) Standard Plan Approval (SPA) foundation.	Flat	valuation	* Greater of value declared by developer, or ICC BVD
71	Non-Standard Plan Approval (SPA), engineered foundation system	Valuation	valuation	* Greater of value declared by developer, or ICC BVD
72	HCD Electrical	Flat	\$315	*

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
73	HCD Plumbing	Flat	\$315	*
74	Accessory structure	Valuation	valuation	* Greater of value declared by developer, or ICC BVD
75	Commercial Coach set-up/installation	Valuation	valuation	* Greater of value declared by developer, or ICC BVD
<b>Miscellaneous Electrical</b>				
76	Lighting, receptacle, switch additions or replacements (does not include main service change)	Flat	\$125	* Subsidy Program
77	Temporary power pole/service (request for electrical prior to final inspection)	Val -> Flat	\$219	*
78	Vehicle charging - Residential	Val -> Flat	\$369	*
79	Vehicle charging - Commercial	Val -> Flat	\$951	*
80	Restoration of service (1 inspection)	Val -> Flat	\$219	*
<b>Electrical service meter and/or sub-panel installation</b>				
81	Up to 324 amperes	Flat	\$219	*
82	325 to 1,000 amperes	Val -> Flat	\$647	*
83	Over 1,000 amperes	Val -> Flat	\$951	*
<b>Miscellaneous Plumbing</b>				
84	Dishwasher, sinks, toilet, faucets, leak repair, etc.	Flat	\$125	* Subsidy Program
85	Water heater replacement (same type and same location)	Flat	\$125	* Subsidy Program
86	Re-pipe entire residential unit SFD or MFD per dwelling cost	Flat	\$315	*
87	Restoration of natural gas service (for PGE release)	Val -> Flat	\$219	*
88	Tankless Water Heater	Flat	\$219	*
89	Commercial Boilers- Refrigerator Units- 4 Ton HVAC Units	Valuation	valuation	* Greater of value declared by developer, or ICC BVD
<b>Miscellaneous Mechanical:</b>				
<b>Residential HVAC installation/replacement:</b>				
90	Furnace, A/C condenser and duct work	Val -> Flat	\$184	*

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
91	Furnace and/or A/C condenser only	Val -> Flat	\$133	* Subsidy Program
92	Wall furnace or Wall Heater Only	Val -> Flat	\$133	* Subsidy Program
93	Air/Heat Duct Work Only	Val -> Flat	\$133	* Subsidy Program
<b>Commercial HVAC installation/replacement:</b>				
94	Furnace, A/C condenser and duct work	Val -> Flat	\$380	*
95	Furnace and/or A/C condenser only	Val -> Flat	\$339	*
Fireplace installation/replacement:				
96	Prefabricated or metal (U.L. or listed recognized testing agency, EPA approved)	Val -> Flat	\$337	*
97	Masonry with gas fireplace insert (EPA approved)	Val -> Flat	\$337	*
<b>Building Code Violation Inspection Fees</b>				
98	Substandard Housing Complaint Inspection (per hour)	Hourly	Hourly	*
99	Building Code Board of Appeals Hearing (per hour)	Hourly	Hourly	*
<b>Table 1A Building Permits</b>				
100	1 to \$2,000 valuation	Valuation	\$207	* ALL VALUATIONS: Greater of value declared by developer, or ICC Building Valuation Data (BVD)
101	\$2,001 to \$25,000 valuation	Valuation	\$207	* For the first \$2,000 plus \$15.34 for each additional \$1,000, or fraction thereof, to and including \$25,000
102	\$25,001 to \$50,000 valuation	Valuation	\$602	* For the first \$25,000 plus \$12.20 for each additional \$1,000, or fraction thereof, to and including \$50,000
103	\$50,001 to \$100,000 valuation	Valuation	\$944	* For the first \$50,000 plus \$6.12 for each additional \$1,000, or fraction thereof, to and including \$100,000
104	\$100,001 to \$500,000 valuation	Valuation	\$1,287	* For the first \$100,000 plus \$6.51 for each additional \$1,000, or fraction thereof, to and including \$500,000
105	\$500,001 to \$1,000,000 valuation	Valuation	\$4,203	* For the first \$500,000 plus \$4.80 for each additional \$1,000, or fraction thereof

## City of Vallejo Master Fee Schedule FY 2021-2022

### Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
106	\$1,000,001 valuation and up	Valuation	\$6,893	* For the first \$1,000,000 plus \$4.80 for each additional \$1,000, or fraction thereof above \$1,000,000
107	Mechanical Permit	%	25%	of Building Permit Fee
108	Electrical Permit	%	20%	of Building Permit Fee
109	Plumbing Permit	%	30%	of Building Permit Fee
<b>Temporary Certificate of Occupancy (TCO):</b>				
110	First Month (0-30 days)	Flat	\$534	
111	Second Month (31 - 60 days)	Flat	\$1,337	
112	Third Month (61 - 90 days)	Flat	\$2,675	
113	Day 91 - Red tag and remove utilities - Post "DO NOT OCCUPY" (NOTE)	Flat	Pull Gas/Elec	
<b>New City Ordinance AB 2598</b>				
114	1st Violation	Penalty	\$130	\$130 per Section 36900 (c) (1)
115	2nd Violation of Same Ordinance within 1 Year	Penalty	\$700	\$700 per Section 36900 (c) (2)
116	Each Additional Violations	Penalty	\$1,300	\$1,300 per Section 36900 (c) (3)

Fees #36 through #43: Solar fees are limited by California Government Code 66015, which became effective January 2018. All proposed fees comply with Government Code 66015.

Fees #99 through #105 Table 1-A Building Permits. Additional fees may apply based on job description and valuation. Additional fees may include: Life Safety Plan Review 70%, Title 24 Energy Plan Review 10%, Disabled Access Plan Review 15%, CalGreen Plan Review 10%, Mechanical Permit 25%, Electrical Permit 20%, Plumbing Permit 30%, and Permit Issuance \$31.

Application Extensions: Planning will charge the approved hourly rate for all extension applications.

Permit Issuance Fee of \$31 is included in column FY 2021-22 Recommended Fee with Surcharges and Permit Issuance Fee. The \$31 fee does not apply to permits issued online

## City of Vallejo Master Fee Schedule FY 2021-2022 Planning Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
	<b>Zoning Applications</b>			
1	Clarification of Calculation: Hourly fee is applied to any item not listed in the fee schedule such as outside agency review, extensions, agreements or other reviews.			
2	Temporary Use Permit - Major	Fee	\$777	
3	Permit - Minor Renewal	Fee	\$84	
4	Annexations	Hourly	\$204	
5	Appeal to Commission/Board plus noticing fee	Fee	\$719	
6	Appeal to Council plus noticing fee	Fee	\$719	
7	Certificate of Appropriateness - Public Hearing	Fee	\$3,151	
8	Certificate of Appropriateness - Staff level	Fee	\$737	
9	Certificate of Compliance	Fee	\$2,887	
10	Certificate of Conformity	Fee	\$2,458	
11	Development Agreement	Hourly	\$204	
12	General Plan Amendment	Fee	\$7,368	
13	General Plan Amendment <5 acres or <.5 FAR	Fee	\$3,683	
14	Landscape Review (WELO) - Existing Residence	Fee	\$412 +Cost of Consultant	
15	Landscape Review (WELO) - All Other	Fee	\$1,033 +Cost of Consultant + 20% Admin Fee	
16	Exception	Fee	\$2,037	

## City of Vallejo Master Fee Schedule FY 2021-2022 Planning Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
17	Minor Use Permit	Fee	\$1,593	
18	Accessory Dwelling Unit	Fee	\$709	
19	Planned Development	Fee	\$5k Deposit + Hourly (Max \$24,336)	
20	Planned Development - (Amendment)	Fee	\$3k Deposit + Hourly (Max \$6,084)	
21	Design Review (DRB)	Fee	\$6,606	
22	Preliminary Review	Hourly	\$204	
23	Public Convenience or Necessity	Fee	\$1,817	
24	Public Notice Mailing (200 & 300 feet)	Fee	\$343	
25	Public Notice Mailing (500 & 1,000 feet)	Fee	\$609	
26	Rezoning/Map Prezoning, Text Amendment	Fee	\$5k Deposit + Hourly (Max \$9,705)	
27	Sign Permits - Over-the-Counter	Fee	\$149	
28	Sign Permits - All Others	Fee	\$383	
29	Sign Master Plan/Program	Fee	\$1,945	
30	Site Development - Major (Staff Level)	Fee	\$4,933	
31	Development Review - Major (PC Public Hearing)	Fee	\$3k Deposit + Hourly (Max \$6,463)	
32	Development Review - SB 35 and/or Density Bonus	Fee	\$4,142	
33	Development Review - Minor	Fee	\$737	
34	Special Requests	Hourly	\$204	

## City of Vallejo Master Fee Schedule FY 2021-2022 Planning Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
35	Specific Plan - New/Amendment	Hourly	\$204	
36	Major Use Permit	Fee	\$4,882	
37	Major Use Permit - Amendment	Fee	25% of orig. fee	
38	Variance	Fee	\$7,311	
39	Zoning Verification Letter	Fee	\$383	
	<b>Environmental Quality</b>			
40	Environmental Impact Report	Fee	consult + 20%	
41	Mitigated Negative Declaration, City Staff Prepared	Fee	\$9,007	
42	Mitigated Negative Declaration, Consultant Prepared	Fee	consult + 20%	
	<b>Subdivision Applications</b>			
43	Lot Line Adjustment	Fee	\$2,241	
44	Parcel Map	Fee	\$2,991	
45	Parcel Map Amendment	Fee	\$2,093	
46	Tentative Map 5-20 lots	Fee	\$10,089	
47	Tentative Map 20 + lots	Fee	\$11,302	Plus \$225 per lot
48	Tentative Map Amendment	Fee	25% of orig. fee	
49	Zoning Compliance Review-Minor (Over the Counter Plan Check)	Fee	\$60	
50	Zoning Compliance Review - Major (Not Over the Counter/Plan Check)	Fee	\$241	
51	Code Enforcement Review: Non-Compliance Penalty/Fine	Fee	\$482	



## City of Vallejo Master Fee Schedule FY 2021-2022 Planning Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
52	Mills Act - Application	Fee	\$230	
53	Mills Act - Contract Preparation	Fee	\$925	
54	Mills Act - Contract Monitoring	Fee	\$925	
55	Notice of Exemption	Fee	\$230	
56	Minor Unit Plan Fee	Fee	\$825	
57	Certificate of Appropriateness - Over-the-Counter	Fee	\$230	
58	Abandoned Shopping Cart Prevention Plan	Fee	\$2,787	
59	Modification of Shopping Cart Prevention Plan	Fee	\$441	

## City of Vallejo Master Fee Schedule FY 2021-2022 Engineering Division - Fee Calculations

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
<b>Excavation Permits</b>				
1	Excavation Permit Processing Fee	Fee	\$ 671	
2	Open Cut Excavations:			
3	Excavation Insp Open Cut - 1 to 50 ft	Fee	\$ 860	
4	Excavation Insp Open Cut - 51 to 100 ft	Fee	\$ 1,301	
5	Excavation Insp Open Cut - 101 to 200 ft	Fee	\$ 2,354	
6	Excavation Insp Open Cut - each add'l 100 ft	Fee	\$ 1,086	per each 100 feet above 200
7	Vertical Boring/Horizontal Directional Drilling Excavations:			
8	Excavation Insp HDD - 1 to 50 Cft	Fee	\$ 530	
9	Excavation Insp HDD - 51 to 100 Cft	Fee	\$ 971	
10	Excavation Insp HDD - 101 to 200 Cft	Fee	\$ 1,414	
11	Excavation Insp HDD - each add'l 50 Cft	Fee	\$ 442	per each 50 cubic feet above 200
12	Excavation Permit - Lower Lateral Replacement (the first 50')	Fee	\$ 1,192	
13	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
<b>Dredging/Grading Services</b>				
14	Grading Plan Check	Deposit + T/M	Deposit + T/M	Staff hourly rates identified below
15	Grading Inspection	Deposit + T/M	Deposit + T/M	Staff hourly rates identified below
16	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
<b>Site Development (on and offsite)</b>				
17	Improvement Plan Check	Deposit + T/M	Deposit + T/M	Staff hourly rates identified below
18	Improvement Inspection	Deposit + T/M	Deposit + T/M	Staff hourly rates identified below

## City of Vallejo Master Fee Schedule FY 2021-2022 Engineering Division - Fee Calculations

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
19	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
	<b>Storm Water</b>			
20	Storm Water Plan Check	Flat -> Deposit	Flat -> Deposit	Staff hourly rates identified below
21	Storm Water Inspection	Flat -> Deposit	Flat -> Deposit	Staff hourly rates identified below
22	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
	<b>Other Permits</b>			
23	Tree Trimming Permit (free)	Fee	Free	
24	Tree Removal Permit, first	Fee	\$ 54	
25	Tree Removal Permit, each additional tree on same property	each	\$ 54	
26	Encroachment Permit	Fee	\$ 453	
27	Hauling Permit, per load	Fee	TBD	
28	Sidewalk and Driveway Permit - 1st 25 ft	Fee	\$ 54	
29	Sidewalk and Driveway Permit - each add'l 25 ft	Fee	\$ 54	
30	Working without Permit	Penalty	greater of 2x fee, or \$500	
	<b>Other Services</b>			
31	Abandonment of ROW	Fee	\$ 2,033	Low Activity
32	Address Change/ Correction	Fee	\$ 560	Low Activity
33	Apportionment of Assessment	Fee	\$ 3,111	Low Activity
34	Benchmark Maintenance Fee	Fee	\$ 187	plus Public Notice Lists fee
35	Certificate of Map Correction	Fee	\$ 299	plus Public Notice Lists fee
36	City Property Rental Permit	Per Day	\$ 1,962	

## City of Vallejo Master Fee Schedule FY 2021-2022 Engineering Division - Fee Calculations

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
37	Data Request	Fee	T&M	Staff hourly rates identified below
38	Flood Map Revision	Fee	\$ 986	
39	Flood Plain Letter	Fee	\$ 229	
40	Quit Claim (abandoned easement)	Fee	\$ 1,274	Low Activity
41	Recycle: Construction & Demo Debris Fee	Fee	\$ 561	
42	Street Closure Permit	Per Day	\$ 586	Cul de sacs and school district: no charge; Residential streets: \$55; All other streets: \$586.
43	Street Name Change	Fee	\$ 3,026	
44	Final Map 5 - 20 Lots	Fee	\$ 8,634	
45	Final Map 21+ Lots	Fee	\$ 12,953	
46	Parcel Map	Fee	\$ 3,692	
47	Administrative Time Extention Fee	10.3% of orig. fee	10.30%	
48	Utility Easement Agreement	Fee	\$ 1,712	Staff hourly rates identified below
49	Deferred Improvement Agreement	Deposit + T/M	Deposit + T/M	Staff hourly rates identified below
50	Plot Plan Check Fee	Deposit + T/M	Deposit + T/M	
51	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
52	Map Amendment	25% of applicable map fee	25% of applicable map fee	
53	Technology installations on City-owned Facilities	Fee	\$ 2,968	
	<b>Staff Hourly Rates</b>			Staff hourly rates for overtime will be billed at 150% of the regular hourly rate
54	Sr. Civil Engineer	Hourly Rate	\$ 166	
55	Associate Civil Engineer	Hourly Rate	\$ 149	

## City of Vallejo Master Fee Schedule FY 2021-2022 Engineering Division - Fee Calculations

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Fee with Surcharges	Footnotes
56	Assistant Civil Engineer	Hourly Rate	\$ 132	
57	Sr. Engineering Technician	Hourly Rate	\$ 140	
58	Engineering Technician II	Hourly Rate	\$ 126	Staff hourly rates identified above
59	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	
60	Traffic Impact Analysis - Staff	Deposit + T/M	Deposit + T/M	
61	Traffic Impact Analysis - Consultant	Deposit + Consultant	Actual Cost + 20%	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Development Impact Fees and Excise Tax

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Impact Fees &amp; Excise Tax</b>				
<b>Development Impact Fees (Collected by Building Division)</b>				
1	City Excise Tax:			
2	Residential	Per Unit	\$5,613	Annual CPI Increase (CPI-U)
3	Commercial	Per square foot	\$0.47	Annual CPI Increase (CPI-U)
4	Hiddenbrooke Excise Tax:	Total fixed at \$6,000. See following 3 components.		Per 9/07/1989 I-80 Interchange Agreement
5	Components: Overpass Fund #211 Excise Tax	subject to annual CPI escalation	\$4,021	Started at \$3,000 plus annual CPI Escalation (CPI-U)
6	Components: Overpass Fund #211 Surcharge	decreases as excise tax increases	\$979	Started at \$2,000 minus Excise Tax CPI growth (CPI-U)
7	Components: General Fund #001 Excise Tax	fixed amount	\$1,000	
8	City Transportation Impact Mitigation Fee:			
9	Commercial	Per square foot	\$3.51	subject to annual escalation
10	Industrial	Per square foot	\$1.75	subject to annual escalation
11	Multi-Family	Per Unit	\$4,179	subject to annual escalation
12	Motels/Hotels	Per Unit	\$4,179	subject to annual escalation
13	Single-Family	Per Unit	\$7,432	subject to annual escalation
<b>Area Special District Fees (Collected By Building Division)</b>				
14	<b>Fire Facilities Impact Mitigation Fee:</b>			
15	(Northgate Area - Fire Station #7 - See Attachment 1 Diagram)		See attachment 1	
16	Residential	Per Unit	\$134	no annual escalation
17	Non-Residential	Per 1,000 square foot	\$148	no annual escalation
18	<b>Northgate Area Fee District 94-1:</b>			
19	(See Attachment 2 Diagram for area)	See Engineering for Fee Schedule	See Attachment 2	
20	<b>Sky Valley Improvement Benefit District 95-1:</b>			

## City of Vallejo Master Fee Schedule FY 2021-2022

### Development Impact Fees and Excise Tax

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Impact Fees &amp; Excise Tax</b>				
21	(See Attachment 5 for Diagram of area)	See Engineering for Fee Schedule	See Attachment 5	
22	Columbus Parkway Payment	Per Unit. Permittee Payment of Developer Obligation. \$14,930.24	See Public Works	
<b><u>Greater Vallejo Recreation District Park Fee (GVRD)</u></b>		Fee is authorized by VMC 3.18.170 (c). Adjusted by VMC 3.18.170 (D) each January 1 by Engineering News Record Construction Cost Index for San Francisco Bay Area.		
23	Single Family Detached	Per Unit	\$14,315	
24	Single Family Attached	Per Unit	\$12,907	
25	Duplex	Per Unit	\$11,686	
26	Multiple Family (3 or more units)	Per Unit	\$9,808	
27	Mobile Home	Per Unit	\$8,588	
<b><u>Other Agencies Fees (Non-City) (Collected by Building Division)</u></b>				
<b><u>Solano County Public Facilities Fees</u></b>		Per Solano County Resolution No. 2019-156		
<b><u>Residential</u></b>				
28	Single Family	Per Unit	\$9,263	
29	Multi-Family	Per Unit	\$6,662	
30	Second / Accessory Unit	Per Unit	\$4,536	
31	Multi-Family Age Restricted	Per Unit	\$3,975	
<b><u>Non-Residential</u></b>				
32	Retail	Per 1,000 square feet	\$1,024	
33	Office	Per 1,000 square feet	\$1,359	
34	Service Commercial	Per 1,000 square feet	\$2,097	
35	Assembly Uses	Per 1,000 square feet	\$483	
36	Hotel/Motel	Per 1,000 square feet	\$429	
37	Industrial	Per 1,000 square feet	\$698	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Development Impact Fees and Excise Tax

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Impact Fees &amp; Excise Tax</b>				
38	Warehouse	Per 1,000 square feet	\$210	
<b><u>Agricultural</u></b>				
39	Nonresidential Agricultural Accessory Structure	Per 1,000 square feet	\$174	
<b><u>Vallejo City Unified School District Fees</u></b>				
40	Residential	Per square foot	\$2.24	
41	Commercial	Per square foot	\$0.36	



## City of Vallejo Master Fee Schedule FY 2021-2022

### Vallejo Station Parking Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Waterfront Parking</b>				
1	Daily Parking (24 hours)	Daily	\$8	
2	Monthly Parking (calendar month)	Monthly	\$50	
<b>Downtown Parking</b>				
3	Hourly Rate:			
4	Up to 1 hour		\$1	
5	Up to 2 hours		\$2	
6	Up to 3 hours		\$3	
7	Up to 4 hours		\$4	
8	Daily (5-24 hours)		\$5	
9	Monthly (calendar month)		\$20	
10	Monthly (resident discounted rate)		\$10	
11	Annually (12 calendar months)		\$240	
12	Annually (resident discounted rate)		\$120	
<b>Marina/Boat Launch Parking</b>				
13	Daily Parking ( Day Use Only)		\$5	
14	Monthly Parking (calendar month)		\$20	
<b>Residential Limited Parking</b>				
15	Vallejo High School Area	per vehicle	\$10	
16	Zone B	per vehicle, annually	\$10	
<b>Lot A Employees</b>				
17	Lot A Hangtag	per hangtag	\$10	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Vallejo Cannabis Business Fees

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>Cannabis Permits and Fees</b>				
1	Annual Regulatory Permit	Per Permitted Site	\$8,288	1
2	Appeal of Revocation Decision	Per Appeal Request	\$4,773	
3	Modification of Permit Conditions	Per Application	\$1,279	
4	Appeal of Modification Decision	Per Appeal Request	\$1,464	
5	Other Fees as Applicable		As Applicable	LiveScan (summary criminal history for proposed Manager) See Note 2

All Fees are non-refundable. Separate permit, Public Noticing and LiveScan fees apply. Fees subject to change with subsequent fee updates adopted by the Vallejo City Council.

**Notes:**

1. Fee shall be paid in quarterly installments. The first installment shall be paid upon receipt of permit. Any required fees or other costs of maintaining approved permit status are the responsibility of permittee.

2. City of Vallejo does not provide this service.

# City of Vallejo Master Fee Schedule FY 2021-2022

## Blue Rock Springs Golf Course Fees

Line No.	Service Name	FY 2021-22 Current Fee	Footnotes
<b>Golf Fees</b>			
	<b><u>Weekday Green Fees Only</u></b>		
1	Full Daily - 18	\$32.00	
2	Senior - 18	\$26.00	
3	Twilight	\$22.00	
4	Super Twilight	\$16.00	
5	Senior Discount Card	\$11.00	
6	Junior (17 and Under)	\$15.00	
7	Junior (NCGA Youth on Course)	\$5.00	
8	Ladies Nine Hole League	\$15.00	
9	Business League	\$14.00	
10	Replay with Cart	\$20.00	
11	Professional Courtesy Fee	\$20.00	
12	Tournament - 18	\$32.00	
13	Tournament Senior - 18	\$32.00	
14	High School Golf Team (per season)*	\$500.00	
	*includes range balls, practices and matches		

# City of Vallejo Master Fee Schedule FY 2021-2022

## Blue Rock Springs Golf Course Fees

Line No.	Service Name	FY 2021-22 Current Fee	Footnotes
<b>Golf Fees</b>			
	<b><u>Weekend Green Fees Only</u></b>		
15	Full Daily - 18	\$45.00	
16	Senior- 18	\$45.00	
17	Twilight	\$28.00	
18	Super Twilight	\$21.00	
19	Senior Member West Course	\$11.00	
20	Junior (17 and Under)	\$15.00	
21	Junior (NCGA Youth on Course) After 12 pm	\$5.00	
22	Replay with Cart	\$25.00	
23	Annual Member (East Course before 12 pm)	\$0.00	
24	Tournament - 18	\$45.00	
	<b><u>Cart Fees per Cart (2 people)</u></b>		
25	18-Hole Cart	\$30.00	
26	Senior Cart	\$20.00	
27	Twilight / Super Twilight	\$24.00	
28	Tournament Cart	\$30.00	
29	Member in Private Cart Rider	\$16.00	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Blue Rock Springs Golf Course Fees

Line No.	Service Name	FY 2021-22 Current Fee	Footnotes
<b>Golf Fees</b>			
30	Non-Member Private Cart Rider	\$24.00	
	<b>Membership Fees (Includes Membership, NCGA Handicap Fee, Vallejo GC Fee)</b>		
31	Annual - Single	\$1,730.00	
32	Annual - Couple	\$2,595.00	
33	Annual - Senior Single	\$1,295.00	
34	Annual - Senior Couple	\$1,945.00	
35	Annual - Surviving Spouse	\$755.00	
36	Senior Discount Card (9 holes)*	\$60.00	
	<b>Member Cart / Trail Fees</b>		
37	Cart Storage - Gas	\$350.00	
38	Cart Storage - Electric	\$405.00	
39	Privagte Cart Trail Fee	\$215.00	
40	Fleet Cart Trail Fee	\$905.00	
41	Trailer-In Cart Fee	\$135.00	

## City of Vallejo Master Fee Schedule FY 2021-2022

### Blue Rock Springs Golf Course Fees

Line No.	Service Name	FY 2021-22 Current Fee	Footnotes
<b>Golf Fees</b>			
	<b><u>Golf Range:</u></b>		
42	Bucket - small	\$5.00	
43	Bucket - medium	\$9.00	
44	Bucket - large	\$12.00	
45	Discount Range Card - small	\$25.00	
46	Discount Range Card - medium	\$50.00	
47	Discount Range Card - large	\$100.00	

**City of Vallejo Master Fee Schedule FY 2021-2022  
Vallejo Marina Fees**

Line No.	Service Name	FY 2021-22 Monthly Fee			Footnotes
<b>Marina Berth Rental Fees</b>					
<b>Marina Berth Rental Fees</b>		<b>WOODEN BERTHS</b>		<b>CONCRETE BERTHS</b>	
		<b>Covered</b>	<b>Uncovered</b>	<b>Uncovered</b>	
1	Monthly charge per foot	\$10.55	\$8.12	\$9.97	
<b>Berth Size (feet)</b>					
2	20	n.a.	\$162.40	n.a.	
3	24	n.a.	\$194.88	\$239.28	
4	28	n.a.	\$227.36	\$279.16	
5	32	n.a.	\$259.84	\$319.04	
6	36	\$379.80	\$292.32	\$358.92	
7	40	\$422.00	\$324.80	\$398.80	
8	44	\$464.20	n.a.	\$438.68	
9	48	n.a.	\$389.76	\$478.56	
10	56	\$590.80	\$454.72	\$558.32	

Note: Unavailable slip sizes are noted above as "n.a."

<b>Marina Miscellaneous Fees</b>					
		<b>Fee Amount</b>			<b>Footnotes</b>
11	Day Use Rate	\$10.00			Sunrise to Sunset
12	Overnight Rate	\$1.00			Rate per foot, per night
13	Electricity	\$10.00			per Month
14	Kayak / Rowboat Storage	\$30.00			per Month
15	Live Aboard (electricity included)	\$225.00			per Month
16	Live Aboard fee (3rd & 4th Person)	\$25.00			per Person, per Month
17	Multi- Hull (Side Tie)	Berth Rate + 50%			
18	End Tie Berth	Berth Rate x entire length of end tie			
19	Charter Services	Berth Rate + 20%			
20	Wharfage Fee	\$1 per Person, per Round Trip			
21	De-Water Vessel	\$70 per Hour			\$70 minimum
22	Security / Performance Deposit	Equal to one month's berth rent upon entry			

**City of Vallejo Master Fee Schedule FY 2021-2022  
Vallejo Marina Fees**

Line No.	Service Name	FY 2021-22 Monthly Fee			Footnotes
23	Dock Box Rental	\$6.00			per Month
24	Mailbox Rental - Live Aboard	No Charge			
25	Mailbox Rental - Others	\$10.00			per Month
26	Monthly Berther Key Purchase	\$25.00			per Key, (non-refundable)
27	Vendor Key Rental	\$50.00			per Year, (non-refundable)
28	Delinquent Rental Charge	\$105.00			per Month, (delinquent by 60 days)
29	Jib Crane	\$70.00			per Hour, (\$70 minimum)
30	De-Watering	\$70.00			per Hour, (\$70 minimum)
31	Boat Towing	\$70.00			per Hour, (\$70 minimum)
32	Holding Tank Pump-out - Recreational Vessel	No Charge			
33	Holding Tank Pump-out - Commercial Vessel	\$70.00			per Hour, (\$35 minimum)



## City of Vallejo Master Fee Schedule FY 2021-2022

### Vallejo Flood & Wastewater District

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Footnotes
<b>VFWD Fees</b>				
<b><u>Sanitary Sewer:</u></b>				
1	Bakery	Per 1,000 sq. ft.	\$3,175	
2	Car Wash	Per 1,000 sq. ft.	\$57,420	
3	Church	Per 1,000 sq. ft.	\$795	
4	Commercial	Per 1,000 sq. ft.	\$3,110	
5	Historical Public Building	Per 1,000 sq. ft.	\$3,110	
6	Drive-In or Take-Out Restaurants	Per 1,000 sq. ft.	\$3,400	
7	Hospital	Per bed	\$1,360	
8	Single Family Dwelling	Per dwelling unit	\$4,025	
9	Multi-Family Dwelling	Per dwelling unit (with kitchen)	\$4,025	
10	Multi-Family Dwelling	Per dwelling unit (no kitchen)	\$1,570	
11	Laundry	Per 1,000 sq. ft.	\$45,500	
12	Laundromat	Per machine	\$880	
13	Restaurant	Per 1,000 sq. ft.	\$11,340	
14	School	Per student	\$215	
15	Supermarket/Shopping Center, Regional Mall	Per 1,000 sq. ft.	\$1,705	
16	Warehouse	Per 1,000 sq. ft.	\$445	
17	<b><u>Storm Drain:</u></b>			
18	Single Family Dwelling	Per unit	\$6,850	
19	Multi-Family Dwelling	Per acre	\$41,135	
20	Commercial	Per acre	\$54,750	
21	<b><u>Other Miscellaneous:</u></b>			
22	Plan Check, Inspection, etc.	Minimum, varies per # of Units	Varies based on size of development	

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fee Escalation Regulations**

Line No.	Fee	Authorized Annual Escalation Factor	Escalation Regulation Authority
1	<b>ANY FEE NOT LISTED BELOW</b>	<b>Net Change in Salary and Benefit Costs</b>	Any Fee Not Listed Below: All fees incorporated into the City's Master Fee Schedule, unless excluded or otherwise provided for below, are increased pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
2	<b>BUILDING PERMIT FEES</b>	<b>Net Change in Salary and Benefit Costs</b>	Building Permit Fees: All fees incorporated into the City's Master Fee Schedule, unless excluded or otherwise provided for below, are increased pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
3	<b>PLANNING DIVISION</b>	<b>Net Change in Salary and Benefit Costs</b>	Planning Fees: All fees incorporated into the City's Master Fee Schedule, unless excluded or otherwise provided for below, are increased pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Fee Escalation Regulations**

Line No.	Fee	Authorized Annual Escalation Factor	Escalation Regulation Authority
4	<b>PUBLIC WORKS ENGINEERING FEES</b>	<b>Net Change in Salary and Benefit Costs</b>	Public Works Engineering Fees: All fees incorporated into the City's Master Fee Schedule, unless excluded or otherwise provided for below, are increased pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
5	<b>EXCISE TAX</b>	<b>CPI-U</b>	Property Development Excise Tax: A tax set by Vallejo Municipal Code section 3.05.030, which authorizes that the Finance Director, on July 1st of each year, shall adjust based on the average of the most recent annual percentage change in the Bureau of Labor Statistics (BLS) Consumer Price Index--All Urban Consumers--San Francisco--Oakland--San Jose and the percentage change in the BLS' Consumer Price Index--Urban Wage Earners and Clerical Workers--San Francisco--Oakland--San Jose; or on any other responsible index of general local prices.
6	<b>GENERAL PLAN UPDATE SURCHARGE</b>	<b>Net Change in Salary and Benefit Costs</b>	General Plan Update Surcharge: A fee created by Resolution No. 05-29 N.C. and incorporated into the City's Master Fee Schedule and pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.

**City of Vallejo Master Fee Schedule FY 2021-2022**  
**Fee Escalation Regulations**

Line No.	Fee	Authorized Annual Escalation Factor	Escalation Regulation Authority
7	<b>PERMIT STREAMLINING SURCHARGE</b>	<b>Net Change in Salary and Benefit Costs</b>	Permit Streamlining Surcharge: A fee created by Resolution No. 05-29 N.C. and incorporated into the City's Master Fee Schedule and Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
8	<b>TECHNOLOGY SURCHARGE</b>	<b>Net Change in Salary and Benefit Costs</b>	Technology Surcharge: A fee created by Resolution No. 05-29 N.C. and incorporated into the City's Master Fee Schedule and pursuant to Resolution No. 19-047 N.C. Effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
9	<b>PARK AND RECREATION FEE (GVRD)</b>	<b>ENR - JANUARY</b>	Park and Recreation Fee: A fee set by Vallejo Municipal Code section 3.18.170 (c), and 3.18.170 (D) which includes an automatic annual adjustment, effective January 1st of each year, by the Engineering News Record Construction Cost Index for the San Francisco Bay Area.
10	<b>FIRE FACILITIES IMPACT MITIGATION FEE</b> (Northgate Area - Fire Station #7)	<b>NONE</b>	Fire Mitigation Fee: A fee created by Resolution No. 89-730 N.C. This fee is not automatically increased by any index. Any increase in the fee will require additional City Council action.
11	<b>TRANSPORTATION IMPACT MITIGATION FEE</b>	<b>ENR - JUNE</b>	Transportation Impact Mitigation Fee: A City fee set by Municipal Code Section 3.07.030, which includes an automatic annual adjustment, effective July 1st of each year, by the Engineering News Record Construction Cost Index for the San Francisco Bay Area.

## City of Vallejo Master Fee Schedule FY 2021-2022

### Fee Escalation Regulations

Line No.	Fee	Authorized Annual Escalation Factor	Escalation Regulation Authority
12	<b>WATER CONNECTION FEES</b>	<b>ORDINANCE</b>	Water Connection Fees: A City fee set by Sections 1 and 2 of Ordinance No. 1620 N.C. (2d), which has specific annual increases set for July 1st of 2010, 2011, 2012, and 2013.
13	<b>FALSE ALARM PENALTIES (Police Dept.)</b>	<b>Net Change in Salary and Benefit Costs</b>	False Alarm Penalties: A penalty created by Ordinance No. 1594 N.C. (2d) and amended by Resolution 16-030 and further amended by Resolution 19-047 and incorporated into the City's Master Fee Schedule includes an annual adjustment, effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
14	<b>TAXI CAB PERMITS (Police Dept.)</b>	<b>Net Change in Salary and Benefit Costs</b>	Taxi Cab Permits: A fee created by Ordinance No. 1606 N.C. (2d) and amended by Resolution 19-047 incorporated into the City's Master Fee Schedule includes an annual adjustment, effective July 1, 2020 and each year thereafter on July 1, all fees in "Attachment 2" and "Attachment 3" of Resolution No. 19-047 N.C., unless otherwise noted, shall be administratively revised and increased annually by a factor equal to the net change in City salary and benefit costs for that fiscal year. Such net change is measured by comparing the total budgeted city salary and benefit costs for the fiscal year in which the change is to become effective to the total budgeted city salary and benefit costs for the prior fiscal year. Notwithstanding the foregoing, in no event shall the annual administrative revision set forth be less than zero percent (0%). Notwithstanding the foregoing, in no event shall the annual administrative revision described in this section apply to any fees and charges established by other agencies or as otherwise may be prohibited by applicable law.
15	<b>VSFCD FEES</b>	<b>NONE</b>	Vallejo Sanitation and Flood Control District Fees: These fees shall be imposed as set by VSFCD ordinances or resolutions.
16	<b>SOLANO COUNTY FACILITIES FEE</b>	<b>NONE</b>	Solano County Facilities Fee: This fee shall be as set by the Solano County Code or Solano County Resolution.
17	<b>VALLEJO SCHOOL DISTRICT FEES</b>	<b>NONE</b>	Vallejo City Unified School District Fees: This fee shall be set by the School District.

City of Vallejo Master Fee Schedule FY 2021-2022

Fee Escalation Regulations

Line No.	Fee	Authorized Annual Escalation Factor	Escalation Regulation Authority
18	<b>ROUNDING</b>	<b>NONE</b>	At the request of Departments and per direction from the Finance Director, round dollars downwards to the nearest whole \$1.00 and if applicable, round cents to two places.

# APPENDIX

## DETAILED FEE CALCULATIONS

City of Vallejo Master Fee Schedule FY 2021-2022

Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%	70% 10% 15% 10% 25% 20% 30%							Construction & Demolition	Permit Issuance Fee	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes	
							Life Safety Plan Review	Title 24 Energy Plan Review	Disabled Access Plan Review	CALGreen Plan Review	Mechanical Permit	Electrical Permit	Plumbing Permit					
<b>California Building Standards Fee</b>																		
<b>Project Valuation:</b>																		
1	\$1-25,000	Valuation	\$1														\$1	
2	\$25,001-50,000	Valuation	\$2														\$2	
3	\$50,001-75,000	Valuation	\$3														\$3	
4	\$75,001-100,000	Valuation	\$4														\$4	
5	\$100,000 + (each addtl' \$25,000)	Valuation	\$1														\$1	
<b>Strong Motion Instrumentation Program</b>																		
<b>Project Valuation Construction Type:</b>																		
6	Residential (minimum charge \$0.50)	Per \$100k	\$13														\$13	California Public Resource Code Section 2700 to 2709.1. Code Section 2705 lists fee amount calculation.
7	Commercial (minimum charge \$0.50)	Per \$100k	\$29														\$29	
<b>Miscellaneous Administration Fee</b>																		
8	Permit Issuance Fee (permits issued online)	Flat	\$31														\$31	
9	Permit Extension Request Review Fee	Flat	\$84														\$84	
10	Plan Check Extension Request Review Fee	Flat	\$84														\$84	
11	Building Permit Refunds for Solar (50% of fee)	%	50%														50%	of Building Permit fee
12	Duplicate Permit Card Fee	Flat	\$19														\$19	Subsidy Program
13	Plan Re-issuance Fee (official copy created)	Flat	\$84														\$84	
14	Official Certificate of Occupancy Certificate	Flat	\$41														\$41	
<b>Inspection Fees</b>																		
15	Business Compliance Inspection	Fee	\$168														\$168	
16	Certified Access Specialist Program (CASP)	Flat	\$11												\$31		\$199	
17	Certified Access Specialist Program (CASP)	Flat	\$1,352														\$11	
18	Inspection/ Plan Review Fee (per hour)	Hourly	\$168														\$1,352	
19	Special Inspection (minimum 1 hr)	Hourly	\$168														Hourly	
20	Permit Fee for Inspections of Work Completed Without Permit for Subsidy Program Projects	Penalty	2 x orig pmt														2 x orig pmt	of BP, P/C, T24, Elect, Mech, Plumb
21	Permit Fee for Inspections of Work Completed Without Permit for Subsidy Program Projects	Flat	4 x orig pmt														4 x orig pmt	of BP, P/C, T24, Elect, Mech, Plumb
<b>Plan Review Fee</b>																		
22	Life Safety Plan Review	%	70%														70%	of Building Permit fee
23	Deferred Submittal Request Fee	Hourly	\$168														Hourly	
24	Plan Review Alternative Methods and Materials	Hourly	\$168														Hourly	
25	Plan Review of Soils Report	Hourly	\$168														Hourly	
26	Plan Review Consultation with Design Professional	Hourly	\$168														Hourly	
27	Revision to Permit/Plans, Additional plan review required by changes, additions or revisions to plans	Hourly	\$168														Hourly	
28	Applicant Request for Outside Consultant	Actual Cost	Actual Cost														Actual Cost	
29	Title 24 Energy Conservation Review (cal)	%	10%														10%	of Building Permit fee
30	Disable Access Review	%	15%														15%	of Building Permit fee
31	CALGreen Building Standards Review	%	10%														10%	of Plan Check fee
32	Single-Family Subdivision Production Hours	Hourly, min 2 hr	\$337														\$337	
33	Expedited Plan Review (additional 50% of fee)	%	50%														50%	
<b>Permit Fees</b>																		
34	<b>Demolition Permits: Demolition valuation based per Table 1A</b>																	
35	Demolition (per building) additional fees	Val -> Flat	\$338	\$17	\$14	\$10	\$237								\$31		\$647	* Includes Plan Check
<b>Residential Solar Permits</b>																		
36	Residential Solar Plan Review	Flat	\$168														\$168	Complies w Government Code 66015



City of Vallejo Master Fee Schedule FY 2021-2022

Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%	70% 10% 15% 10% 25% 20% 30%						Construction & Demolition	Permit Issuance Fee	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes
							Life Safety Plan Review	Title 24 Energy Plan Review	Disabled Access Plan Review	CALGreen Plan Review	Mechanical Permit	Electrical Permit				
37	Residential Solar 15kW or Less	Flat	\$235	\$12	\$9	\$7								\$31	\$294	Complies w Government Code 66015
38	Residential Solar Permit, per kW above 1	Flat+KW	\$13	\$0.65	\$0.52	\$0.39								\$31	\$46	Complies w Government Code 66015
<b>Commercial Solar Permits</b>																
39	Commercial Solar Plan Review	Flat	\$338												\$338	Complies w Government Code 66015
40	Commercial Solar 50kW or Less	Flat	\$567	\$28	\$23	\$17								\$31	\$666	Complies w Government Code 66015
41	Commercial Solar 51kW to 250kW, per k	Per KW	\$6	\$0.30	\$0.24	\$0.18								\$31	\$38	Complies w Government Code 66015
42	Commercial Solar, each kW above 250kW	Per KW	\$4	\$0.20	\$0.16	\$0.12								\$31	\$35	Complies w Government Code 66015
43	Commercial Ground Mount Solar Piers/Foundation Permit	Valuation	Table 1A	variable	variable	variable	variable								valuation	* Greater of value declared by developer, or ICC BVD (Piers/foundation plan review and permit shall be based on construction valuation cost. Separate from Solar.
<b>Pool/Spa Permits</b>																
44	Residential swimming pool/spa or Hot tub	Val -> Hrly	\$168												\$168	*
45	Residential swimming pool permit	Val -> Flat	\$446	\$22	\$18	\$13	\$312							\$31	\$842	* Subsidy Program. BP and/or MEPs
46	Residential swimming pool remodel perm	Val -> Flat	\$353	\$18	\$14	\$11	\$247							\$31	\$674	* Subsidy Program. BP and/or MEPs
47	Residential spa or hot tub permit (self-con	Val -> Flat	\$207	\$10	\$8	\$6	\$145							\$31	\$407	* BP and/or MEPs
48	Commercial swimming pool/ spa permit	Flat -> Val	Table 1A	variable	variable	variable	variable	variable	variable					\$31	valuation	*
<b>Re-roof</b>																
49	Residential re-roof permit (2 Inspections)	Flat	\$168	\$8	\$7	\$5								\$31	\$219	* Subsidy Program. BP and/or MEPs
50	Residential multi-family re-roof permit (2	Flat	\$168	\$8	\$7	\$5								\$31	\$219	* Subsidy Program. BP and/or MEPs
51	Commercial re-roof permit (3 Inspections)	Flat	\$506	\$25	\$20	\$15								\$31	\$597	* BP and/or MEPs
52	Commercial re-roof permit (3 Inspections)	Flat	\$676	\$34	\$27	\$20								\$31	\$788	* BP and/or MEPs
53	Residential window/ patio door replaceme	Val -> Flat	\$126	\$6	\$5	\$4	\$88	\$13						\$31	\$273	* Subsidy Program. BP and/or MEPs
54	Residential window or door replacement	Val -> Flat	\$73	\$4	\$3	\$2								\$31	\$113	* BP and/or MEPs
<b>Patio covers and Decks</b>																
55	Plan review	Val -> Hrly	\$168												Hourly	*
56	Patio Cover permits Less than 500 sq. ft.	Val -> Flat	\$186	\$9	\$7	\$6	\$130							\$31	\$369	* Subsidy Program
57	Decks or trellis permits - Less than 500 sq	Val -> Flat	\$186	\$9	\$7	\$6	\$130							\$31	\$369	* Subsidy Program
58	Decks or trellis permits over 500 sq. ft.	sq ft.	\$0.72 per sq ft	\$0.04	\$0.03	\$0.02								\$31	\$0.81 per sq ft Plus \$30	*
59	Plan review for decks or trellises	Val -> Hrly	\$84												\$84	* Hourly
<b>Sign installation permit</b>																
60	Sign permit valuation based per Table 1A															
61	Plan review for sign (s), minimum 1/2 hour	Val -> Hrly	\$84												\$84	* Hourly
62	Painted or illuminated sign permit	Val -> Flat	\$338	\$17	\$14	\$10	\$237							\$31	\$647	*
63	Monument (painted or illuminated) sign p	Val -> Flat	\$506	\$25	\$20	\$15	\$354							\$31	\$951	*
<b>Cellular Tower Installation permit</b>																
64	Plan review (minimum 1 hour, based on v	Val -> Hrly	\$168												Hourly	*
65	Cellular, free standing Monopole	Valuation	Table 1A	variable	variable	variable	variable							\$31	valuation	* Greater of value declared by developer, or ICC BVD Does not include small cell towers
66	Cellular on City Property, per location	Val -> Flat	\$676	\$34	\$27	\$20	\$473							\$31	\$1,261	* Does not include small cell towers
67	Utility Cabinet	Val -> Flat	\$338	\$17	\$14	\$10	\$237							\$31	\$647	*
<b>Manufactured home set-up/installation</b>																
68	California Housing and Community Devel	Flat	Table 1A	variable	variable	variable	variable							\$31	valuation	* Greater of value declared by developer, or ICC BVD
69	Plan review (minimum 1 hour)	Hourly	\$168												Hourly	*
70	California Housing and Community Development (HCD) Standard Plan Approval (SPA) foundation.	Flat	Table 1A	variable	variable	variable	variable							\$31	valuation	* Greater of value declared by developer, or ICC BVD
71	Non-Standard Plan Approval (SPA), engi	Valuation	Table 1A	variable	variable	variable	variable							\$31	valuation	* Greater of value declared by developer, or ICC BVD
72	HCD Electrical	Flat	\$156	\$8	\$6	\$5	\$109							\$31	\$315	*
73	HCD Plumbing	Flat	\$156	\$8	\$6	\$5	\$109							\$31	\$315	*

City of Vallejo Master Fee Schedule FY 2021-2022

Building Division - Fee Calculations

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%	70%						10%		25%		20%		30%		FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes	
							Life Safety Plan Review	Title 24 Energy Plan Review	Disabled Access Plan Review	CALGreen Plan Review	Mechanical Permit	Electrical Permit	Plumbing Permit	Construction & Demolition	Permit Issuance Fee								
74	Accessory structure	Valuation	Table 1A	variable	variable	variable	variable													\$31	valuation	* Greater of value declared by developer, or ICC BVD	
75	Commercial Coach set-up/installation	Valuation	Table 1A	variable	variable	variable	variable			variable										\$31	valuation	* Greater of value declared by developer, or ICC BVD	
<b>Miscellaneous Electrical</b>																							
76	Lighting, receptacle, switch additions or replacements (does not include main service change)	Flat	\$84	\$4	\$3	\$3														\$31	\$125	* Subsidy Program	
77	Temporary power pole/service (request for)	Val -> Flat	\$168	\$8	\$7	\$5														\$31	\$219	*	
78	Vehicle charging - Residential	Val -> Flat	\$186	\$9	\$7	\$6	\$130													\$31	\$369	*	
79	Vehicle charging - Commercial	Val -> Flat	\$506	\$25	\$20	\$15	\$354													\$31	\$951	*	
80	Restoration of service (1 inspection)	Val -> Flat	\$168	\$8	\$7	\$5														\$31	\$219	*	
<b>Electrical service meter and/or sub-panel installation</b>																							
81	Up to 324 amperes	Flat	\$168	\$8	\$7	\$5														\$31	\$219	*	
82	325 to 1,000 amperes	Val -> Flat	\$338	\$17	\$14	\$10	\$237													\$31	\$647	*	
83	Over 1,000 amperes	Val -> Flat	\$506	\$25	\$20	\$15	\$354													\$31	\$951	*	
<b>Miscellaneous Plumbing</b>																							
84	Dishwasher, sinks, toilet, faucets, leak repair	Flat	\$84	\$4	\$3	\$3														\$31	\$125	* Subsidy Program	
85	Water heater replacement (same type and capacity)	Flat	\$84	\$4	\$3	\$3														\$31	\$125	* Subsidy Program	
86	Re-pipe entire residential unit SFD or MFD	Flat	\$156	\$8	\$6	\$5	\$109													\$31	\$315	*	
87	Restoration of natural gas service (for PG&E)	Val -> Flat	\$168	\$8	\$7	\$5														\$31	\$219	*	
88	Tankless Water Heater	Flat	\$168	\$8	\$7	\$5														\$31	\$219	*	
89	Commercial Boilers- Refrigerator Units- 4 or more	Valuation	Table 1A	variable	variable	variable	variable	variable												\$31	valuation	* Greater of value declared by developer, or ICC BVD	
<b>Miscellaneous Mechanical:</b>																							
<b>Residential HVAC installation/replacement:</b>																							
90	Furnace, A/C condenser and duct work	Val -> Flat	\$125	\$6	\$5	\$4		\$13												\$31	\$184	*	
91	Furnace and/or A/C condenser only	Val -> Flat	\$84	\$4	\$3	\$3		\$8												\$31	\$133	* Subsidy Program	
92	Wall furnace or Wall Heater Only	Val -> Flat	\$84	\$4	\$3	\$3		\$8												\$31	\$133	* Subsidy Program	
93	Air/Heat Duct Work Only	Val -> Flat	\$84	\$4	\$3	\$3		\$8												\$31	\$133	* Subsidy Program	
<b>Commercial HVAC installation/replacement:</b>																							
94	Furnace, A/C condenser and duct work	Val -> Flat	\$286	\$14	\$11	\$9		\$29												\$31	\$380	*	
95	Furnace and/or A/C condenser only	Val -> Flat	\$252	\$13	\$10	\$8		\$25												\$31	\$339	*	
<b>Fireplace installation/replacement:</b>																							
96	Prefabricated or metal (U.L. or listed record)	Val -> Flat	\$168	\$8	\$7	\$5	\$118													\$31	\$337	*	
97	Masonry with gas fireplace insert (EPA approved)	Val -> Flat	\$168	\$8	\$7	\$5	\$118													\$31	\$337	*	
<b>Building Code Violation Inspection Fees</b>																							
98	Substandard Housing Complaint Inspection	Hourly	\$168																			Hourly	*
99	Building Code Board of Appeals Hearing	Hourly	\$168																			Hourly	*
<b>Table 1A Building Permits</b>																							
100	1 to \$2,000 valuation	Valuation	\$157	\$8	\$6	\$5														\$31	\$207	* ALL VALUATIONS: Greater of value declared by developer, or ICC Building Valuation Data (BVD)	
101	\$2,001 to \$25,000 valuation	Valuation	\$157	\$8	\$6	\$5														\$31	\$207	* For the first \$2,000 plus \$15.34 for each additional \$1,000, or fraction thereof, to and including \$25,000	
102	\$25,001 to \$50,000 valuation	Valuation	\$510	\$26	\$20	\$15														\$31	\$602	* For the first \$25,000 plus \$12.20 for each additional \$1,000, or fraction thereof, to and including \$50,000	
103	\$50,001 to \$100,000 valuation	Valuation	\$815	\$41	\$33	\$24														\$31	\$944	* For the first \$50,000 plus \$6.12 for each additional \$1,000, or fraction thereof, to and including \$100,000	
104	\$100,001 to \$500,000 valuation	Valuation	\$1,121	\$56	\$45	\$34														\$31	\$1,287	* For the first \$100,000 plus \$6.51 for each additional \$1,000, or fraction thereof, to and including \$500,000	
105	\$500,001 to \$1,000,000 valuation	Valuation	\$3,725	\$186	\$149	\$112														\$31	\$4,203	* For the first \$500,000 plus \$4.80 for each additional \$1,000, or fraction thereof	
106	\$1,000,001 valuation and up	Valuation	\$6,127	\$306	\$245	\$184														\$31	\$6,893	* For the first \$1,000,000 plus \$4.80 for each additional \$1,000, or fraction thereof above \$1,000,000	

**City of Vallejo Master Fee Schedule FY 2021-2022**

**Building Division - Fee Calculations**

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%	70% 10% 15% 10% 25% 20% 30%						Construction & Demolition	Permit Issuance Fee	FY 2021-22 Fee with Surcharges and Permit Issuance Fee	Footnotes		
							Life Safety Plan Review	Title 24 Energy Plan Review	Disabled Access Plan Review	CALGreen Plan Review	Mechanical Permit	Electrical Permit					Plumbing Permit	
107	Mechanical Permit	%	variable													25%	of Building Permit Fee	
108	Electrical Permit	%	variable													20%	of Building Permit Fee	
109	Plumbing Permit	%	variable													30%	of Building Permit Fee	
<b>Temporary Certificate of Occupancy (TCO):</b>																		
110	First Month (0-30 days)	Flat	\$534														\$534	
111	Second Month (31 - 60 days)	Flat	\$1,337														\$1,337	
112	Third Month (61 - 90 days)	Flat	\$2,675														\$2,675	
113	Day 91 - Red tag and remove utilities - P	Flat	\$ -														Pull Gas/Elec	
<b>New City Ordinance AB 2598</b>																		
114	1st Violation	Penalty	\$130														\$130	\$130 per Section 36900 (c ) (1)
115	2nd Violation of Same Ordinance within 1	Penalty	\$700														\$700	\$700 perSection 36900 (c ) (2)
116	Each Additional Violations	Penalty	\$1,300														\$1,300	\$1,300 per Section 36900 (c ) (3)

Fees #36 through #43: Solar fees are limited by California Government Code 66015, which became effective January 2018. All proposed fees comply with Government Code 66015.

Fees #99 through #105 Table 1-A Building Permits. Additional fees may apply based on job description and valuation. Additional fees may include: Life Safety Plan Review 70%, Title 24 Energy Plan Review 10%, Disabled Access Plan Review 15%, CalGreen Plan Review 10%, Mechanical Permit 25%, Electrical Permit 20%, Plumbing Permit 30%, and Permit Issuance \$30.

Application Extensions: Planning will charge the approved hourly rate for all extension applications.

Permit Issuance Fee of \$31 is included in column FY 2021-22 Recommended Fee with Surcharges and Permit Issuance Fee. The \$31 fee does not apply to permits issued online without staff assistance.

**City of Vallejo Master Fee Schedule FY 2021-2022  
Planning Division - Fee Calculations**

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Surcharges			FY 2021-22 Fee with Surcharges	Footnotes
				General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
<b>Zoning Applications</b>								
1	Clarification of Calculation: Hourly fee is applied to any item not listed in the fee schedule such as outside agency review, extensions, agreements or other reviews.							
2	Temporary Use Permit - Major	Fee	\$ 693	\$35	\$28	\$21	\$777	
3	Permit - Minor Renewal	Fee	\$ 75	\$4	\$3	\$2	\$84	
4	Annexations	Hourly	\$ 183	\$9	\$7	\$5	\$204	
5	Appeal to Commission/Board plus noticing fee	Fee	\$ 642	\$32	\$26	\$19	\$719	
6	Appeal to Council plus noticing fee	Fee	\$ 642	\$32	\$26	\$19	\$719	
7	Certificate of Appropriateness - Public Hearing	Fee	\$ 2,813	\$141	\$113	\$84	\$3,151	
8	Certificate of Appropriateness - Staff level	Fee	\$ 658	\$33	\$26	\$20	\$737	
9	Certificate of Compliance	Fee	\$ 2,578	\$129	\$103	\$77	\$2,887	
10	Certificate of Conformity	Fee	\$ 2,194	\$110	\$88	\$66	\$2,458	
11	Development Agreement	Hourly	\$ 183	\$9	\$7	\$5	\$204	
12	General Plan Amendment	Fee	\$ 6,579	\$329	\$263	\$197	\$7,368	
13	General Plan Amendment <5 acres or <.5 FAR	Fee	\$ 3,288	\$164	\$132	\$99	\$3,683	
14	Landscape Review (WELO) - Existing Residence	Fee	\$ 368	\$18	\$15	\$11	\$412 +Cost of Consultant	
15	Landscape Review (WELO) - All Other	Fee	\$ 922	\$46	\$37	\$28	\$1,033 +Cost of Consultant + 20% Admin Fee	
16	Exception	Fee	\$ 1,818	\$91	\$73	\$55	\$2,037	
17	Minor Use Permit	Fee	\$ 1,422	\$71	\$57	\$43	\$1,593	
18	Accessory Dwelling Unit	Fee	\$ 633	\$32	\$25	\$19	\$709	
19	Planned Development	Fee	\$ 21,729	\$1,086	\$869	\$652	\$5k Deposit + Hourly (Max \$24,336)	
20	Planned Development - (Amendment)	Fee	25% of orig. fee				\$3k Deposit + Hourly (Max \$6,084)	
21	Design Review (DRB)	Fee	\$ 5,898	\$295	\$236	\$177	\$6,606	
22	Preliminary Review	Hourly	\$ 183	\$9	\$7	\$5	\$204	
23	Public Convenience or Necessity	Fee	\$ 1,622	\$81	\$65	\$49	\$1,817	
24	Public Notice Mailing (200 & 300 feet)	Fee	\$ 307	\$15	\$12	\$9	\$343	
25	Public Notice Mailing (500 & 1,000 feet)	Fee	\$ 544	\$27	\$22	\$16	\$609	
26	Rezoning/Map Prezoning, Text Amendment	Fee	\$ 8,665	\$433	\$347	\$260	\$5k Deposit + Hourly (Max \$9,705)	
27	Sign Permits - Over-the-Counter	Fee	\$ 133	\$7	\$5	\$4	\$149	
28	Sign Permits - All Others	Fee	\$ 342	\$17	\$14	\$10	\$383	

**City of Vallejo Master Fee Schedule FY 2021-2022  
Planning Division - Fee Calculations**

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Surcharges			FY 2021-22 Fee with Surcharges	Footnotes
				General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
29	Sign Master Plan/Program	Fee	\$ 1,737	\$87	\$69	\$52	\$1,945	
30	Site Development - Major (Staff Level)	Fee	\$ 4,405	\$220	\$176	\$132	\$4,933	
31	Development Review - Major (PC Public Hearing)	Fee	\$ 5,770	\$289	\$231	\$173	\$6,463	\$3k Deposit + Hourly (Max \$6,463)
32	Development Review - SB 35 and/or Density Bonus	Fee	\$ 3,698	\$185	\$148	\$111	\$4,142	
33	Development Review - Minor	Fee	\$ 658	\$33	\$26	\$20	\$737	
34	Special Requests	Hourly	\$ 183	\$9	\$7	\$5	\$204	
35	Specific Plan - New/Amendment	Hourly	\$ 183	\$9	\$7	\$5	\$204	
36	Major Use Permit	Fee	\$ 4,359	\$218	\$174	\$131	\$4,882	
37	Major Use Permit - Amendment	Fee	25% of orig. fee				25% of orig. fee	
38	Variance	Fee	\$ 6,528	\$326	\$261	\$196	\$7,311	
39	Zoning Verification Letter	Fee	\$ 342	\$17	\$14	\$10	\$383	
<b>Environmental Quality</b>								
40	Environmental Impact Report	Fee	consult + 20%				consult + 20%	
41	Mitigated Negative Declaration, City Staff Prepared	Fee	\$ 8,042	\$402	\$322	\$241	\$9,007	
42	Mitigated Negative Declaration, Consultant Prepared	Fee	consult + 20%				consult + 20%	
<b>Subdivision Applications</b>								
43	Lot Line Adjustment/Parcel Merger	Fee	\$ 2,001	\$100	\$80	\$60	\$2,241	
44	Parcel Map	Fee	\$ 2,670	\$134	\$107	\$80	\$2,991	
45	Parcel Map Amendment	Fee	\$ 1,869	\$93	\$75	\$56	\$2,093	
46	Tentative Map 5-20 lots	Fee	\$ 9,009	\$450	\$360	\$270	\$10,089	
47	Tentative Map 20 + lots	Fee	\$ 10,090	\$505	\$404	\$303	\$11,302	Plus \$225 per lot
48	Tentative Map Amendment	Fee	25% of orig. fee				25% of orig. fee	
49	Zoning Compliance Review-Minor (Over the Counter Plan Check)	Fee	\$ 53	\$3	\$2	\$2	\$60	
50	Zoning Compliance Review-Major (Not Over the Counter/Plan Check)	Fee	\$ 215	\$11	\$9	\$6	\$241	
51	Code Enforcement Review: Non-Compliance Penalty/Fine	Fee	\$ 430	\$22	\$17	\$13	\$482	
52	Mills Act - Application	Fee	\$ 206	\$10	\$8	\$6	\$230	
53	Mills Act - Contract Preparation	Fee	\$ 826	\$41	\$33	\$25	\$925	
54	Mills Act - Contract Monitoring	Fee	\$ 826	\$41	\$33	\$25	\$925	
55	Notice of Exemption	Fee	\$ 206	\$10	\$8	\$6	\$230	
56	Minor Unit Plan Fee	Fee	\$ 737	\$37	\$29	\$22	\$825	
57	Certificate of Appropriateness - Over-the-Counter	Fee	\$ 206	\$10	\$8	\$6	\$230	

**City of Vallejo Master Fee Schedule FY 2021-2022  
Planning Division - Fee Calculations**

(\* Fees include a 12% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-2022 Current Fee	Surcharges			FY 2021-22 Fee with Surcharges	Footnotes
				General Plan Update Surcharge 5%	Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
58	Abandoned Shopping Cart Prevention Plan	Fee	\$ 2,488	\$124	\$100	\$75	\$2,787	
59	Modification of Shopping Cart Prevention Plan	Fee	\$ 393	\$20	\$16	\$12	\$441	

**City of Vallejo Master Fee Schedule FY 2021-2022  
Public Works - Engineering Division Fee Calculations**

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Surcharges		FY 2021-22 Fee with Surcharges	Footnotes
				Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
<b>Excavation Permits</b>							
1	Excavation Permit Processing Fee	Fee	\$ 627	\$ 25	\$ 19	\$ 671	
2	Open Cut Excavations:						
3	Excavation Insp Open Cut - 1 to 50 ft	Fee	\$ 804	\$ 32	\$ 24	\$ 860	
4	Excavation Insp Open Cut - 51 to 100 ft	Fee	\$ 1,216	\$ 49	\$ 36	\$ 1,301	
5	Excavation Insp Open Cut - 101 to 200 ft	Fee	\$ 2,200	\$ 88	\$ 66	\$ 2,354	
6	Excavation Insp Open Cut - each add'l 100 ft	Fee	\$ 1,015	\$ 41	\$ 30	\$ 1,086	per each 100 feet above 200
7	Vertical Boring/Horizontal Directional Drilling Excavations:						
8	Excavation Insp HDD - 1 to 50 Cft	Fee	\$ 495	\$ 20	\$ 15	\$ 530	
9	Excavation Insp HDD - 51 to 100 Cft	Fee	\$ 908	\$ 36	\$ 27	\$ 971	
10	Excavation Insp HDD - 101 to 200 Cft	Fee	\$ 1,321	\$ 53	\$ 40	\$ 1,414	
11	Excavation Insp HDD - each add'l 50 Cft	Fee	\$ 413	\$ 17	\$ 12	\$ 442	per each 50 cubic feet above 200
12	Excavation Permit - Lower Lateral Replacement (the first 50')	Fee	\$ 1,114	\$ 45	\$ 33	\$ 1,192	
13	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	TBD	TBD	Actual Cost + 20%	
<b>Dredging/Grading Services</b>							
14	Grading Plan Check	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	Staff hourly rates identified below
15	Grading Inspection	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	Staff hourly rates identified below
16	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	TBD	TBD	Actual Cost + 20%	
<b>Site Development (on and offsite)</b>							
17	Improvement Plan Check	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	Staff hourly rates identified below
18	Improvement Inspection	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	Staff hourly rates identified below
19	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	TBD	TBD	Actual Cost + 20%	
<b>Storm Water</b>							
20	Storm Water Plan Check	Flat -> Deposit	Flat -> Deposit	TBD	TBD	Flat -> Deposit	Staff hourly rates identified below
21	Storm Water Inspection	Flat -> Deposit	Flat -> Deposit	TBD	TBD	Flat -> Deposit	Staff hourly rates identified below
22	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	TBD	TBD	Actual Cost + 20%	
<b>Other Permits</b>							
23	Tree Trimming Permit (free)	Fee	Free	TBD	TBD	Free	
24	Tree Removal Permit, first	Fee	\$ 50	\$ 2	\$ 2	\$ 54	
25	Tree Removal Permit, each additional tree on same property	each	\$ 50	\$ 2	\$ 2	\$ 54	

**City of Vallejo Master Fee Schedule FY 2021-2022  
Public Works - Engineering Division Fee Calculations**

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Surcharges		FY 2021-22 Fee with Surcharges	Footnotes
				Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
26	Encroachment Permit	Fee	\$ 423	\$ 17	\$ 13	\$ 453	
27	Hauling Permit, per load	Fee	\$ 58	TBD	TBD	TBD	
28	Sidewalk and Driveway Permit - 1st 25 ft	Fee	\$ 50	\$ 2	\$ 2	\$ 54	
29	Sidewalk and Driveway Permit - each add'l 25 ft	Fee	\$ 50	\$ 2	\$ 2	\$ 54	
30	Working without Permit	Penalty	greater of 2x fee, or \$500	TBD	TBD	greater of 2x fee, or \$500	
	<b>Other Services</b>						
31	Abandonment of ROW	Fee	\$ 1,900	\$ 76	\$ 57	\$ 2,033	Low Activity
32	Address Change/ Correction	Fee	\$ 523	\$ 21	\$ 16	\$ 560	Low Activity
33	Apportionment of Assessment	Fee	\$ 2,908	\$ 116	\$ 87	\$ 3,111	Low Activity
34	Benchmark Maintenance Fee	Fee	\$ 175	\$ 7	\$ 5	\$ 187	plus Public Notice Lists fee
35	Certificate of Map Correction	Fee	\$ 280	\$ 11	\$ 8	\$ 299	plus Public Notice Lists fee
36	City Property Rental Permit	Per Day	\$ 1,834	\$ 73	\$ 55	\$ 1,962	
37	Data Request	Fee	T&M	TBD	TBD	T&M	Staff hourly rates identified below
38	Flood Map Revision	Fee	\$ 921	\$ 37	\$ 28	\$ 986	
39	Flood Plain Letter	Fee	\$ 214	\$ 9	\$ 6	\$ 229	
40	Quit Claim (abandoned easement)	Fee	\$ 1,190	\$ 48	\$ 36	\$ 1,274	Low Activity
41	Recycle: Construction & Demo Debris Fee	Fee	\$ 524	\$ 21	\$ 16	\$ 561	
42	Street Closure Permit	Per Day	\$ 548	\$ 22	\$ 16	\$ 586	Cul de sacs and school district: no charge; Residential streets: \$55; All other streets: \$586.
43	Street Name Change	Fee	\$ 2,828	\$ 113	\$ 85	\$ 3,026	
44	Final Map 5 - 20 Lots	Fee	\$ 8,069	\$ 323	\$ 242	\$ 8,634	
45	Final Map 21+ Lots	Fee	\$ 12,106	\$ 484	\$ 363	\$ 12,953	
46	Parcel Map	Fee	\$ 3,450	\$ 138	\$ 104	\$ 3,692	
47	Administrative Time Extention Fee	10.3% of orig. fee	10.30%	TBD	TBD	10.30%	
48	Utility Easement Agreement	Fee	\$ 1,600	\$ 64	\$ 48	\$ 1,712	Staff hourly rates identified below
49	Deferred Improvement Agreement	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	Staff hourly rates identified below
50	Plot Plan Check Fee	Deposit + T/M	Deposit + T/M	TBD	TBD	Deposit + T/M	
51	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	TBD	TBD	Actual Cost + 20%	
52	Map Amendment	25% of applicable map fee	25% of applicable map fee	TBD	TBD	25% of applicable map fee	
53	Technology installations on City-owned Facilities	Fee	\$ 2,774	\$ 111	\$ 83	\$ 2,968	



**City of Vallejo Master Fee Schedule FY 2021-2022  
Public Works - Engineering Division Fee Calculations**

(\* Fees include a 7% surcharge when applicable)

Line No.	Service Name	Fee Description	FY 2021-22 Current Fee	Surcharges		FY 2021-22 Fee with Surcharges	Footnotes
				Technology Surcharge 4%	Permit Streamlining Surcharge 3%		
	<b>Staff Hourly Rates</b>						Staff hourly rates for overtime will be billed at 150% of the regular hourly rate
54	Sr. Civil Engineer	Hourly Rate	\$ 155	\$ 6	\$ 5	\$ 166	
55	Associate Civil Engineer	Hourly Rate	\$ 139	\$ 6	\$ 4	\$ 149	
56	Assistant Civil Engineer	Hourly Rate	\$ 123	\$ 5	\$ 4	\$ 132	
57	Sr. Engineering Technician	Hourly Rate	\$ 131	\$ 5	\$ 4	\$ 140	
58	Engineering Technician II	Hourly Rate	\$ 117	\$ 5	\$ 4	\$ 126	Staff hourly rates identified above
59	Consultant Review and/or Inspection	Deposit + Consultant	Actual Cost + 20%	n/a	n/a	Actual Cost + 20%	
60	Traffic Impact Analysis - Staff	Deposit + T/M	Deposit + T/M	n/a	n/a	Deposit + T/M	
61	Traffic Impact Analysis - Consultant	Deposit + Consultant	Actual Cost + 20%	n/a	n/a	Actual Cost + 20%	

# APPENDIX HOURLY RATES

## City of Vallejo Master Fee Schedule FY 2021-2022 Admin & City Clerk Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	CITY CLERK	\$ 132,262	\$ 103.57	\$ 74.77	\$ 2.07	\$ 12.69	\$ 193.10	
2	DEPUTY CITY CLERK	\$ 67,569	\$ 52.91	\$ 38.20	\$ 1.06	\$ 6.49	\$ 98.66	

## City of Vallejo Master Fee Schedule FY 2021-2022 Filming & Special Events Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	POLICE LIEUTENANT	\$ 160,425	\$ 130.86	\$ 87.16	\$ 29.30	\$ 17.40	\$ 264.72	
2	SR. CODE ENFORCEMENT OFFICER	\$ 88,662	\$ 72.32	\$ 48.17	\$ 16.19	\$ 9.62	\$ 146.30	
3	CODE ENFORCEMENT OFFICER	\$ 66,362	\$ 54.13	\$ 36.05	\$ 12.12	\$ 7.20	\$ 109.50	
4	POLICE CLERK	\$ 45,892	\$ 37.43	\$ 24.93	\$ 8.38	\$ 4.98	\$ 75.73	
5	SECRETARY	\$ 48,555	\$ 39.61	\$ 26.38	\$ 8.87	\$ 5.27	\$ 80.12	

**Notes:**

Internal admin/indirect rate of 66.6% is applied to hourly personnel rate.  
 External admin/indirect rate of 22.4% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Fire Department Non-Development Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	FIRE CHIEF	\$ 205,008	\$ 194.99	\$ 224.20	\$ 43.22	\$ 32.54	\$ 494.95	
2	DEPUTY FIRE CHIEF	\$ 176,059	\$ 167.45	\$ 192.54	\$ 37.12	\$ 27.94	\$ 425.06	
3	EXECUTIVE SECRETARY	\$ 77,169	\$ 73.40	\$ 84.39	\$ 16.27	\$ 12.25	\$ 186.31	
4	BATTALION/DIV. CHIEF	\$ 157,159	\$ 149.48	\$ 171.87	\$ 33.14	\$ 24.94	\$ 379.43	
5	FIRE CAPTAIN	\$ 125,752	\$ 119.60	\$ 137.53	\$ 26.51	\$ 19.96	\$ 303.60	
6	FIRE ENGINEER	\$ 112,209	\$ 106.72	\$ 122.72	\$ 23.66	\$ 17.81	\$ 270.91	
7	FIREFIGHTER	\$ 105,092	\$ 99.95	\$ 114.93	\$ 22.16	\$ 16.68	\$ 253.72	
8	PARAMEDIC COORDINATOR	\$ 128,905	\$ 122.60	\$ 140.97	\$ 27.18	\$ 20.46	\$ 311.21	
9	FIRE PREVENTION MANAGER	\$ 134,650	\$ 128.07	\$ 147.26	\$ 28.39	\$ 21.37	\$ 325.08	
10	FIRE PREV.INSPECTOR NON-SAFETY	\$ 72,782	\$ 69.22	\$ 79.60	\$ 15.35	\$ 11.55	\$ 175.72	
11	SECRETARY	\$ 50,985	\$ 48.49	\$ 55.76	\$ 10.75	\$ 8.09	\$ 123.09	

**Notes:**

Internal admin/indirect rate of 115% is applied to hourly personnel rate.  
External admin/indirect rate of 22.2% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Police Department Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	POLICE CHIEF	\$ 238,306	\$ 222.07	\$ 76.30	\$ 25.52	\$ 22.79	\$ 346.68	
2	POLICE CAPTAIN	\$ 184,190	\$ 171.64	\$ 58.98	\$ 19.72	\$ 17.61	\$ 267.95	
3	POLICE LIEUTENANT	\$ 158,649	\$ 147.84	\$ 50.80	\$ 16.99	\$ 15.17	\$ 230.80	
4	POLICE SERGEANT	\$ 129,469	\$ 120.65	\$ 41.45	\$ 13.86	\$ 12.38	\$ 188.35	
5	POLICE CORPORAL	\$ 119,463	\$ 111.32	\$ 38.25	\$ 12.79	\$ 11.42	\$ 173.79	
6	POLICE OFFICER	\$ 102,884	\$ 95.87	\$ 32.94	\$ 11.02	\$ 9.84	\$ 149.67	
7	ADMINISTRATIVE ANALYST I	\$ 88,447	\$ 82.42	\$ 28.32	\$ 9.47	\$ 8.46	\$ 128.67	
8	ADMINISTRATIVE ANALYST II	\$ 92,825	\$ 86.50	\$ 29.72	\$ 9.94	\$ 8.88	\$ 135.04	
9	COMMUNICATIONS MANAGER	\$ 108,685	\$ 101.28	\$ 34.80	\$ 11.64	\$ 10.39	\$ 158.11	
10	COMMUNICATIONS SUPERVISOR	\$ 80,867	\$ 75.36	\$ 25.89	\$ 8.66	\$ 7.73	\$ 117.64	
11	COMMUNICATIONS OPERATOR I/II	\$ 65,858	\$ 61.37	\$ 21.09	\$ 7.05	\$ 6.30	\$ 95.81	
12	EXECUTIVE SECRETARY	\$ 79,874	\$ 74.43	\$ 25.57	\$ 8.55	\$ 7.64	\$ 116.20	
13	SR POLICE ASSISTANT	\$ 66,244	\$ 61.73	\$ 21.21	\$ 7.09	\$ 6.33	\$ 96.37	
14	POLICE ASSISTANT	\$ 63,050	\$ 58.75	\$ 20.19	\$ 6.75	\$ 6.03	\$ 91.72	
15	POLICE CLERK	\$ 49,556	\$ 46.18	\$ 15.87	\$ 5.31	\$ 4.74	\$ 72.09	
16	POLICE RECORDS SUPERVISOR	\$ 63,950	\$ 59.59	\$ 20.48	\$ 6.85	\$ 6.12	\$ 93.03	
17	OVERHEAD RATE (apply to hourly rate of positions not listed above)						45.90%	

**Notes:**

Internal admin/indirect rate of 34.4% is applied to hourly personnel rate.  
External admin/indirect rate of 11.5% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Code Enforcement Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	POLICE LIEUTENANT	\$ 160,425	\$ 130.86	\$ 87.16	\$ 29.30	\$ 17.40	\$ 264.72	
2	SR. CODE ENFORCEMENT OFFICER	\$ 88,662	\$ 72.32	\$ 48.17	\$ 16.19	\$ 9.62	\$ 146.30	
3	CODE ENFORCEMENT OFFICER	\$ 66,362	\$ 54.13	\$ 36.05	\$ 12.12	\$ 7.20	\$ 109.50	
4	POLICE CLERK	\$ 45,892	\$ 37.43	\$ 24.93	\$ 8.38	\$ 4.98	\$ 75.73	
5	SECRETARY	\$ 48,555	\$ 39.61	\$ 26.38	\$ 8.87	\$ 5.27	\$ 80.12	

**Notes:**

Internal admin/indirect rate of 66.6% is applied to hourly personnel rate.  
External admin/indirect rate of 22.4% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Water Department Hourly Rates

Line No.	Position	Hourly	
		FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
1	Utility Supervisor	\$ 7.74	\$ 117.74
2	Heavy Equipment Operator	\$ 4.93	\$ 74.93
3	Pipe Mechanic II	\$ 4.93	\$ 74.93
4	Public Works Maint. Worker II	\$ 4.22	\$ 64.22
5	Senior Meter Mechanic	\$ 4.93	\$ 74.93
6	Engineering Technician II	\$ 4.22	\$ 64.22
7	Reservoir Keeper	\$ 4.22	\$ 64.22
8	Senior Meter Reader	\$ 5.07	\$ 77.07
9	Customer Service Representative	\$ 4.43	\$ 67.43
10	Meter Reader	\$ 4.43	\$ 67.43
11	Customer Service Supervisor	\$ 5.07	\$ 77.07
12	Utility Field Representative	\$ 4.57	\$ 69.57
13	Accounting Manager	\$ 5.21	\$ 79.21
14	Cashier	\$ 4.08	\$ 62.08
15	Administration Analyst	\$ 5.63	\$ 85.63
16	Water Quality Analyst	\$ 4.22	\$ 64.22

**Notes:**

Internal admin/indirect rate of 0% is applied to hourly personnel rate.  
External admin/indirect rate of 0% is applied to hourly personnel rate.



## City of Vallejo Master Fee Schedule FY 2021-2022 Building Division Hourly Rates

Line No.	Position	Annual Salary	Salary & Benefits	Hourly			FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
				Internal Dept Admin	External Support			
1	CHIEF BUILDING OFFICIAL	\$ 157,095	\$ 125.64	\$ 177.64	\$ 98.26	\$ 28.25	\$ 429.80	
2	BUILDING INSPECTION SUPERVISOR	\$ 99,374	\$ 79.48	\$ 112.37	\$ 62.16	\$ 17.87	\$ 271.88	
3	BUILDING INSPECTOR II	\$ 66,804	\$ 53.43	\$ 75.54	\$ 41.79	\$ 12.01	\$ 182.77	
4	BUILDING PERMIT TECHNICIAN II	\$ 65,242	\$ 52.18	\$ 73.77	\$ 40.81	\$ 11.73	\$ 178.50	
5	BUILDING PERMIT TECHNICIAN I	\$ 60,583	\$ 48.45	\$ 68.51	\$ 37.89	\$ 10.90	\$ 165.75	
6	ADMINISTRATIVE ANALYST II	\$ 102,572	\$ 82.04	\$ 115.99	\$ 64.16	\$ 18.45	\$ 280.63	
7	ADMINISTRATIVE ANALYST I	\$ 88,447	\$ 70.74	\$ 100.01	\$ 55.32	\$ 15.91	\$ 241.98	
8	SECRETARY	\$ 50,985	\$ 40.78	\$ 57.65	\$ 31.89	\$ 9.17	\$ 139.49	
9	COMPOSITE HOURLY RATE					\$ 11.12	\$ 169.12	

**Notes:**

Internal admin/indirect rate of 141.4% is applied to hourly personnel rate.

External admin/indirect rate of 78.2% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Planning Division Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	PLANNING MANAGER	\$ 132,352	\$ 116.02	\$ 58.70	\$ 61.01	\$ 16.59	\$ 252.32	
2	SR. PLANNER	\$ 113,258	\$ 99.28	\$ 50.23	\$ 52.21	\$ 14.19	\$ 215.91	
3	ASSOCIATE PLANNER	\$ 79,948	\$ 70.08	\$ 35.46	\$ 36.85	\$ 10.02	\$ 152.41	
4	PLANNING TECHNICIAN	\$ 45,437	\$ 39.83	\$ 20.15	\$ 20.95	\$ 5.69	\$ 86.62	
5	COMPOSITE HOURLY RATE					\$ 13.58	\$ 206.58	

**Notes:**

Internal admin/indirect rate of 50.6% is applied to hourly personnel rate.  
External admin/indirect rate of 52.6% is applied to hourly personnel rate.

## City of Vallejo Master Fee Schedule FY 2021-2022 Engineering Division Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	ASST. PW DIRECTOR/CITY ENGR.	\$ 177,631	\$ 142.11	\$ 76.43	\$ 49.80	\$ 18.88	\$ 287.22	
2	ADMINISTRATIVE ANALYST II	\$ 92,825	\$ 74.26	\$ 39.94	\$ 26.03	\$ 9.87	\$ 150.10	
3	SR. CIVIL ENGINEER	\$ 96,158	\$ 76.93	\$ 41.38	\$ 26.96	\$ 10.22	\$ 155.49	
4	ASSOC CIVIL ENGINEER	\$ 86,982	\$ 69.59	\$ 37.43	\$ 24.39	\$ 9.25	\$ 140.65	
5	ASSISTANT CIVIL ENGINEER	\$ 76,526	\$ 61.22	\$ 32.93	\$ 21.46	\$ 8.13	\$ 123.74	
6	SR. ENGINEERING TECHNICIAN	\$ 81,491	\$ 65.19	\$ 35.07	\$ 22.85	\$ 8.66	\$ 131.77	
7	ENGINEERING TECHNICIAN II	\$ 72,956	\$ 58.37	\$ 31.39	\$ 20.46	\$ 7.75	\$ 117.97	
8	SECRETARY	\$ 49,457	\$ 39.57	\$ 21.28	\$ 13.87	\$ 5.26	\$ 79.97	

**Notes:**

Internal admin/indirect rate of 53.8% is applied to hourly personnel rate.

External admin/indirect rate of 35% is applied to hourly personnel rate.

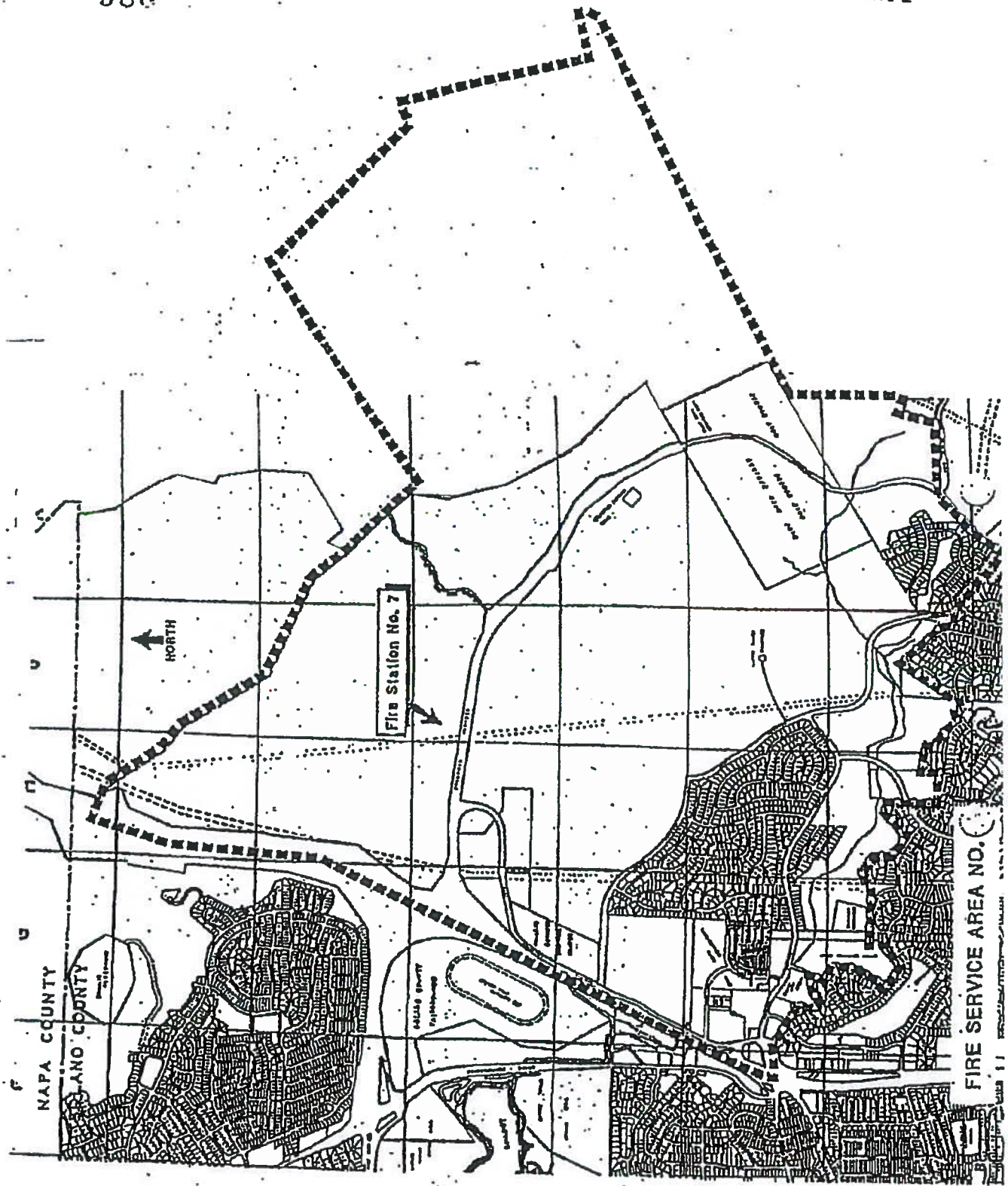
## City of Vallejo Master Fee Schedule FY 2021-2022 Fire Department Hourly Rates

Line No.	Position	Annual Salary	Hourly				FY21-22 Rate Increase 4.07% - Cumulative	Total Hourly Rate
			Salary & Benefits	Internal Dept Admin	External Support			
1	FIRE CHIEF	\$ 205,008	\$ 194.99	\$ 224.20	\$ 43.22	\$ 32.54	\$ 494.95	
2	DEPUTY FIRE CHIEF	\$ 176,059	\$ 167.45	\$ 192.54	\$ 37.12	\$ 27.94	\$ 425.06	
3	EXECUTIVE SECRETARY	\$ 77,169	\$ 73.40	\$ 84.39	\$ 16.27	\$ 12.25	\$ 186.31	
4	BATTALION/DIV. CHIEF	\$ 157,159	\$ 149.48	\$ 171.87	\$ 33.14	\$ 24.94	\$ 379.43	
5	FIRE CAPTAIN	\$ 125,752	\$ 119.60	\$ 137.53	\$ 26.51	\$ 19.96	\$ 303.60	
6	FIRE ENGINEER	\$ 112,209	\$ 106.72	\$ 122.72	\$ 23.66	\$ 17.81	\$ 270.91	
7	FIREFIGHTER	\$ 105,092	\$ 99.95	\$ 114.93	\$ 22.16	\$ 16.68	\$ 253.72	
8	PARAMEDIC COORDINATOR	\$ 128,905	\$ 122.60	\$ 140.97	\$ 27.18	\$ 20.46	\$ 311.21	
9	FIRE PREVENTION MANAGER	\$ 134,650	\$ 128.07	\$ 147.26	\$ 28.39	\$ 21.37	\$ 325.08	
10	FIRE PREV.INSPECTOR NON-SAFETY	\$ 72,782	\$ 69.22	\$ 79.60	\$ 15.35	\$ 11.55	\$ 175.72	
11	SECRETARY	\$ 50,985	\$ 48.49	\$ 55.76	\$ 10.75	\$ 8.09	\$ 123.09	

**Notes:**

Internal admin/indirect rate of 115% is applied to hourly personnel rate.

# ATTACHMENTS



FIRE SERVICE AREA NO. 7

NAPA COUNTY

COLUSA COUNTY

Fire Station No. 7

NORTH

RESOLUTION NO. 94-180 N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City Council adopted the Northgate Specific Area Plan (SAP) No. 88-01 in October of 1988 and amended said plan in September of 1989, and

WHEREAS, said SAP contained, among others, the following goals:

1. To provide a comprehensive circulation network, including vehicular access and bicycle/pedestrian facilities;
2. To provide and maintain public services and facilities in a manner that will not burden the existing level of service of public services and facilities within the City; and
3. To provide adequate circulation into the project, so as not to impact the existing housing; and

WHEREAS, said SAP contained, among others, the following conditions:

1. The project sponsor shall be responsible for providing all on-site and off-site infrastructure and public improvements required to provide service for the project area;
2. The project sponsor shall be solely responsible for the improvement of Columbus Parkway from northern edge of Blue Rock Springs Park to the northerly Ascot Parkway/Columbus Parkway between I-80 and the northerly Ascot Parkway/Columbus Parkway intersection to four lanes as described in the SAP. For the section of Columbus Parkway intersection, the project sponsor shall participate in a benefit district for improvements of six lanes as described in the FSEIR. The City shall determine what type of funding mechanism will be used, which project sponsors and/or property owners shall participate in these improvements, and the timing of these improvements;
3. If required by the City, the project sponsor shall participate in a Benefit District to improve that section of Admiral Callaghan Lane that is currently two lanes north of Redwood Parkway; and
4. Within three years of adoption of the SAP, the Park and Ride Lot shall be designed and constructed by the project sponsor; and

WHEREAS, the Conditions of Approval for the amended Northgate Tentative Map No. 88-29A approved in October of 1989, reiterated these SAP conditions and added other conditions including the following:

1. All development within the project area may be subject to new and/or additional development fees and taxes as adopted by the City Council; and

WHEREAS, the relevant transportation improvements including potential financing mechanisms are part of the proposed project and/or conditions of approval for the Northgate project which has been analyzed in conformance with CEQA; and

WHEREAS, the project sponsor declared bankruptcy in June of 1992 and is, therefore, unable to fulfill the above mentioned Conditions of Approval; and

WHEREAS, the current Northgate Area property owners have expressed their desire to proceed with the development of their respective parcels; and

WHEREAS, Chapter 3.07 "Transportation Impact Mitigation Fee" of the Vallejo Municipal Code gives the City Council authority to establish fees to provide funding for required transportation facilities within specific areas of the City; and

WHEREAS, on March 1, 1994, the City Council adopted Resolution No. 94-81 N.C. receiving the Engineer's Report and setting the public hearing for March 29, 1994; and

WHEREAS, on March 15, 1994, the City Council adopted Resolution No. 94-101 N.C. resetting the public hearing for April 12, 1994; and

WHEREAS, on March 4, 1994, notices were sent to all of the affected property owners, as well as other interested parties; and

WHEREAS, on March 27, 1994, and on April 1, 1994, the notice was published in the Times Herald newspaper; and

WHEREAS, on April 12, 1994, the City Council held a public hearing on proposed fees; and

WHEREAS, the City Council has considered all oral and written statements made or filed by the affected property owners and other interested persons; and

WHEREAS, the City Council finds and declares that it is in the best interest of the public health, safety and welfare to consider the establishment of fees to complete the transportation improvements within Northgate Area Fee District No. 94-1.



BE IT RESOLVED as follows:

- Section 1. The City Council hereby approves the Engineer's Report on proposed fee schedules for Transportation Improvements in Northgate Area Fee District No. 94-1 dated February 1994, which generally describes the improvements to be constructed or installed and paid for by these fees and the method of determining said fees.
- Section 2. The City Council hereby confirms and adopts the Northgate Area Fee District No. 94-1 diagram as filed with the City Clerk, attached hereto as Exhibit "A" and incorporated herein by reference.
- Section 3. The City Council hereby confirms and adopts the Northgate Transportation Improvements Fee Schedule, attached hereto as Exhibit "B" and incorporated herein by reference.
- Section 4. The City Council hereby authorizes and directs the City Engineer to determine the phasing and implement the construction of improvements funded by these fees.
- Section 5. The City Council authorizes and directs the Finance Director to disburse monies collected from these fees for expenses incurred by the City in administering this Fee District and the construction of these transportation improvements.
- Section 6. The City Council authorizes and directs the City Clerk to file for record certified copies of the (i) Northgate Area Fee District No. 94-1 diagram (Exhibit "A") and (ii) the Transportation Improvements Fee Schedule (Exhibit "B") in the office of the Recorder of Solano County, California.
- Section 7. The City Council hereby directs staff to bring these fees back to the Council within the next five months. The Northgate Transportation Impact Fee Schedule adopted herein shall remain in effect until a replacement funding mechanism has been established and implemented.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on April 26, 1994, by the following vote:

AYES: Mayor Intintoli, Councilmembers Boschee, Exline, Hicks, Higgins, Patchell and Villanueva

NOES: None

ABSENT: None

  
\_\_\_\_\_  
ANTHONY J. INTINTOLI, JR., MAYOR

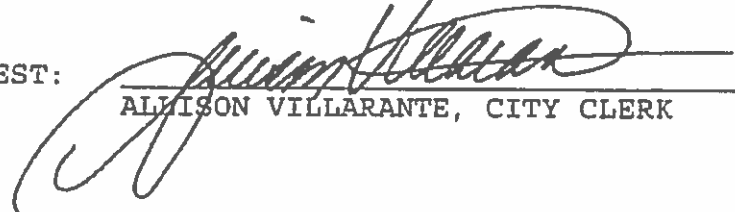
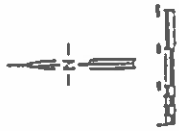
ATTEST:   
\_\_\_\_\_  
ALLISON VILLARANTE, CITY CLERK

DIAGRAM  
of  
NORTHGATE AREA  
FEE DISTRICT NO. 94-1  
CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA



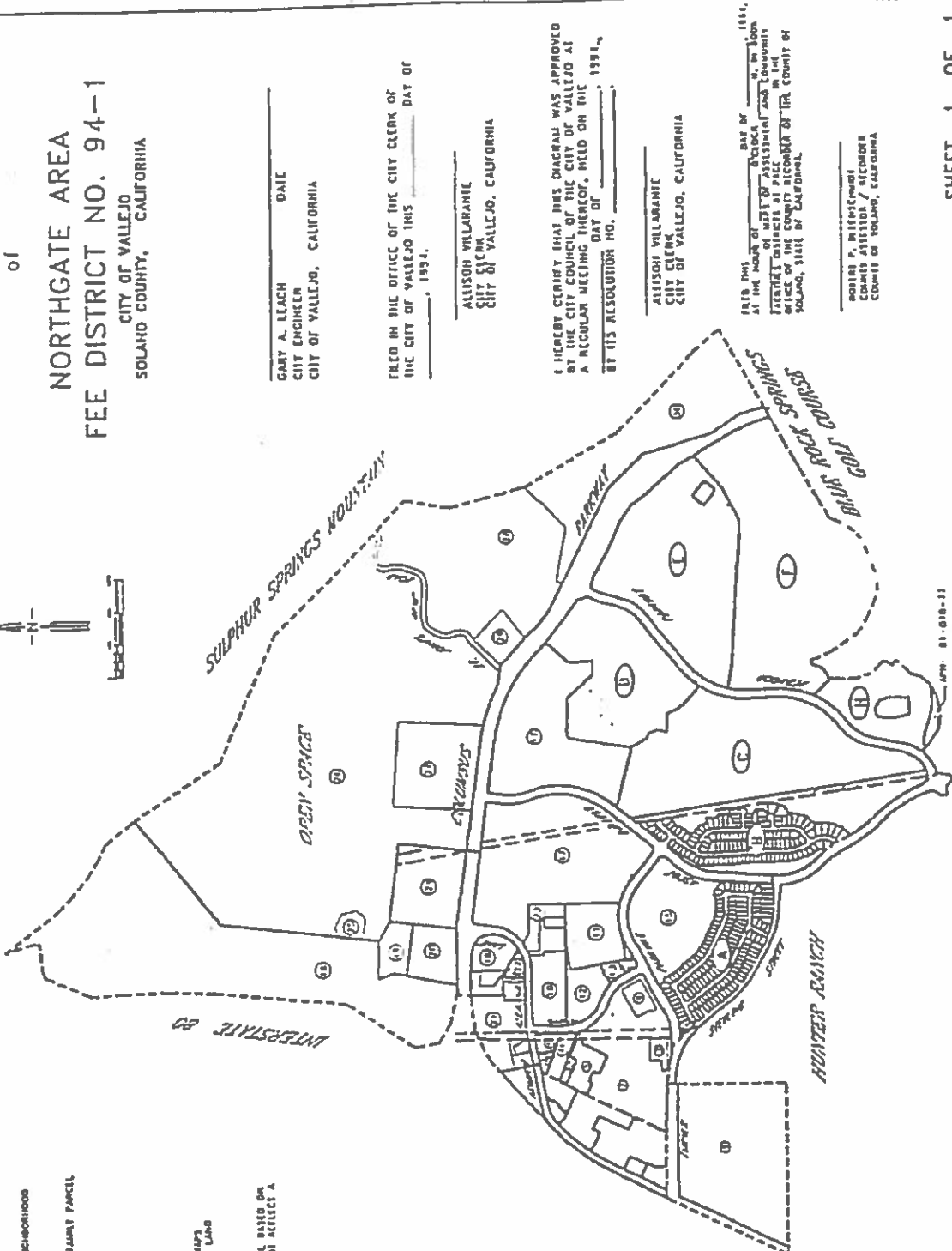
- REFERENCE NO.
- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
  - COMMERCIAL, OFFICE OR MULTIFAMILY PARCEL
  - DISTRICT BOUNDARY

**NOTES:**  
REFERENCE IS MADE TO THE COUNTY ASSISTANT'S MAPS FOR THE DIMENSIONS OF THE VARIOUS PARCELS OF LAND WITHIN THE DISTRICT

ALLEGES AND OTHERWISE SHOWN ON THIS MAP ARE BASED ON RECORD DATA ON SCALE INFORMATION AND DO NOT REFLECT A FIELD SURVEY

**REFERENCE TABLE**

PARCEL NO.	AREA	APPLICABLE ZONING
1	81-010-01	
2	81-010-02	
3	81-010-03	
4	81-010-04	
5	81-010-05	
6	81-010-06	
7	81-010-07	
8	81-010-08	
9	81-010-09	
10	81-010-10	
11	81-010-11	
12	81-010-12	
13	81-010-13	
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92	81-010-92	
93	81-010-93	
94	81-010-94	
95	81-010-95	
96	81-010-96	
97	81-010-97	
98	81-010-98	
99	81-010-99	
100	81-010-100	



GARY A. LEACH  
CITY ENGINEER  
CITY OF VALLEJO, CALIFORNIA

FRED IN THE OFFICE OF THE CITY CLERK OF  
THE CITY OF VALLEJO THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 1994.

ALLISON VILARAME  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

I HEREBY CERTIFY THAT THIS DIAGRAM WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO AT  
A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 1994,  
BY ITS RESOLUTION NO. \_\_\_\_\_.

ALLISON VILARAME  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

THIS PLAN WAS PREPARED BY \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
AT THE HOME OF \_\_\_\_\_ AND \_\_\_\_\_  
OF \_\_\_\_\_ AND \_\_\_\_\_  
ATTORNEYS AT LAW IN THE  
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF  
SOLANO, STATE OF CALIFORNIA.

ROBERT P. MICHELETTI  
COUNTY ASSISTANT / RECORDER  
COUNTY OF SOLANO, CALIFORNIA

FIGURE 3

March 28, 1993

FIGURE 1  
 TRANSPORTATION IMPROVEMENTS  
 FEE SCHEDULE

Rev. 2/09/94

Northgate Area Fee District No. 94-1

Parcel

No.	Land Use	Total SF	Per SF
<b>COMMERCIAL</b>			
	Business/Office	1,602,844	\$2.91
	Retail	1,305,286	\$6.01
<b>RESIDENTIAL</b>			
		Units	Per Unit
A	Single Family	80	\$2,018.00
B	Single Family	127	\$2,018.00
C	Single Family	306	\$2,018.00
D	Single Family	173	\$2,018.00
E	Single Family	269	\$2,018.00
F	Single Family	364	\$2,018.00
H	Single Family	25	\$2,018.00
15	Multi-family	316	\$1,342.00
		<u>1,660</u>	

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CITY OF VALLEJO

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Transportation Dept.  
City Hall  
Vallejo, CA 94590

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Official Records  
County of Solano  
Robert Blechschmidt  
Assessor/Recorder

THE  
CITY OF  
VALLEJO, CALIFORNIA  
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1993-00044676

RESOLUTION NO. 93-215 N. C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City Council of the City of Vallejo, previously adopted Resolution No. 93-41 N.C., on January 19, 1993, to initiate proceedings pursuant to Chapter 14.36 of the Vallejo Municipal Code for the formation of a local improvement benefit district, designated Northgate Area Benefit District No. 93-1 (the "District"), and

WHEREAS, it is the intent of said benefit district to provide the means whereby, upon entering an agreement for reimbursement with the City of Vallejo, certain land owners within the district may advance the full cost of public improvements that will benefit neighboring lands in the district with assurance that reimbursement on an equitable basis will be forthcoming in accordance with Vallejo Municipal Code (VMC) Chapter 14.36, and

WHEREAS, the City Council of the City of Vallejo has received and considered the report prepared by the City Engineer on the Northgate Area Benefit District No. 93-1 as previously ordered, and

WHEREAS, on March 16, 1993, the City Council of the City of Vallejo adopted Resolution No. 93-121 N.C. preliminarily approving the Engineer's Report and setting the public hearing for March 30, 1993, and

WHEREAS, on March 19, 1993, notices were sent to all of the affected property owners; on March 18, 1993, notices were posted within the district boundaries; and on March 19, 1993, the notice was published in the Times Herald newspaper in accordance with VMC Section 14.36.080.

WHEREAS, on March 30, 1993, the City Council adopted Resolution No. 93-149 N.C. to continue the public hearing to April 20, 1993, and

WHEREAS, on April 20, 1993, the City Council adopted Resolution No. 93-182 N.C. to continue the public hearing to May 4, 1993, and

WHEREAS, the City Council of the City of Vallejo has closed the public hearing on Northgate Area Benefit District No. 93-1, and

WHEREAS, the City Council of the City of Vallejo has considered all oral statements, all written protests, and communications made or filed by any interested person, and

WHEREAS, meetings have been held with property owners within the proposed district to receive comments on the Engineer's Report, and

WHEREAS, the Engineer's Report has been amended to reflect public input, as summarized on Exhibit "A" attached hereto and made a part hereof, and

WHEREAS, the City Council of the City of Vallejo has determined that a majority protest has not been filed; now, therefore

BE IT RESOLVED that:

SECTION 1. The City Council of the City of Vallejo hereby approves the Engineer's Report as amended.

SECTION 2. The City Council hereby orders the formation of Northgate Area Benefit District No. 93-1.

SECTION 3. The City Council hereby confirms and adopts the Northgate Area Benefit District No. 93-1 Diagram as filed with the City Clerk on March 16, 1993, attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION 4. The City Council hereby confirms and adopts the Benefit Schedule, attached hereto as Exhibit "C" and incorporated herein by reference.

SECTION 5. The City Council hereby directs the City Engineer to develop a method for apportioning the money collected under the Benefit Schedule, including any interest earned on such money, and/or applying any credits to those property owners in the district with whom the City has entered into an agreement relating to the making of advances or construction of the public improvements identified within the Engineer's Report.

SECTION 6. The City Council of the City of Vallejo hereby directs the Finance Director to make the payments in accordance with the method established by the City Engineer, after deducting an administrative fee of 2% from the moneys collected from this benefit district.

SECTION 7. The City Clerk is hereby directed to file for recordation certified copies of the (i) Northgate Area Benefit District No. 93-1 Diagram (Exhibit B) and (ii) Benefit Schedule (Exhibit C) with the Office of the Solano County Recorder.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on May 11, 1993, by the following vote:

AYES: Mayor Intintoli, Councilmembers Boschee, Exline, Hicks, Higgins, Kay and Villanueva

NOES: None

ABSENT: None

/s/Anthony J. Intintoli, Jr.  
ANTHONY J. INTINTOLI, JR., MAYOR

ATTEST: /s/Allison Villarante  
ALLISON VILLARANTE, CITY CLERK

J:\AI\WT\PWRS2171

THE WITHIN INSTRUMENT IS A  
CORRECT COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE.

DATE: 5-23-93  
ATTEST: *Allison Villarante*  
ALLISON VILLARANTE  
CITY CLERK & EX-OFFICIO CLERK OF THE  
COUNCIL OF THE CITY OF VALLEJO

Exhibit "C"

NORTHGATE AREA BENEFIT DISTRICT NO. 93-1

BENEFIT SCHEDULE

<u>Diagram No. Or Letter</u>	<u>Name</u>	<u>County Assessor's Reference</u>	<u>Amount</u>
2		81-570-110	12,951
3		81-570-100	0
4		81-570-120	0
5	(COMCL III)	81-560-060	0
6		81-560-050	0
7		81-560-020	0
8		81-560-010	0
9		81-560-010	0
11	(COMCL I)	81-570-030	0
12		81-570-060	19,862
13	(COMCL II)	81-570-070	3,114
14		81-570-060	2,573
15	(MULTIFAMILY)	81-040-710 & 81-040-690 (POR)	855,003
16	(OFFICE PARK)	81-010-010	6,812
17	(BUS. PARK)	81-040-430 & 81-040-690 (POR)	815,807
25		182-020-050	0
26		182-020-030	0
27	(OPEN SPACE)	182-020-040	0
28		182-020-060	0
29		182-020-070	0
30		81-040-160	0
A		81 Fes. 58 & 59	501,265
B		81 Fes. 60 & 61	515,483
C		81-040-860 (POR)	1,302,214
D		81-040-840	685,113
E		81-040-820	1,804,495
F		81-040-870 & 81-040-890	1,854,835
H		81-040-860 (POR)	133,871
TOTAL			\$8,513,401

END OF  
DOCUMENT



*Erica Hamilton*

*Gary A. Leach*

ENGINEER'S REPORT  
on proposed  
FEE SCHEDULES  
for  
TRANSPORTATION IMPROVEMENTS  
and  
PUBLIC FACILITIES  
in  
NORTHGATE AREA FEE DISTRICT NO. 94-1

prepared by the  
City of Vallejo  
Department of Public Works

Gary A. Leach  
City Engineer

February, 1994



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Fee Schedules for Transportation  
Improvements and Public Facilities  
Northgate Area Fee District No. 94-1

I. SUMMARY

Authorization and Purpose

This report has been prepared at the direction of the Vallejo City Council. The purpose of the report is to provide for fee schedules which will generate funds to pay for the cost to construct transportation improvements and public facilities in the Northgate Area.

Basis for Distribution of Cost

The estimated cost to construct the various improvements including incidental expense has been distributed to the properties within the District Boundary according to the estimated benefits to be received respectively by each parcel from the improvements to be constructed with these fees.

Proposed Fee Schedule for Transportation Improvements

Transportation improvements include the widening of Columbus Parkway and Admiral Callaghan Lane and the construction of a park and ride lot. They are estimated to cost \$15.6 million. The estimated cost to improve Columbus Parkway and to construct the Park and Ride access has been distributed to all properties according to the estimated number of peak hour trips that each parcel will generate. The estimated cost of the Park and Ride lot has been distributed to residential properties, only, according to peak hour trips. The estimated cost to construct Admiral Callaghan Lane has been distributed to commercial properties, only, according to direct frontage and peak hour traffic. The recommended fee schedule for Transportation improvements appears as Figure 1.

Proposed Fee Schedule for Public Facilities

Public Facilities to be constructed include the improvement of Rindler Creek, Public Open Space improvements north of Columbus Parkway and Emergency Work performed by the City in order to protect certain properties. These improvements are estimated to cost \$2.6 million. The estimated cost of the Rindler Creek improvements and emergency work have been distributed to the specific parcels benefiting from these improvements. The open space improvements have been distributed to residential neighborhoods according to equivalent units remaining to be constructed. The recommended fee schedule for Public Facilities improvements appears as Figure 2.

District Boundaries

The Boundary of the proposed Northgate Fee District No. 94-1 includes all those parcels of land located within or adjacent to Specific Plan Area No. 3 covering a portion of the Northeast Quadrant of the City of Vallejo. The proposed boundaries are shown on Figure 3. The District includes all of the lots, pieces and parcels of land within the District Boundary. Parcels with known development plans or with development potential have been numbered from 1 to 24. Single family residential neighborhoods are indicated by letters A through H (excluding G) on Figure 3. Reference has been made to the maps of the County Assessor for the detailed lines and descriptions of these parcels. A table listing the Assessors parcel Book, Page, and parcel numbers is provided on Figure 3.

FIGURE 1  
 TRANSPORTATION IMPROVEMENTS  
 FEE SCHEDULE

Rev. 2/09/94

Northgate Area Fee District No. 94-1

Parcel No.	Land Use	Total SF	Per SF
<b>COMMERCIAL</b>			
	Business/Office	1,602,844	\$2.91
	Retail	1,305,286	\$6.01
<b>RESIDENTIAL</b>			
		Units	Per Unit
A	Single Family	80	\$2,018.00
B	Single Family	127	\$2,018.00
C	Single Family	306	\$2,018.00
D	Single Family	173	\$2,018.00
E	Single Family	269	\$2,018.00
F	Single Family	364	\$2,018.00
H	Single Family	25	\$2,018.00
15	Multi-family	316	\$1,342.00
		<u>1,660</u>	

*119%  
 w/ 50% of  
 3.4 from  
 envelope*

*(28% increase)  
 w/out  
 Overlap  
 parcels*

*Base Fee*

*2305*

*\$2592*

*1991-92 \$1,000,000*

*\$1533*

*\$1723*

FIGURE 2  
PUBLIC FACILITIES FEE SCHEDULE

Rev. 2/09/94

## NORTHGATE AREA FEE DISTRICT NO. 94-1

Parcel No.	Land Use	Other Description	Undeveloped Pad Area (SF)	Per SF
<b>COMMERCIAL</b>				
1.	Mixed Use	50% Office/50% Commercial	558,221	\$0.07
2.	Shopping Center	Commercial (Pad K,L,Y & Z)	35,200	\$0.01
3.	Shopping Center	Service Merchandise	0	
4.	Shopping Center	Home Base	0	
5.	Shopping Center	Save Mart	0	
6.	Shopping Center	Multi-use Retail	0	
7.	Shopping Center	Longs	0	
8.	Shopping Center	Multi-use Retail	0	
9.	Shopping Center	Chevy's Restaurant	0	
10.	Shopping Center	Restaur., Bank, Toys R Us	20,400	
11.	Shopping Center	Costco	0	
12.	Shopping Center	Restaurant/Retail (Pad B)	20,600	\$0.03
13.	Shopping Center	Chevron (Pad F)	2,186	\$0.03
14.	Shopping Center	Commercial (Pad G)	6,000	\$0.03
16.	General Office	Office Park	41,382	
17.	General Office	Business Park	1,017,562	\$1.38
18.	Mixed Use	60% office, 40% Commercial	163,350	
19.	General Office	Office	122,839	
20.	General Merchand.	Commercial	95,178	
21.	General Merchand.	Commercial	197,980	
22.	Mixed Use	50% office/50% Commercial	14,701	
23.	General Office	Office	17,424	
24.	General Merchand.	Home Depot	9,000	
Total Commercial			2,322,023	
<b>RESIDENTIAL</b>				
			Units	Per Unit
A	Single Family		80	\$128.24
B	Single Family		127	\$101.58
C	Single Family		306	\$74.92
D	Single Family		173	\$2,523.15
E	Single Family		269	\$2,178.72
F	Single Family		364	\$74.92
H	Single Family		25	\$74.92
15	Multi-family		316	\$74.20
Total Residential			1660	

# DIAGRAM

of

## NORTHGATE AREA FEE DISTRICT NO. 94-1 CITY OF VALLEJO SOLANO COUNTY, CALIFORNIA



### REFERENCE NO.

- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- COMMERCIAL OFFICE OR MULTIFAMILY PARCEL
- DISTRICT BOUNDARY

### NOTES:

REFERENCE IS MADE TO THE COUNTY ASSESSOR'S MAPS FOR THE DIMENSIONS OF THE VARIOUS PARCELS OF LAND WITHIN THE DISTRICT

BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE BASED ON RECORD DATA OR SCALED INFORMATION AND DO NOT REFLECT A FIELD SURVEY.

### REFERENCE TABLE

DIAGRAM NO. COUNTY ASSESSOR'S PARCEL NO.  
OR LETTER

1	81-010-01
2	81-010-11
3	81-010-10
4	81-010-12
5	81-010-05
6	81-010-07
7	81-010-01
8	81-010-01
9	81-010-01
10	81-010-01
11	81-010-01
12	81-010-01
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99	81-010-01
100	81-010-01

FIGURE 3

GARY A. LEACH  
CITY ENGINEER  
CITY OF VALLEJO, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF  
THE CITY OF VALLEJO THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 1994.

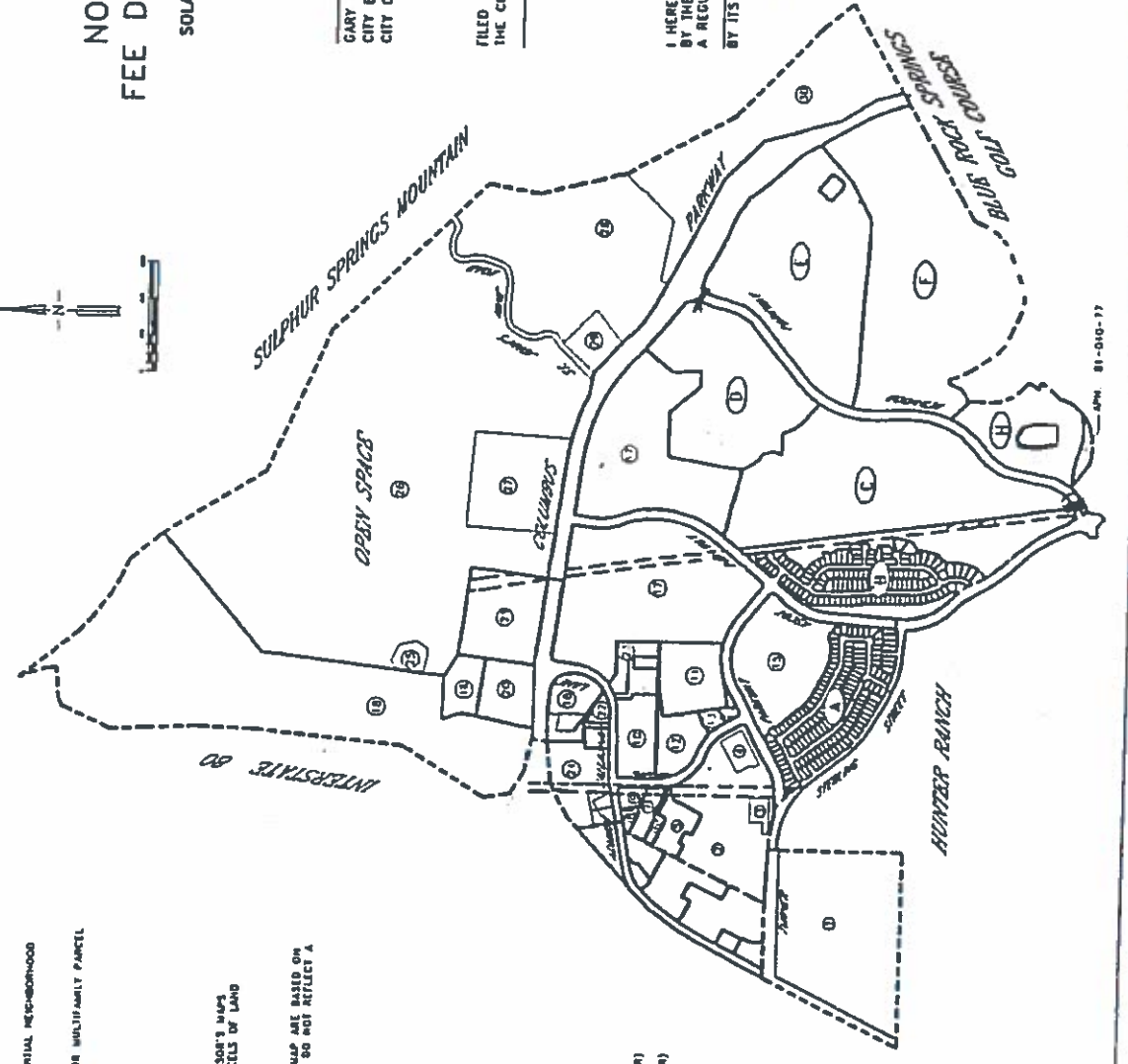
ALLISON VILLARANTE  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

I HEREBY CERTIFY THAT THIS DIAGRAM WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO AT  
A REGULAR MEETING THEREOF, HELD ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
BY ITS RESOLUTION NO. \_\_\_\_\_.

ALLISON VILLARANTE  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
AT THE HOUR OF \_\_\_\_\_ O'CLOCK  
IN BOOK \_\_\_\_\_ IN BOOK \_\_\_\_\_  
SERIES DISTRICTS OF PARCELS AND COMMUNITY  
EASEMENTS OF THE CITY OF VALLEJO IN THE  
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF  
SOLANO, STATE OF CALIFORNIA.

MARKET # \_\_\_\_\_  
COUNTY ASSESSOR / CLERK  
COUNTY OF SOLANO, CALIFORNIA



MARCH 20, 1993



## II. DESCRIPTION OF IMPROVEMENTS

The improvements to be constructed include public transportation, drainage and boulevard landscaping improvements which have been identified as necessary to support the development in the vicinity of the Northgate Area. Also included as fee District improvements are emergency construction measures which were taken by the City of Vallejo to protect existing facilities and for public safety reasons. A map of which identifies the general location of the improvements to be made appears as Figure 12.

### Transportation Improvements

Transportation improvements include 1) the widening of Columbus Parkway from Interstate 80 to The Blue Rock Springs Golf Course to two and/or three through lanes in each direction, including the signalization of intersections, construction of storm drains and utilities 2) the improvement of Admiral Callaghan Lane at its intersection with Columbus Parkway and widening approximately 1500 linear feet southerly of Turner Parkway and 3) the construction of a Park and Ride Lot near the intersection of Ascot Parkway and Columbus Parkway including the access road to the proposed facility.

### Public Facilities

Public facilities to be constructed with Fee District Revenues include 1) completion of the relocation of Rindler Creek between Admiral Callaghan Lane and Redwood Parkway, 2) Public Open Space Improvements north of Columbus Parkway including access roads and trails and 3) emergency work performed to date by the City of Vallejo Public Works Department.

## III. ESTIMATED COST OF IMPROVEMENTS

### Summary Cost Estimate

A summary of the total project costs for Transportation and Public Facilities appears as Figure 4. Total transportation improvement costs are estimated at \$15.6 million. Total Public Facilities construction is estimated at \$2.6 million. The summary estimate includes consulting fees necessary for the preparation of this report and previous traffic studies. The estimated total cost of the transportation improvements plus public facilities is \$18.2 million.

### Detailed Cost Estimates

Construction cost estimates prepared by the City of Vallejo Public Works Department follow the summary estimates. Estimates are based upon detailed plans for the Phase I Columbus Parkway Improvements and for Admiral Callaghan Lane. Phase 2, Columbus Parkway estimates, park and ride lot estimates and estimates for Public Facilities are based upon conceptual plans only. Accordingly, the actual cost of the improvements to be constructed may exceed the estimates. If revised estimates based upon detailed plans and specifications in the future exceed fee district revenues it may be necessary for the proposed transportation improvements or public facilities to be scaled back or funded by another source.

**FIGURE 4  
SUMMARY COST ESTIMATE WITH CONSULTANT FEES**

**NORTHGATE AREA FEE DISTRICT NO. 94-1**

		Total
<b>A. TRANSPORTATION IMPROVEMENTS</b>		
1. Park & Ride Lot and Access Road		
a. Park & Ride Lot		\$414,263
b. Access Road		\$439,226
	Subtotal:	\$853,489
2. Admiral Callaghan Lane Widening (From Columbus Parkway to Southwest Corner of Cooke's property)		
a. South of Turner Parkway		\$1,154,938
b. Columbus Pkwy to Turner Pkwy		\$1,080,826
	Subtotal:	\$2,235,764
3. Columbus Parkway (Blue Rock Springs Road to I-80)		
a. I-80 to St. John's Mine Rd.		\$6,599,863
b. St. John's Mine to Bl. Rock Spgs		\$5,898,288
	Subtotal:	\$12,498,151
4. Consultant's Fees	Subtotal Transportation:	\$15,587,404
		\$57,389
	Total Transportation:	\$15,644,793
<b>B. PUBLIC FACILITIES</b>		
1. Rindler Creek Improvements		
a. Bonded		\$575,590
b. Unbonded		\$469,637
c. Liens		\$655,172
	Subtotal:	\$1,700,399
2. Public Open Space North of Columbus Pkwy		
a. Open space fencing, trails & access		\$112,646
	Subtotal:	\$112,646
3. Emergency Work		\$740,390
	Subtotal Public Facilities:	\$2,553,435
4. Consultant's Fees		\$11,243
	Total Public Facilities:	\$2,564,678
	Grand Total:	\$18,209,471

PUBLIC WORKS DEPARTMENT  
 CITY OF VALLEJO  
NORTHGATE FEE DISTRICT NO. 93-2  
SUMMARY COST ESTIMATE

<u>A. TRANSPORTATION IMPROVEMENTS</u>	<u>AMOUNT</u>
1. Park and Ride Lot & Access Road Improvements	\$ 853,489.00
2. Admiral Callaghan Lane South of Turner Parkway.	\$ 1,154,938.00 <sup>Asmt Ct Cost</sup> <u>(313,918)</u> <sup>2539,571</sup>
3. Admiral Callaghan Lane South of Columbus Parkway.	\$ 1,080,826.00
4. Columbus Parkway, I-80 to St. John's Mine Road	\$ 6,599,863.00
5. Columbus Parkway, St. John's Mine Road to Blue Rock Springs Park.	<u>\$ 5,898,288.00</u>
SUBTOTAL	\$ 15,587,404.00
<u>B. PUBLIC FACILITIES IMPROVEMENTS</u>	
1. Remainder of Rindler Creek Improvements	\$ 1,700,399.00
2. Emergency Work	\$ 740,390.00
3. Open Space North of Columbus Parkway	\$ 112,646.00
SUBTOTAL	<u>\$ 2,553,435.00</u>
TOTAL	\$ 18,140,839.00

ADMIRAL CALLAGHAN LANE  
SOUTH OF TURNER PARKWAY  
VALLEJO, CALIFORNIA

SUMMARY OF COST ESTIMATE

STREET IMPROVEMENTS	\$ 497,545.00
UTILITY TRENCH	103,598.00
UTILITY UNDERGROUNDING	191,555.00
LANDSCAPING/MAINTENANCE	25,600.00
ENGINEERING/STAKING	86,500.00
SOILS ENGINEERING & TESTING	5,500.00
PERMITS/INSPECTION (5% E & I)	35,087.00
TRAFFIC SIGNAL MODIFICATION	75,000.00
CONSTRUCTION ADMINISTRATION (3%)	29,559.00
SUBTOTAL	<u>\$1,049,944.00</u>
10% CONTINGENCY	<u>104,994.00</u>
TOTAL	\$1,154,938.00

PAGE2

QUANTITY & COST ESTIMATE  
 WIDENING OF ADMIRAL CALLAGHAN LANE SOUTH OF TURNER PARKWAY  
 VALLEJO, CALIFORNIA

Page 1.

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>STREET IMPROVEMENTS</u>			
1. Demolition, Removal and/or Salvage Existing Improvements	1 L.S.		
2. Rough Grading	2,305 C.Y.	\$10,000.00	\$ 10,000.00
3. Fine Grading	70,413 S.F.	6.00	13,850.00
4. Arterial Paving:		0.20	14,082.60
a. 6.5" A.C.	38,799 S.F.	2.93	113,681.07
b. 26.5" A.B.	38,799 S.F.	3.18	123,380.82
5. 6" C & G w/6' sidewalk	1,437 L.F.	29.00	41,673.00
6. 6" Median Curb	2,874 L.F.	7.00	20,118.00
7. Street Monuments	2 EACH	270.00	540.00
8. Electroliers (Single)	18 EACH	2,500.00	45,000.00
9. Signing and Striping	1 L.S.	8,000.00	8,000.00
			<u>\$390,305.00</u>
<u>STREET IMPROVEMENTS SUBTOTAL</u>			
<u>WATER SYSTEM</u>			
10. Fire Hydrant Assembly	4 EACH	2,000.00	8,000.00
11. 14"x14"x6" Hot Tap	4 EACH	3,000.00	12,000.00
			<u>\$ 20,000.00</u>
<u>WATER SUBTOTAL</u>			
<u>STORM DRAIN SYSTEM</u>			
12. Catch Basins	2 EACH	2,000.00	4,000.00
13. 60" RCP	90 L.F.	240.00	21,600.00
14. 72" RCP	155 L.F.	288.00	44,640.00
15. Headwall & Apron	1 L.S.	10,000.00	10,000.00
16. Riprap	1 L.S.	5,000.00	5,000.00
			<u>\$ 85,240.00</u>

QUANTITY & COST ESTIMATE  
WIDENING OF ADMIRAL CALLAGHAN LANE SOUTH OF TURNER PARKWAY  
VALLEJO, CALIFORNIA

Page 2.

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>MISCELLANEOUS ITEMS</u>			
16. Erosion Control - Misc. Hay Bales	1 L.S.	\$ 2,000.00	\$ 2,000.00
MISCELLANEOUS ITEMS SUBTOTAL			\$ 2,000.00
GRAND TOTAL			\$497,545.00

ADMIRAL CALLAGHAN LANE  
SOUTH OF COLUMBUS PARKWAY  
VALLEJO, CALIFORNIA

SUMMARY OF COST ESTIMATE

GRADING	\$ 45,797.00
LANDSLIDE, (S.E. OF INTERSECTION)	267,000.00
STORM DRAIN	38,606.00
STREET IMPROVEMENTS	224,966.00
UTILITY TRENCH/UNDERGROUNDING	50,000.00
ENGINEERING/STAKING	25,000.00
SOILS ENGINEERING & TESTING	20,000.00
PERMITS/INSPECTION, (5% E & I)	37,168.00
TRAFFIC SIGNAL MODIFICATION	160,000.00
CONSTRUCTION ADMINISTRATION (3%)	25,151.00
MISCELLANEOUS	2,000.00
EROSION CONTROL	<u>5,000.00</u>
 SUBTOTAL	 \$ 900,688.00
 20% CONTINGENCY	 <u>180,138.00</u>
TOTAL	<u>\$1,080,826.00</u>

PAGES

ADMIRAL CALLAGHAN LANE  
SOUTH OF COLUMBUS PARKWAY  
VALLEJO, CALIFORNIA

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>A. GRADING</b>			
1. Remove Curb & Gutter	1,823 L.F.	\$ 5.50	\$ 10,027.00
2. Rough Grading	5,000 C.Y.	6.00	30,000.00
3. Finish Grading	28,850 S.F.	0.20	5,770.00
<b>SUBTOTAL</b>			<b>\$ 45,797.00</b>
<b>B. STREET IMPROVEMENTS</b>			
1. ADMIRAL CALLAGHAN LANE PAVING			
a. 5" A.C.	24,875 S.F.	2.25	\$ 55,968.75
b. 28" Class 2 A.B.	24,875 S.F.	3.36	83,580.00
2. 2" A.C. Overlay	62,500 S.F.	0.90	56,250.00
3. 6" Standard Curb & Gutter	1,735 L.F.	16.00	27,760.00
4. 4.5" Sidewalk	3,510 S.F.	3.25	11,407.50
5. Sidewalk Transition	400 S.F.	2.00	800.00
<b>SUBTOTAL</b>			<b>\$224,966.00</b>
<b>C. STORM DRAIN</b>			
1. 24" PVC	230 L.F.	91.20	\$ 20,976.00
2. 15" PVC	90 L.F.	57.00	5,130.00
3. Type "B" Catch Basin	3 EACH	2,000.00	6,000.00
4. 24" Inlet/Outlet Structures	2 EACH	3,000.00	6,000.00
5. Remove Catch Basin	1 EACH	500.00	500.00
<b>SUBTOTAL</b>			<b>\$ 38,606.00</b>
<b>D. MISCELLANEOUS</b>			
1. Relocate Electrolrier	4 EACH	500.00	\$ 2,000.00
<b>SUBTOTAL</b>			<b>\$ 2,000.00</b>



COLUMBUS PARKWAY  
I-80 TO ST. JOHNS MINE ROAD (PHASE II)  
VALLEJO, CALIFORNIA

SUMMARY OF COST ESTIMATE

GRADING	\$ 690,304.00
EROSION CONTROL	4,500.00
STREET IMPROVEMENTS	2,803,940.00
STORM DRAIN	218,396.00
WATER	328,860.00
UTILITY TRENCH FOR SIGNAL AND STREET LIGHT	135,000.00
UTILITY UNDERGROUNDING	64,600.00
LANDSCAPING	336,647.00
ENGINEERING/STAKING	181,620.00
SOILS ENGINEERING & TESTING	71,100.00
TRAFFIC SIGNAL (ONE) (Cal. & Assect)	125,000.00
MISCELLANEOUS	154,543.00
PERMITS/INSPECTION (5% E & I)	229,511.00
CONSTRUCTION ADMINISTRATION (3%)	<u>155,865.00</u>
SUBTOTAL	\$ 5,499,886.00
20% CONTINGENCY	\$ <u>1,099,977.20</u>
TOTAL	\$ 6,599,863.20

COLUMBUS PARKWAY  
I-80 TO ADMIRAL CALLAGHAN LANE (PHASE II)  
VALLEJO, CALIFORNIA

Page 1.

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>A. GRADING</b>				
1.	Remove Curb & Gutter	1,672 L.F.	\$ 5.50	\$ 9,196.00
2.	Remove Median Curb	20 L.F.	5.50	110.00
3.	Remove A.C. Berm	525 L.F.	2.20	1,155.00
4.	Rough Grading	2,000 C.Y.	6.00	12,000.00
5.	Finish Grading	20,000 S.F.	0.20	4,000.00
SUBTOTAL				\$ 26,461.00
<b>B. STREET IMPROVEMENTS</b>				
<b>1. COLUMBUS PARKWAY PAVING:</b>				
a.	7.5" A.C.	19,200 S.F.	\$ 3.38	\$ 64,896.00
b.	28" Cl. 2 AB	19,200 S.F.	3.36	64,512.00
2.	2" A.C. Overlay	66,941 S.F.	0.70	46,858.70
3.	6" Std. Curb & Gutter	1,470 L.F.	7.10	10,437.00
4.	6" Median Curb	440 L.F.	6.60	2,904.00
5.	6" A.C. Berm	160 L.F.	6.00	960.00
6.	Electroliner	2 EACH	2,500.00	5,000.00
7.	Relocate Electroliner	1 EACH	500.00	500.00
8.	Signing/Striping	1 L.S.	8,000.00	8,000.00
9.	Guardrail	45 L.F.	38.00	1,710.00
10.	Relocate Street Signs	6 EACH	200.00	1,200.00
11.	Relocate Utility Boxes	2 EACH	5,000.00	10,000.00
SUBTOTAL				\$216,977.00

PAGES

COLUMBUS PARKWAY  
I-80 TO ADMIRAL CALLAGHAN LANE (PHASE II)  
VALLEJO, CALIFORNIA

Page 2.

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>C. STORM DRAIN</b>			
1. 48" RCP	605 L.F.	\$ 98.40	\$ 59,532.00
2. 36" RCP	80 L.F.	73.80	5,904.00
3. 15" PVC	260 L.F.	28.50	7,410.00
4. Type "B" Catch Basin	4 EACH	2,000.00	8,000.00
5. Low Flow Channel	15.00	15.00	8,100.00
6. 15" Outlet Structure	1 EACH	2,800.00	2,800.00
7. Remove Catch Basin	1 EACH	500.00	500.00
SUBTOTAL			\$ 92,246.00
<b>D. MISCELLANEOUS</b>			
1. Electroliner - Single	2 EACH	\$2,500.00	\$ 5,000.00
2. Relocate Electroliner	1 EACH	500.00	500.00
3. Guard Rail	45 L.F.	38.00	1,710.00
4. Signing & Striping	1 L.S.	8,000.00	8,000.00
5. Median Landscaping	2,580 S.F.	1.35	3,483.00
6. Relocate Street Sign	6 EACH	200.00	1,200.00
7. Relocate Utility Boxes	2 EACH	5,000.00	10,000.00
SUBTOTAL			\$29,893.00

NOTE:

QUANTITY AND COST ESTIMATE  
 COLUMBUS PARKWAY (PHASE II)  
 ADMIRAL CALLAGHAN LANE TO ST. JOHN MINE ROAD

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>A. GRADING</b>				
1. Remove Curb & Gutter	355	LF	\$ 5.50	\$ 1,953.00
2. Remove median curb	180	LF	5.50	990.00
3. Remove 2 - 54" CMP	350	LF	22.00	7,700.00
4. Remove 48" CMP	160	LF	22.00	3,520.00
5. Remove existing pavement	190,409	SF	1.10	209,450.00
6. Rough Grading	43,000	CY	6.00	258,000.00
7. Finish grading	911,150	SF	0.20	182,230.00
SUBTOTAL				\$ 663,843.00
<b>B. STREET IMPROVEMENTS</b>				
1. COLUMBUS PARKWAY PAVING				
a. 7.5" A.C.	407,182	SF	2.63	\$1,070,888.60
b. 28" CL 2 AB	407,182	SF	2.80	1,140,109.60
2. 6" std. curb & gutter	7,151	LF	16.00	114,416.00
3. 6" Median curb	7,659	LF	7.00	53,613.00
4. Handicap ramp	7	EA	750.00	5,250.00
5. 6"x 10 Conc. Ped/Bike Path	33,330	SF	4.20	139,986.00
6. 3 concrete bus turnouts	10,450	SF	6.00	62,700.00
SUBTOTAL				\$2,586,963.20
<b>C. WATER</b>				
1. 16" water line (irrigation)	4,260	LF	76.00	323,760.00
2. 16" water valve	3	EA	1,700.00	5,100.00
SUBTOTAL				\$ 328,860.00

**QUANTITY AND COST ESTIMATE**  
**COLUMBUS PARKWAY (PHASE II)**  
**ADMIRAL CALLAGHAN LANE TO ST. JOHN'S MINE ROAD**  
**VALLEJO, CALIFORNIA**

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
D. <u>STORM DRAIN</u>				
1. 36" RCP	290	LF	73.00	\$ 21,402.00
2. 18" PVC	628	LF	36.90	25,165.80
3. 15" PVC	610	LF	30.75	18,757.50
4. Type "B" catch basin	12	EA	2,000.00	24,000.00
5. Type "C" catch basin	4	EA	2,000.00	8,000.00
6. Manhole	3	EA	2,500.00	7,500.00
7. Low flow channel	895	LF	15.00	31,425.00
8. 24" Inlet/Outlet structures	2	EA	3,000.00	6,000.00
9. 15" Outlet Structure	3	EA	2,800.00	8,400.00
10. Remove catch basin	2	EA	500.00	1,000.00
				\$ 126,150.00
E. <u>MISCELLANEOUS</u>				
1. Electrolier - single	15	EA	2,500.00	37,500.00
2. Electrolier - double	14	EA	3,000.00	42,000.00
3. Relocate electrolier	2	EA	500.00	1,000.00
4. Signing & striping	1	LS	36,000.00	36,000.00
5. Monuments	7	EA	450.00	3,150.00
6. Relocate utility boxes	1	EA	5,000.00	5,000.00
				\$ 124,650.00
F. <u>LANDSCAPING</u>				
1. Median landscaping	38,400	SF	1.35	51,840.00
2. Columbus Pky street frntg	192,000	SF	1.35	259,200.00
3. Irrigation sleeves (4" PVC)	730	LF	15.00	10,950.00
4. Water meter (B. flow, Setting & Connection)	1	EA	14,657.00	14,657.00
				\$ 336,647.00

COLUMBUS PARKWAY  
ST. JOHN MINE ROAD TO BLUE ROCK SPRINGS PARK (PHASE I)

SUMMARY OF COST ESTIMATE

GRADING	\$ 585,000.00
EROSION CONTROL	2,500.00
STREET IMPROVEMENTS	2,658,227.00
STORM DRAIN	214,384.00
WATER	395,156.00
UTILITY TRENCHES FOR SIGNAL AND STREET LIGHT	135,000.00
UTILITY UNDERGROUNDING	35,000.00
LANDSCAPING	508,477.00
ENGINEERING/STAKING	225,380.00
SOILS ENGINEERING & TESTING	94,400.00
TRAFFIC SIGNAL (ONE) (Col & Redwood)	125,000.00
PERMIT/INSPECTION (5% E & I)	230,151.00
CONSTRUCTION ADMINISTRATION (3%)	<u>153,405.00</u>
SUBTOTAL	\$ 5,362,080.00
10% CONTINGENCY	536,208.00
TOTAL	<u>\$ 5,898,288.00</u>

**QUANTITY & COST ESTIMATE**  
**COLUMBUS PARKWAY (PHASE I)**  
**ST. JOHN'S MINE ROAD TO BLUE ROCK SPRINGS PARK**  
**VALLEJO, CALIFORNIA**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
A.	<u>GRADING</u>			\$	
1.	Rough grading	70,000	CY	6.00	\$ 420,000.00
2.	Hay/straw bales	950	EA	25.00	23,700.00
3.	Construction entrance	3,600	SF	2.50	9,000.00
4.	Silt fence	7,500	LF	6.50	48,750.00
5.	Hydroseeding	115,000	SF	0.07	8,050.00
6.	Concrete ditch (4' wide)	5,030	LF	15.00	75,450.00
	SUBTOTAL				\$ 585,000.00
B.	<u>STREET IMPROVEMENTS</u>				
1.	Fine grading	407,000	SF	0.20	81,400.00
2.	7-1/2" A.C.	363,900	SF	2.63	957,057.00
3.	28" Cl 2 A.B.	363,900	SF	2.80	1,081,920.00
4.	5" A.C.	6,000	SF	2.25	13,500.00
5.	21-1/2" Cl 2 A.B.	6,000	SF	2.58	15,480.00
6.	2" Cl A.B. Ped/Bike path	38,900	EA	0.24	9,336.00
7.	A.C. grinding	1,800	SF	0.50	900.00
8.	A.C. overlay (2" min.)	11,520	SF	0.90	10,368.00
9.	A.C. Swale	300	SF	1.05	315.00
10.	6" Std. Curb & Gutter	7,900	LF	16.00	126,400.00
11.	6" Spill Curb & Gutter	8	SF	16.00	128.00
12.	6" Median curb	7,300	LF	7.00	51,100.00
13.	Concrete Bus Parking Bay	6,000	SF	6.00	36,000.00
14.	5.5' Sidewalk	920	SF	3.25	2,990.00
15.	Handicap ramp	2	EA	750.00	1,500.00
16.	6" Conc. Ped/Bike Path w/w Fabric	38,900	SF	4.20	194,500.00

QUANTITY & COST ESTIMATE  
 COLUMBUS PARKWAY (PHASE I)  
 ST. JOHN'S MINE ROAD TO BLUE ROCK SPRINGS PARK  
 VALLEJO, CALIFORNIA

<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
17. Monuments	8	EA	\$ 450.00	\$ 3,600.00
18. Electrolier (double)	17	EA	3,000.00	51,000.00
19. Signing and Striping	1	LS	24,000.00	24,000.00
20. Existing Road Removal	179,390	SF	0.11	19,733.00
21. Temporary Paving	1	LS	30,000.00	30,000.00
22. Construction Traffic Control	1	LS	10,000.00	10,000.00
SUBTOTAL				\$2,658,227.00
C. <u>STORM DRAIN</u>				
1. 12" RCP	430	LF	\$ 24.60	10,578.00
2. 15" RCP	360	LF	30.75	11,070.00
3. 18" RCP	676	LF	36.90	24,944.40
4. 21" RCP	776	LF	43.05	33,406.80
5. 24" RCP	694	LF	49.20	34,144.80
6. 36" RCP	258	LF	73.80	19,040.40
7. Type "A" Inlet	6	EA	2,000.00	12,000.00
8. Type "A" Inlet (w/steel plate)	6	EA	2,000.00	12,000.00
9. Type "B" Inlet	6	EA	2,000.00	12,000.00
10. Type "C" Inlet	12	EA	2,000.00	24,000.00
11. Modified Type "B" Inlet (w/steel plate)	3	EA	4,500.00	13,500.00
12. Manhole 24"-28" Pipe	2	EA	3,000.00	6,000.00
13. Raise CB to Grade	1	EA	500.00	500.00
SUBTOTAL				\$ 213,184.40



QUANTITY & COST ESTIMATE  
 COLUMBUS PARKWAY (PHASE I)  
 ST. JOHN'S MINE ROAD TO BLUE ROCK SPRINGS PARK  
 VALLEJO, CALIFORNIA

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
D.	<u>WATER</u>			\$	
1.	12" Water	227	LF	68.00	\$ 18,836.00
2.	16" Raw Water	4,590	LF	76.00	348,840.00
3.	16" Butterfly Valve	7	EA	3,200.00	22,400.00
4.	4" CAV	1	EA	1,000.00	1,000.00
5.	12" Raw Water	60	LF	68.00	4,080.00
	SUBTOTAL				\$ 395,156.00
E.	<u>LANDSCAPING</u>				
1.	Median Landscaping	47,200	SF	1.35	63,720.00
2.	Columbus Parkway Street Frontage	301,000	SF	1.35	406,350.00
3.	Irrigation Sleeves (4" dia. Sch.40, PVC)	1,570	LF	15.00	23,550.00
4.	Water Meter (B.flow, Setting & Connection)	1	EA	14,657.00	14,657.00
	SUBTOTAL				\$ 508,477.00

OPEN SPACE-NORTH OF COLUMBUS PARKWAY  
COST ESTIMATE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1.	Preparing Parcel Map to separate open space from PG&E Substation, Park & Ride and Fire Station	1	LS	3,000.00	3,000.00
2.	12' Chainlink type swing gate	1	EA	680.00	680.00
3.	12' Tubular steel gate	1	EA	2,800.00	2,800.00
4.	12' Pedestrian access gate	4	EA	240.00	960.00
5.	Decomposed granite surface for Ridge Trail System within the open space	16000	SF	0.35	5,600.00
6.	Signage	8	EA	70.00	560.00
7.	4" ADS type drain lines	800	LF	3.75	3,000.00
8.	Minor grading	6453	CY	2.00	12,906.00
9.	Hydroseeding	87120	SF	0.07	6,098.00
10.	4" wide pathway bench	400	LF	5.00	2,000.00
11.	Chainlink fence, fronting Col. Pky from St. John's Mine Road toward east	4900	LF	10.00	49,000.00
12.	Cattle fence at the beginning of St. John's Mine Road, both sides	240	LF	3.20	768.00
13.	PG&E access	1	LS	6,500.00	6,500.00
SUBTOTAL				\$	93,872.00
20% Contingency					18,774.00
TOTAL				\$	112,646.00

NORTHGATE FEE DISTRICT  
COST ESTIMATE FOR PARK & RIDE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1.	Rough Grading	5724	CY	\$ 3.00	\$ 17,172.00
2.	Erosion Control	1	LS	1,000.00	1,000.00
3.	Vertical Curb	2150	LF	5.00	10,750.00
4.	3" min. AC	70275	SF	1.05	73,788.75
5.	12" min. AB	70275	SF	1.20	84,330.00
6.	15" SD	128	LF	30.75	3,936.00
7.	Rip Rap	560	SF	25.00	14,000.00
8.	Landscaping in Islands	7032	SF	3.00	21,096.00
9.	Parking Light	16	EA	2,500.00	40,000.00
10.	Marker	356	SF	4.00	1,424.00
11.	Striping	2736	LF	0.35	957.00
12.	Irrigation WM (B. flow, set & connection)	1	EA	13,988.00	13,988.00
13.	Joint Trench in Access Rd.	350	LF	100.00	35,000.00
				Subtotal	\$ 286,442.00

Engineering/Staking	10,500.00
Soils Engineering & Testing	4,200.00
Permit/Inspection	13,730.00
Construction Administration	9,090.00
	\$
Subtotal	323,962.00
20% Contingency	64,792.00
Liens	25,509.00
Total	\$ 414,263.00

NORTHGATE FEE DISTRICT  
COST ESTIMATE FOR FACILITIES SITE ACCESS ROAD

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1.	Rough Grading	2133	CY	3.00	\$ 6,400.00
2.	Erosion	1	LS	1,000.00	1,000.00
3.	5" AC	26180	SF	2.25	58,905.00
4.	19.5" AB	26180	SF	2.34	61,261.00
5.	24" SD	479	LF	49.20	23,566.80
6.	18" SD	178	LF	36.90	6,568.20
7.	15" SD	77	LF	30.75	2,367.75
8.	Catch Basin	8	EA	2,000.00	16,000.00
9.	Handicapped Ramp	2	EA	750.00	1,500.00
10.	C,G & Sidewalk	919	LF	29.00	26,651.00
11.	Driveway	293	SF	5.00	1,465.00
12.	Rip Rap	660	SF	25.00	16,500.00
13.	Street Light	3	EA	2,500.00	7,500.00
14.	Fire Hydrant	1	EA	2,000.00	2,000.00
15.	12" Water Line	315	LF	56.00	17,640.00
16.	12" Valve	3	EA	1,100.00	3,300.00
17.	Street Monument	1	EA	270.00	270.00
18.	Striping	796	LF	0.35	278.60
19.	Marker	112	SF	4.00	448.00
20.	Traffic Sign	7	EA	150.00	1,050.00
21.	Joint Trench	350	LF	100.00	35,000.00

Subtotal \$ 289,671.00

Engineering/Staking	14,500.00
Soils Engineering & Testing	5,800.00
Permit/Inspection Fees	16,647.00
Construction Administration	10,048.00

Subtotal \$ 336,666.00

20% Contingency 67,333.00

Subtotal \$ 403,999.00  
Liens Cost 35,227.00

Total \$ 439,226.00

Actual Costs

Design : #12,000  
 Contract ~~bid~~: 249,843.93  
 Const. Adm/Engg/Engineering 37,000

PAGE 112 = \$48,300

NORTHGATE FEE DISTRICT  
RINDLER CREEK RELOCATION

SUMMARY COST ESTIMATE

A - Bonded Work		\$ 575,590.00
B - Unbonded Work		\$ 469,637.00 276?
C - Liens		<u>\$ 655,172.00</u>
	Total	\$1,700,399.00

NORTHGATE FEE DISTRICT  
 RINDLER CREEK RELOCATION COST ESTIMATE  
 (Bonded/unfinished work)  
 Area = 3.1 AC = 135036 SF

## (A) Bonded Work

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1.	Rip Rap- Channel Diversion	500	CY	\$ 225.00	\$ 112,500.00
2.	Soil Stabilization (Curlex)	1	LS	33,000.00	33,000.00
3.	Manhole Structures	1	EA	7,500.00	7,500.00
4.	Maintenance Roads	10000	LF	2.50	25,000.00
5.	Plugging Existing Pipes & Structures	1	LS	10,000.00	10,000.00
6.	Matting at Bottom of Creek	135036	SF	1.00	135,036.00
7.	Grading, Reshaping and Repair of Soil Slump	1	LS	50,000.00	50,000.00
8.	Landscaping (Revag- etation)	135036	SF	1.50	202,554.00
				Total	<u>\$ 575,590.00</u>

Note: Most of this cost estimate items are based on original cost estimate prepared by Bissell & Karn

NORTHGATE FEE DISTRICT  
 RINDLER CREEK RELOCATION COST ESTIMATE  
 (Unbonded/unfinished work)  
 Area = 2.20 AC = 95832 SF

## (B) Unbonded Work

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1.	Excavation of the Basin 5" Deep	17746	CY	\$ 6.00	\$ 106,476.00
2.	Excavation of the Basin to Accomodate 3" Topsoil (Army Corps of Engineers Requirements)	10647	CY	6.00	63,888.00
3.	Placing Topsoil 3" deep	10648	CY	6.00	63,000.00
4.	Landscaping (Revegetation)	95832	SF	1.50	143,748.00
Subtotal					\$ 378,000.00
5.	Soils Engineering & Testing				2,000.00
6.	Engineering /Staking				4,000.00
7.	Permit/Inspection Fee				1,804.00
8.	Construction Administration				5,560.00
Subtotal					\$ 391,364.00
20% Contingency					78,273.00
Total					\$ 469,637.00

Note: This is a preliminary estimate, final estimate to be developed when construction plans are made.

Five years maintenance cost for Rindler Creek has been included in contingency amount.

1. EMERGENCY WORK

a. Comfort Inn 72" Headwall	
b. Cook Property 54" Headwall	\$33,570
c. Business Park Erosion Repair	\$22,403
d. Storm Drain & Slide Repair <i>267,306 in detail</i>	\$2,932
e. Over excavation at Dickerson W. of I-80	\$617,701
f. Reconnect 19" Storm Drain	\$11,826
g. K rail cost traffic control	\$18,432
h. Tri City fence above Dickerson Wall	\$3,493
i. Water line repairs Columbus Pkwy & erosion control	\$902
	\$29,131

Total: \$740,390

2. CONSULTANT'S FEES

a. Bissell & Karn	\$18,332
b. TJKM Transportation Consultants, Inc.	\$14,400
c. Leptien-Cronin-Cooper, Inc.	\$35,900

Total: \$68,632



#### IV. RATIONALE FOR DISTRIBUTION OF COST

##### A. Transportation Improvements

A table which indicates data for each developing parcel within the district boundary and the estimated PM peak hour trips that future development on each parcel will generate is included as Figure 5. Parcel data has been obtained from City planning. Trip generation rates per 1000 square feet of commercial and per residential unit have been obtained from the Trip Generation Manual, 4th Edition, published by the Institute of Transportation Engineers. Figure 5 indicates that approximately 79% of the Peak Hour trips will be generated by Commercial properties and 21% by Residential parcels.

##### 1. Park & Ride Lot and Access

The access road to the Park & Ride Lot will also serve the Fire Station water pump station and P.G. & E. Substation. The cost to construct the access road has been distributed to all parcels based upon estimated peak hour traffic.

The Park and Ride Lot will benefit the future residents in the Northgate Specific Plan Area. The cost to construct these facilities is properly distributed to the future dwelling units according to the number of peak hour vehicle trips per dwelling.

##### 2. Columbus Parkway Improvements

The Columbus Parkway improvements will benefit all of the developing properties within the Northgate Specific Plan area and within the District Boundaries. These improvements will provide for the safe access and egress to and from residences and businesses alike.

Widening and improving Columbus Parkway will provide improved traffic circulation and safety to properties in the Northgate area. Additional lanes will allow traffic to move freely. Intersections, protected left turn pockets and free right turns will improve safety. These benefits are proportionate to the traffic demand that the developing properties will place on these streets. This demand is best measured by peak hour traffic volumes for each parcel. Afternoon or PM volumes have been selected as commercial impact is estimated to be the greatest during this time of day.

##### 3. Admiral Callaghan Lane

Admiral Callaghan Lane is a commercial frontage road. The improvement of this commercial street to City standards will benefit all of the developing commercial (non residential) parcels within the Specific Area plan. The "frontage improvements" required for parcel 1 directly benefits that parcel. These frontage improvements are defined as one traveled 16.5 ft. lane, curb, gutter, sidewalk and planting and irrigation between the sidewalk and the right of way line.

The remaining improvements benefit the commercial/office parcels in proportion to the number of PM peak hour trips that each developing parcel will generate, respectively.

##### B. Public Facilities

##### 1. Rindler Creek Improvements

Completion of the relocation of Rindler Creek from its current location south to a new location north of Columbus Parkway will directly benefit the two parcels of land that the creek had encumbered. This creek relocation provides for the development of new pad areas for these parcels. These new pad areas will be proportional to the length of creek relocated. The benefit is therefore proportional to the length of creek relocated on each parcel, respectively.

2. Public Open Space Improvements

Public open space provides recreational and aesthetic benefits to surrounding residential properties. Improvement of these areas will improve the over all quality of life for future residents. All neighborhoods will be constructing open space improvements on their respective parcels. Accordingly, open space improvements south of Columbus Parkway are not included in this fee district. The cost of the open space improvements on the north side of Columbus Parkway, however, is included and has been distributed to the residential units on an equivalent unit basis.

3. Emergency Work

Emergency work has been distributed to the parcels directly benefited by this work. Figure 6 is a spreadsheet which summarizes the distribution of emergency work costs. The items of work identified by letters a through i are described under the Method of Distribution. The location of this work is generally shown on Figure 12. The 72 inch head wall at the Comfort Inn is a part of the Rindler Creek improvement and has been distributed according to the Rindler Creek formula. The 54" head wall on Parcel 1 benefits that parcel. The storm drainage improvements and slide repair to neighborhoods D & E benefit these properties in accordance with the number of lots drained 42 and 274, respectively. The drainage improvements identified as e, f, and h on the spread sheet, benefit the areas which drain to I-80 at Turner Parkway. The benefit is therefore proportionate to the area of the developing parcels which are tributary.

The "K" rails installed in the various residential streets benefit the owners of all of the residential properties. The waterline repairs in Columbus Parkway and erosion control on Neighborhood E benefit that parcel.

V. METHOD OF DISTRIBUTION

The various amounts for each parcel for transportation improvements and for public facilities appear on Figures 7 and 8, respectively. A detailed statement of the formulas used to calculate the various amount of cost to be distributed to each parcel within the Fee District boundaries follows Figure 8.

VI. FEES PER SQUARE FOOT AND PER UNIT

Transportation fees for office and retail commercial use have been calculated on Figure 9. Figure 10 shows the estimated fee per parcel for transportation and public facilities improvements. Fees per parcel are based on an assumed number of square feet of building pads and land use anticipated for each parcel. The actual charge per parcel will be computed by multiplying the fee per square foot by the number of square feet or residential units actually constructed on the site or square foot of existing building being altered or remodeled.

Transportation costs were distributed using all existing and future pad areas within the proposed District Boundary. Fees will be collected from undeveloped pad areas (developing parcels) as well as upon alteration of existing structures. Each structure and unit will only pay this fee once. Since alterations to existing structures are less likely to occur than new development the total Transportation Fee revenue may therefore be less than the total estimated cost of the transportation improvements. Figure 11 shows the estimated shortfall, (if the City does not collect a fee for alteration of existing structures,) to be approximately \$3.5 million dollars.

\* \* \* \* \*

FIGURE 5  
PEAK HOUR TRIPS FOR COMMERCIAL PAD AREAS & RESIDENTIAL UNITS

Rev. 2/09/94

NORTHGATE AREA FEE DISTRICT NO. 94-1

Parcel No.	Land Use	Other Description	Gross Acres	Buildable Acres	FAR %	Pad Area (SF)	Peak Hr Trips per 1000 SF	No. of Peak Hr Trips	Percent Peak Hr Trips
<b>COMMERCIAL</b>									
1.	Mixed Use	50% Office/50% Commercial	51.26	51.26	25	558,221	2.120	1,183	15.76
2.	Shopping Center	Commercial (Pad K, L, Y & Z)				128,198	2.850	365	4.86
3.	Shopping Center	Home Base				61,405	2.850	175	2.33
4.	Shopping Center	Save Mart				103,875	2.850	296	3.94
5.	Shopping Center	Multi-use Retail	4.20			57,167	2.850	163	2.17
6.	Shopping Center	Longs	1.08			7,150	2.850	20	0.27
7.	Shopping Center	Multi-use Retail	2.37			25,822	2.850	74	0.99
8.	Shopping Center	Chevy's Restaurant	0.85			5,712	2.850	16	0.21
9.	Shopping Center	Restaur., Bank, Toys R Us	1.34			6,650	2.850	19	0.25
10.	Shopping Center	Costco	8.95			66,361	2.850	189	2.52
11.	Shopping Center	Restaurant/Retail (Pad B)	11.72			117,000	2.850	333	4.44
12.	Shopping Center	Restaur. (Pad F)	6.95			40,787	2.850	116	1.55
13.	Shopping Center	Chevron (Pad G)	1.09			1,200	2.850	3	0.04
14.	Shopping Center	Commercial (Pad G)	0.90			6,000	2.850	17	0.23
15.	General Office	Business Park	4.66	3.80	25	41,382	1.380	57	0.76
16.	Mixed Use	60% Office, 40% Commercl	105.00	73.00	32	1,017,562	1.380	1,404	18.71
17.	General Merchand.	Office	128.32	15.00	25	163,350	1.970	322	4.29
18.	General Merchand.	Commercial	5.64	2.82	25	122,839	1.380	170	2.27
19.	General Merchand.	Commercial	8.74	8.74	25	95,178	2.850	271	3.61
20.	Mixed Use	50% Office/50% Commercl	18.18	18.18	25	197,980	2.850	564	7.52
21.	General Merchand.	Office	1.35	1.35	25	14,701	2.120	31	0.41
22.	General Merchand.	Home Depot	3.36	1.60	25	36,590	1.380	50	0.67
23.						33,000	2.850	94	1.23
24.						2,908,130		5,932	79.04
<b>RESIDENTIAL</b>									
A	Single Family	Units	29.30						
B	Single Family	80	30.60						
C	Single Family	127	61.30						
D	Single Family	306	34.30						
E	Single Family	173	62.10						
F	Single Family	269	83.90						
G	Single Family	364	4.80						
H	Single Family	25	24.89						
I	Multi-family	316							
J		1660							
							Per Unit		
							1.012	81	1.08
							1.012	129	1.71
							1.012	310	4.13
							1.012	175	2.33
							1.012	272	3.63
							1.012	368	4.91
							0.673	25	0.34
							0.673	213	2.83
								1,573	20.96
								7,505	100

FIGURE 6  
EMERGENCY WORK

For description of Emergency Work see item B3 under "Method of Distribution."

NORTHGATE AREA FEE DISTRICT NO. 94-1

Rev. 2/09/84

*Commer. (Hood)*  
*conv. (Hood)*  
*bus. center*

Parcel No.	Land Use	Other Description	%	Item a Amount	%	Item b Amount	%	Item c Amount	%
<b>COMMERCIAL</b>									
1.	Mixed Use	50% Office/50% Commercial	0.00	0.00	100.00	22,403.00	0.00	0.00	0.00
2.	Shopping Center	Commercial (Pad K, L, Y & Z)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.	Shopping Center	Service Merchandise	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.	Shopping Center	Home Base	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.	Shopping Center	Save Mart	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.	Shopping Center	Multi-use Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.	Shopping Center	Longs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.	Shopping Center	Multi-use Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.	Shopping Center	Chevy's Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.	Shopping Center	Restaur., Bank, Toys R Us	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.	Shopping Center	Costco	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.	Shopping Center	Restaurant/Retail (Pad B)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13.	Shopping Center	Chevron (Pad F)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.	Shopping Center	Commercial (Pad G)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.	General Office	Office Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17.	General Office	Business Park	80.49	27,020.49	0.00	0.00	100.00	2,932.00	0.00
18.	Mixed Use	60% Office, 40% Commercl	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.	General Office	Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20.	General Merchand.	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21.	General Merchand.	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22.	Mixed Use	50% Office/50% Commercl	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23.	General Office	Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24.	General Merchand.	Home Depot	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal</b>			<b>80.49</b>	<b>27,020.49</b>	<b>100.00</b>	<b>22,403.00</b>	<b>100.00</b>	<b>2,932.00</b>	<b>0.00</b>

<b>RESIDENTIAL</b>		<b>Lots</b>		<b>EU</b>		<b>Subtotal</b>			
A	Single Family	80	80	0.00	0.00	0.00	0.00		
B	Single Family	127	127	0.00	0.00	0.00	0.00		
C	Single Family	306	306	0.00	0.00	0.00	0.00		
D	Single Family	173	173	19.51	6,549.51	0.00	0.00		
E	Single Family	269	269	0.00	0.00	0.00	0.00		
F	Single Family	364	364	0.00	0.00	0.00	0.00		
H	Single Family	25	25	0.00	0.00	0.00	0.00		
15	Multi-family	316	213	0.00	0.00	0.00	0.00		
<b>Total</b>		<b>1660</b>	<b>1557</b>	<b>19.51</b>	<b>6,549.51</b>	<b>0.00</b>	<b>0.00</b>		
						<b>100</b>	<b>\$22,403.00</b>	<b>100</b>	<b>\$2,932.00</b>



# FIGURE 7 TRANSPORTATION IMPROVEMENTS

Rev. 2/09/94

NORTHGATE AREA FEE DISTRICT NO. 94-1

Parcel No.	Land Use	Other Description	SF Pad Area	SF	Peak Hr Trips per 1000 SF	No. of Peak Hr. Trips	Park & Ride Lot and Access to Site Fac.		Columbus Parkway Improvements (Blue Rock Springs to I-80)		Total Columbus		
							Amount	%	Amount	%	Amount	%	
<b>COMMERCIAL</b>													
1.	Mixed Use	100 Office/500 Comm.	558,221		2.120	1,183	15.76	69,232.04	0.00	0.00	15.76	1,969,993.79	
2.	Shopping Center	Commercial (Pad K, L, F & G)	120,198		2.850	365	4.87	21,376.37	0.00	0.00	4.87	609,203.53	
3.	Shopping Center	Service Merchandise	61,405		2.850	173	2.33	10,237.97	0.00	0.00	2.33	291,320.75	
4.	Shopping Center	Home Base	103,875		2.850	294	3.94	17,238.93	0.00	0.00	3.94	682,689.11	
5.	Shopping Center	Ways Mart	57,167		2.850	163	2.17	9,531.37	0.00	0.00	2.17	271,214.61	
6.	Shopping Center	Multi-use Retail	7,150		2.850	20	0.27	1,192.11	0.00	0.00	0.27	33,921.40	
7.	Shopping Center	Ways	25,822		2.850	74	0.98	4,395.26	0.00	0.00	0.98	122,506.06	
8.	Shopping Center	Multi-use Retail	3,712		2.850	16	0.21	952.35	0.00	0.00	0.21	27,099.16	
9.	Shopping Center	Restaur./Bank/Toys R Us	6,450		2.850	19	0.25	1,109.74	0.00	0.00	0.25	31,549.27	
10.	Shopping Center	Restaur./Bank/Toys R Us	64,361		2.850	189	2.52	11,064.27	0.00	0.00	2.52	316,833.26	
11.	Shopping Center	Costco	117,000		2.850	333	4.44	19,507.26	0.00	0.00	4.44	555,072.40	
12.	Shopping Center	Restaur./Retail (Pad B)	40,787		2.850	116	1.55	6,800.36	0.00	0.00	1.55	193,503.78	
13.	Shopping Center	Cherren (Pad F)	1,200		2.850	3	0.01	200.67	0.00	0.00	0.01	3,493.10	
14.	Shopping Center	Cherren (Pad G)	6,000		2.850	17	0.23	1,000.37	0.00	0.00	0.23	28,485.51	
15.	Shopping Center	Office Park	41,282		1.380	57	0.76	3,340.84	0.00	0.00	0.76	95,063.41	
16.	General Office	Business Park	1,017,882		1.380	1,404	18.70	82,149.53	0.00	0.00	18.70	2,237,560.14	
17.	General Office	60 office, 400 Comm	163,250		1.870	322	4.29	18,825.67	0.00	0.00	4.29	535,483.40	
18.	General Office	Office	122,839		1.380	170	2.26	9,917.00	0.00	0.00	2.26	282,187.77	
19.	General Office	Commercial	95,178		2.850	271	3.61	15,868.89	0.00	0.00	3.61	451,548.15	
20.	General Office	Commercial	197,980		2.850	564	7.32	33,008.92	0.00	0.00	7.32	939,266.87	
21.	General Office	Commercial	14,701		2.120	31	0.42	1,823.25	0.00	0.00	0.42	51,800.47	
22.	General Office	100 office/500 Comm	36,590		1.380	50	0.67	2,953.97	0.00	0.00	0.67	84,035.15	
23.	General Office	Home Depot	33,000		2.850	94	1.25	5,502.04	0.00	0.00	1.25	156,540.28	
<b>Subtotal Commercial</b>							<b>5935</b>	<b>79.05</b>	<b>347,215.48</b>	<b>0.00</b>	<b>0.00</b>	<b>79.05</b>	<b>9,879,936.79</b>
<b>RESIDENTIAL</b>													
A	Single Family		80		1.012	81	1.00	4,736.26	5.15	21,324.27	1.00	134,770.03	
B	Single Family		127		1.012	129	1.71	7,518.81	8.17	33,852.28	1.71	213,947.42	
C	Single Family		306		1.012	310	4.12	18,116.20	19.49	81,565.35	4.12	515,495.37	
D	Single Family		173		1.012	175	2.33	10,242.16	11.13	46,113.74	2.33	291,440.19	
E	Single Family		269		1.012	272	3.63	15,925.68	17.31	71,702.87	3.63	453,146.23	
F	Single Family		364		1.012	368	4.91	21,549.99	23.42	97,035.45	4.91	613,203.44	
G	Single Family		35		1.012	25	0.34	1,480.08	1.61	6,663.84	0.34	42,115.43	
H	Multi-family		316		0.673	213	2.83	12,641.34	13.32	56,015.20	2.83	354,017.70	
<b>Subtotal Residential</b>							<b>1,573</b>	<b>20.95</b>	<b>92,010.52</b>	<b>100.00</b>	<b>414,263.00</b>	<b>20.95</b>	<b>2,618,134.21</b>
<b>Total</b>							<b>7,508</b>	<b>100.00</b>	<b>6439,226.00</b>	<b>100.00</b>	<b>6414,263.00</b>	<b>100.00</b>	<b>812,498,151.00</b>

FIGURE 7 (continued)

Rev. 200904

Admiral Callaghan Lane (Columbus Pkwy to SW Cntr Pd 1)  
Total Ad. Callaghan Ln

Parkway Amount	Frontage		Remaining		Total Ad. Callaghan Ln		Subtotal Amount	Consultant's Fees %	Transportation Improvements %	Parcel No.		
	%	Amount	%	Amount	%	Amount						
1,949,981.79	100	175,345.00	19.94	610,793.49	26.23	586,326.49	2,625,562.33	16.84	9,464.68	1		
600,203.53	0	0.00	6.16	126,025.10	5.67	126,025.10	756,402.59	4.85	2,784.89	2		
291,120.75	0	0.00	2.95	60,787.64	2.72	60,787.64	342,380.16	2.22	1,332.92	3		
492,809.11	0	0.00	4.99	102,782.65	4.40	102,782.65	612,890.69	3.93	2,256.51	4		
371,216.41	0	0.00	3.75	86,584.03	2.53	86,584.03	317,300.81	2.16	1,261.06	5		
122,506.06	0	0.00	1.24	7,073.43	0.32	7,073.43	152,106.96	0.27	155.32	6		
27,089.16	0	0.00	0.24	25,585.48	1.14	25,585.48	152,106.96	0.27	155.32	7		
314,833.28	0	0.00	3.22	6,578.79	0.29	6,578.79	33,702.35	0.22	124.08	8		
555,077.40	0	0.00	2.15	65,650.37	2.94	65,650.37	19,236.80	0.25	144.64	9		
193,503.78	0	0.00	1.96	115,747.10	5.10	115,747.10	400,327.75	2.51	1,481.58	10		
5,489.10	0	0.00	0.06	40,250.23	1.80	40,250.23	100,858.37	1.54	2,541.43	11		
95,042.31	0	0.00	0.29	1,187.15	0.05	1,187.15	7,000.33	0.05	26.07	12		
2,377,849.61	0	0.00	8.96	19,823.03	0.88	19,823.03	35,051.63	0.23	130.34	13		
535,039.16	0	0.00	23.66	487,427.99	21.80	487,427.99	1,110,223.28	0.76	435.34	14		
282,187.77	0	0.00	3.42	111,702.98	5.00	111,702.98	2,907,187.04	18.45	10,793.20	15		
451,586.75	0	0.00	2.66	59,043.00	2.03	59,043.00	96,212.06	0.65	2,917,651.08	16		
939,266.87	0	0.00	6.37	94,158.78	4.23	94,158.78	230,987.77	1.42	2,452.03	17		
51,880.87	0	0.00	0.31	195,859.93	0.76	195,859.93	581,576.02	2.25	1,292.10	18		
84,031.15	0	0.00	0.33	10,818.38	0.48	10,818.38	1,186,125.72	7.49	4,306.79	19		
156,580.29	0	0.00	0.35	17,527.54	0.78	17,527.54	86,522.30	0.41	327.36	20		
9,879,996.79	100.00	175,345.00	100.00	2,040,219.00	100.00	2,235,764.00	184,536.66	1.25	384.88	21		
							196,708.95	1.25	716.87	22		
							12,462,876.27	79.96	65,885.82	23		
										24		
134,770.83	0	0.00	0.00	0.00	0.00	0.00	160,830.58	1.03	592.14	A		
219,947.42	0	0.00	0.00	0.00	0.00	0.00	255,318.52	1.64	810.02	B		
515,493.37	0	0.00	0.00	0.00	0.00	0.00	815,176.81	3.95	2,284.93	C		
291,640.19	0	0.00	0.00	0.00	0.00	0.00	387,798.10	2.23	1,280.50	D		
651,566.23	0	0.00	0.00	0.00	0.00	0.00	560,792.77	3.47	1,991.07	E		
613,703.84	0	0.00	0.00	0.00	0.00	0.00	721,779.07	4.69	2,696.23	F		
42,215.83	0	0.00	0.00	0.00	0.00	0.00	50,259.55	0.32	185.04	G		
354,037.70	0	0.00	0.00	0.00	0.00	0.00	622,476.24	2.71	1,353.45	H		
2,610,156.21	0.00	0.00	0.00	0.00	0.00	0.00	3,124,427.73	20.04	11,503.28	I		
\$12,486,151.00	100.00	\$175,345.00	100.00	\$2,040,219.00	100.00	\$2,235,764.00	\$15,587,604.00	100.00	\$57,389.00	100.00	\$13,664,793.00	80.00

hold it  
over  
F-15

11034 III  
239,985 3/13/13

284,178 11/17/13

**FIGURE 8  
PUBLIC FACILITIES**

Rev 2/08/04

NORTHGATE AREA FEE DISTRICT NO. 94-1

Parcel No.	Land Use	Other Description	Rindler Creek Improvements		Public Open Space Improvements		Emergency Work		Subtotal	
			%	Amount	%	Amount	%	Amount	%	Amount
<b>COMMERCIAL</b>										
1	Mixed Use	50% Office/50% Commercial	0.00	0.00	0.00	0.00	5.03	37,213.35	1.46	37,213.35
2	Shopping Center	Commercial (Pad K, L, Y & Z)	0.00	0.00	0.00	0.00	0.07	511.02	0.02	511.02
3	Shopping Center	Service Merchandise	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Shopping Center	Home Base	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Shopping Center	Save Mart	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Shopping Center	Multi-use Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Shopping Center	Longs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Shopping Center	Multi-use Retail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	Shopping Center	Chevy's Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	Shopping Center	Restaur., Bank, Toys R Us	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	Shopping Center	Costco	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	Shopping Center	Restaurant/Retail (Pad B)	0.00	0.00	0.00	0.00	0.07	545.30	0.02	545.30
13	Shopping Center	Chevron (Pad F)	0.00	0.00	0.00	0.00	0.01	59.20	0.00	59.20
14	Shopping Center	Commercial (Pad G)	0.00	0.00	0.00	0.00	0.02	158.82	0.01	158.82
16	General Office	Office Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	General Office	Business Park	80.49	1,368,651.16	0.00	0.00	4.05	29,952.49	54.77	1,398,603.65
18	Mixed Use	80% office, 40% Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	General Office	Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	General Merchand	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	General Merchand	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	Mixed Use	50% office/50% Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	General Office	Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	General Merchand	Home Depot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Subtotal Commercial</b>			<b>80.49</b>	<b>1,368,651.16</b>	<b>0.00</b>	<b>0.00</b>	<b>9.24</b>	<b>68,440.29</b>	<b>56.28</b>	<b>1,437,091.44</b>
<b>RESIDENTIAL</b>										
A	Single Family		0.00	0.00	5.14	5,787.85	0.60	4,426.58	0.40	10,214.43
B	Single Family		0.00	0.00	8.16	9,188.21	0.49	3,656.43	0.50	12,844.64
C	Single Family		0.00	0.00	19.65	22,138.52	0.09	688.49	0.89	22,825.01
D	Single Family		19.51	331,747.84	11.11	12,516.22	12.20	90,327.25	17.02	434,591.32
E	Single Family		0.00	0.00	17.28	19,461.64	76.18	584,045.84	22.65	583,507.48
F	Single Family		0.00	0.00	23.38	26,334.71	0.11	816.60	1.06	27,151.31
H	Single Family		0.00	0.00	1.61	1,608.70	0.01	56.09	0.07	1,664.79
15	Multi-family		0.00	0.00	13.68	15,410.15	1.07	7,934.44	0.91	23,344.58
<b>Subtotal Residenti</b>			<b>19.51</b>	<b>331,747.84</b>	<b>100.00</b>	<b>112,646.00</b>	<b>90.76</b>	<b>671,949.72</b>	<b>43.72</b>	<b>1,116,343.56</b>
<b>Total</b>			<b>100.00</b>	<b>\$1,700,399.00</b>	<b>100.00</b>	<b>\$112,646.00</b>	<b>100.00</b>	<b>\$740,390.00</b>	<b>100.00</b>	<b>\$2,553,435.00</b>

*USFC 0 Feb 03  
with corrections*



FIGURE 8 (continued)

Rev 2/08/94

Consultant's Fees		Total Public		Parcel
%	Amount	%	Amount	No.
1.46	163.85	1.46	37,377.20	1
0.02	2.25	0.02	513.27	2
0.00	0.00	0.00	0.00	3
0.00	0.00	0.00	0.00	4
0.00	0.00	0.00	0.00	5
0.00	0.00	0.00	0.00	6
0.00	0.00	0.00	0.00	7
0.00	0.00	0.00	0.00	8
0.00	0.00	0.00	0.00	9
0.00	0.00	0.00	0.00	10
0.02	2.40	0.02	547.70	11
0.00	0.28	0.00	59.48	12
0.01	0.70	0.01	159.62	13
0.00	0.00	0.00	0.00	14
54.77	6,158.18	54.77	1,404,761.82	16
0.00	0.00	0.00	0.00	17
0.00	0.00	0.00	0.00	18
0.00	0.00	0.00	0.00	19
0.00	0.00	0.00	0.00	20
0.00	0.00	0.00	0.00	21
0.00	0.00	0.00	0.00	22
0.00	0.00	0.00	0.00	23
0.00	0.00	0.00	0.00	24
56.28	6,327.64	56.28	1,443,419.08	
<hr/>				
0.40	44.98	0.40	10,259.40	A
0.50	56.56	0.50	12,901.19	B
0.80	100.50	0.89	22,925.51	C
17.02	1,913.54	17.02	436,504.86	D
22.85	2,569.24	22.85	586,076.72	E
1.06	119.55	1.06	27,270.86	F
0.07	8.21	0.07	1,873.00	H
0.91	102.79	0.91	23,447.37	15
43.72	4,915.36	43.72	1,121,258.92	
100.00	\$11,243.00	100.00	\$2,564,678.00	

A. TRANSPORTATION FACILITIES

1. Access to Site Facilities and Park & Ride Lot

a. The Access Road to the Park & Ride Lot also will access the Fire Station, water pump station and PG& E substation and will benefit all parcels. Assess according to peak hour trips.

Parcel No.	Pk Hr. Trips (PM)	%
1	1,184	15.77
2	365	4.86
3	175	2.33
4	296	3.94
5	163	2.17
6	20	0.27
7	74	0.99
8	16	0.21
9	19	0.25
10	189	2.52
11	333	4.44
12	116	1.55
13	3	0.04
14	17	0.23
		0.00
16	57	0.76
17	1,405	18.71
18	322	4.29
19	170	2.26
20	271	3.61
21	565	7.53
22	31	0.41
23	50	0.67
24	94	1.25
Subtotal Com'l		79.05
A	81	1.08
B	129	1.72
C	310	4.13
D	175	2.33
E	272	3.62
F	368	4.90
H	25	0.33
15	213	2.84
Subtotal Res.		20.95
Total		100 %
7,508 trips		

b. The Park & Ride Lot will benefit residents of Northgate Neighborhoods A,B,C, D, E, F, H & Parcel 15. Assess to parcels based upon peak hour trips per dwelling unit.

Distribute to to Neighborhoods A,B,C,D,E,F,H & Pcl. 15 as follows:

Parcel No.	Use	Units	No. Peak Hr. Trips	%
A	Single Family Det.	80	81	5.15
B	Single Family Det.	127	129	8.20
C	Single Family Det.	306	310	19.71
D	Single Family Det.	173	175	11.13
E	Single Family Det.	269	272	17.29
F	Single Family Det.	364	368	23.39
H	Single Family Det.	25	25	1.59
15	Multi-family	316	213	13.54
Total		1660	1573	100

2. Columbus Parkway (Blue Rock Springs to I-80)
  - a. Distribute to residential and commercial properties according to percentage of new peak hour traffic (PM) that will be generated by each parcel.  
(Distribute same as for item 1a.)

3. Admiral Callaghan Lane
  - a. Frontage Improvements on parcel 1 benefit that parcel.

Distribute 100% to Parcel 1.

- b. Remaining improvements to Admiral Callaghan Lane benefit all the undeveloped commercial (non-residential) parcels within the Fee District Boundaries

Distribute to commercial properties according to percentage of new peak hour (PM) traffic that will be generated by each parcel.

Parcel	New Peak Hour Trips	Percent
1	1,184	19.95
2	365	6.15
3	175	2.95
4	296	4.99
5	163	2.75
6	20	0.34
7	74	1.25
8	16	0.27
9	19	0.32

Parcel	New Peak Hour Trips	Percent
10	189	3.18
11	333	5.61
12	116	1.95
13	3	0.05
14	17	0.29
16	57	0.96
17	1,405	23.67
18	322	5.43
19	170	2.86
20	271	4.57
21	565	9.52
22	31	0.52
23	50	0.84
24	94	1.58
Total	5,935 trips	100 %

## B. PUBLIC FACILITIES

### 1. Rindler Creek Improvements

The Rindler Creek improvements benefits Neighborhood D and parcel 17. The relocation of this drainage facility increases the developable pad area for these two parcels.

Distribute according to the relative length relocated from each parcel.

Parcel	Length(ft)	%
17	3300	80.49
D	800	19.51
Total	4100	100

### 2. Public Open Space Improvements

Public open space improvements North of Columbus Parkway will benefit all Residential properties. Compute equivalent units for multifamily residential by comparing occupant car ratios (OCR).

Single Family Detached (SFD)	OCR = 2.0	*
2 Story Garden Apt	OCR = 1.3	*

Distribute apts @ 1.3/2.0 = 0.65 equivalent SFD units  
 Total Equiv. Units = 316 X 0.65 = 213

Neighborhood	Equiv. Units	Percent
A	80	5.14
B	127	8.16
C	306	19.65
D	173	11.11
E	269	17.28
F	364	23.38
H	25	1.61
15	213	13.68
<b>Total</b>	<b>1557</b>	<b>100 %</b>

\* Source: Frederick H. Bair, Jr., "Intensity Zoning",  
 PAS No. 314, Chicago, American Society of Planning Officials, 1976

3. Emergency work
  - a. Comfort Inn 72" Headwall - Distribute the same as Rindler Crk
  - b. Cook Property 54" Headwall-100% to Cooke (Pcl 1)
  - c. Business Park Erosion Repair-100% to Bus. Pk (pcl 17)
  - d. Cost of storm drain & slide repair- Distr. to Nhbrhd D & E by lots drained, (42 for D & 274 for E)
  - e. Over excavation at Dickerson W. of I-80 \*
  - f. Reconnect 19" Storm Drain \*
  - g. K rail for traffic cntrl-Distribute to Nbhd ABCDEFH & pcl 15 by equivalent units
  - h. Tri City fence above Dickerson Wall \*
  - i. Water line repairs Columbus Pkwy & erosion control 100% to Nbhd E.

\* Distribute to watershed draining under I-80 @ Turner Pkwy

(Refer to Emergency Work Spreadsheet for details)

### C. CONSULTANT FEES

Consultants fees represent consulting engineering costs necessary to develop reports which provide for an equitable distribution of the cost of the various improvements among the benefiting properties.

Distribute to each parcel in proportion to the relative cost of transportation and public facility improvements respectively.

1. Transportation Improvements

The estimated cost of the transportation improvements equals  
 $15,587,404/18,140,839 = 86\%$  of the total cost

2. Public Facility Improvements

Distribute remaining 14% of consultants fees according to proportionate amount of total public facility amount.

\* \* \* \* \*

FIGURE 9  
TRANSPORTATION FEE FOR OFFICE AND RETAIL COMMERCIAL USE

NORTHGATE AREA FEE DISTRICT NO. 94-1

Rev. 2/09/94

OFFICE			Office		
Parcel No.	Pad Area SF	% Office	Pad Area SF	Peak Trips/1000 SF	Peak Trips
1	558,221	50	279,111		
16	41,382	100	41,382	1.38	385
17	1,017,562	100	1,017,562	1.38	57
18	163,350	60	98,010	1.38	1,404
19	122,839	100	122,839	1.38	135
22	14,701	50	7,351	1.38	170
23	36,590	100	36,590	1.38	10
<b>Total</b>	<b>1,954,645</b>		<b>1,602,844</b>		<b>2,212</b>

RETAIL COMMERCIAL			Retail Pad Area SF		
	% Retail				
1	558,221	50	279,111		
2	128,198	100	128,198	2.85	795
3	61,405	100	61,405	2.85	365
4	103,875	100	103,875	2.85	175
5	57,167	100	57,167	2.85	296
6	7,150	100	7,150	2.85	163
7	25,822	100	25,822	2.85	20
8	5,712	100	5,712	2.85	74
9	6,650	100	6,650	2.85	16
10	66,361	100	66,361	2.85	19
11	117,000	100	117,000	2.85	189
12	40,787	100	40,787	2.85	333
13	1,200	100	1,200	2.85	116
14	6,000	100	6,000	2.85	3
18	163,350	40	65,340	2.85	17
20	95,178	100	95,178	2.85	186
21	197,980	100	197,980	2.85	271
22	14,701	50	7,351	2.85	564
24	33,000	100	33,000	2.85	21
<b>Total</b>	<b>1,689,757</b>		<b>1,305,286</b>		<b>3,720</b>
<b>Grand Total</b>	<b>3,644,402</b>				<b>5,932</b>

	Pad Area/SF	Peak Hr. Transport'n Trips	Commercial Amount	Fee Per SF		
Office	1,602,844	2,212	\$4,664,600	\$2.91	-	1,583,679
Retail	1,305,286	3,720	\$7,844,262	\$6.01		738,346
<b>Total</b>	<b>2,908,130</b>	<b>5,932</b>	<b>\$12,508,862</b>			

*Handwritten:*  $1,583,679 + 738,346 = 2,322,025$   
*Handwritten:*  $19,165 + 566,990 = 586,155$   
*Handwritten:* office retail

FIGURE 10

FEES PER SQUARE FOOT AND PER UNIT

Rev. 2/09/94

NORTHGATE AREA FEE DISTRICT NO. 94-1

Parcel No.	Land Use	Other Description	Pad Area (SF)	Retail (SF)	Office (SF)	Retail Fee/SF	Office Fee/SF	Transportation Total Amount	Total Public Facilities Amount	Undeveloped Pad Area S/F	Per SF
<b>COMMERCIAL</b>											
1.	Mixed Use	508 Office/508 Commercial	558,221	279,111	279,111	\$6.01	\$2.91	\$2,489,670	37,377.20	558,221	\$0.07
2.	Shopping Center	Commercial (Pad K, L, Y & Z)	128,198	128,198		\$6.01	\$2.91	\$770,470, N.R.P.	513.27	35,200	\$0.01
3.	Shopping Center	Service Merchandise	61,405	61,405		\$6.01	\$2.91	\$369,044 "	0	0	
4.	Shopping Center	Home Base	103,875	103,875		\$6.01	\$2.91	\$624,289 "	0.00	0	
5.	Shopping Center	Save Mart	57,167	57,167		\$6.01	\$2.91	\$243,574 Commercial	0.00	0	
6.	Shopping Center	Multi-use Retail	7,150	7,150		\$6.01	\$2.91	\$42,972 N.R.P.	0.00	0	
7.	Shopping Center	Longs	25,822	25,822		\$6.01	\$2.91	\$155,190 Commercial	0.00	0	
8.	Shopping Center	Multi-use Retail	5,712	5,712		\$6.01	\$2.91	\$34,329 N.R.P.	0.00	0	
9.	Shopping Center	Chevy's Restaurant	6,650	6,650		\$6.01	\$2.91	\$39,967 "	0.00	0	
10.	Shopping Center	Restaur., Bank, Toys R Us	66,361	66,361		\$6.01	\$2.91	\$398,830 Commercial	0.00	20,400	
11.	Shopping Center	Costco	117,000	117,000		\$6.01	\$2.91	\$703,170 Commercial	0.00	0	
12.	Shopping Center	Restaurant/Retail (Pad B)	40,787	40,787		\$6.01	\$2.91	\$245,130 N.R.P.	547.70	20,600	\$0.03
13.	Shopping Center	Chevron (Pad F)	1,200	1,200		\$6.01	\$2.91	\$7,212 N.R.P.	59.46	2,186	\$0.03
14.	Shopping Center	Commercial (Pad G)	6,000	6,000		\$6.01	\$2.91	\$36,060 N.R.P.	159.62	6,000	\$0.03
16.	General Office	Office Park	41,382	41,382		\$6.01	\$2.91	\$20,422 Commercial	0.00	41,382	\$1.38
17.	General Office	Business Park	1,017,562	1,017,562		\$6.01	\$2.91	\$2,961,105	1,404,761.82	1,017,562	
18.	Mixed Use	608 office, 408 Commercial	163,350	65,340	98,010	\$6.01	\$2.91	\$677,903	0.00	163,350	
19.	General Office	Office	122,839	122,839		\$6.01	\$2.91	\$357,461	0.00	122,839	
20.	General Merchand.	Commercial	95,178	95,178		\$6.01	\$2.91	\$672,020	0.00	95,178	
21.	General Merchand.	Commercial	197,980	197,980		\$6.01	\$2.91	\$1,189,860	0.00	197,980	
22.	Mixed Use	508 Office/508 Commercial	14,701	7,351	7,351	\$6.01	\$2.91	\$65,571	0.00	14,701	
23.	General Office	Office	36,590	36,590		\$6.01	\$2.91	\$106,477	0.00	17,424	
24.	General Merchand.	Home Depot	33,000	33,000		\$6.01	\$2.91	\$198,330	0.00	9,000	
Subtotal Commercial			2,908,130	1,305,216	1,602,914		\$12,508,862	\$12,509,054	1,443,419.07	2,322,023	
<b>RESIDENTIAL</b>											
A	Single Family		80				\$2,018	\$161,423	10,259.40		\$128.24
B	Single Family		127				\$2,018	\$256,259	12,901.19		\$101.58
C	Single Family		306				\$2,018	\$617,442	22,925.51		\$74.92
D	Single Family		173				\$2,018	\$349,077	436,504.86		\$2,523.15
E	Single Family		269				\$2,018	\$542,784	586,076.72		\$2,178.72
F	Single Family		364				\$2,018	\$734,473	27,270.86		\$74.92
H	Single Family		25				\$2,018	\$50,445	1,873.00		\$74.92
15	Multi-family	1190 Apartment units	316				\$1,342	\$424,029	23,447.37		\$74.20
Subtotal Residential			1660				\$3,135,930	\$3,135,930	1,121,258.91		
Total							\$15,644,792	\$15,644,984	\$2,564,677.98		

12,000  
 303,570  
 15,150  
 903,170  
 1,201,990  
 1,201,990  
 N.R.P. = 216,1991  
 371,018  
 1,790,573  
 1,790,573

1,305,216  
 1,602,914  
 1,121,258.91



ESTIMATE OF TRANSPORTATION IMPROVEMENT FUND SHORTFALL

NORTHGATE AREA FEE DISTRICT NO. 94-1

Rev. 2/09/84

Parcel No.	Land Use	Other Description	Pad Area		Undeveloped		Retail Fee/SF	Office Fee/SF	Office (SF)	Retail Fee/SF	Office Fee/SF	Transportation Total Amount	Time Fee
			(SF)	Pad Area	Retail (SF)	Office (SF)							
1.	Mixed Use	50% Office/50% Commercial	558,221	279,111	279,111	0	\$6.01	1.48	279,111	1.48	1.48	\$2,489,670	226.1
2.	Shopping Center	Commercial (Pad K,L,Y& Z)	128,198	35,200	0	0	\$6.01		0			\$211,552	52.0
3.	Shopping Center	Service Merchandise	61,405	0	0	0	\$6.01		0			\$0	
4.	Shopping Center	Home Base	103,875	0	0	0	\$6.01		0			\$0	
5.	Shopping Center	Save Mart	57,167	0	0	0	\$6.01		0			\$0	
6.	Shopping Center	Multi-use Retail	7,150	0	0	0	\$6.01		0			\$0	
7.	Shopping Center	Longs	25,822	0	0	0	\$6.01		0			\$0	
8.	Shopping Center	Multi-use Retail	5,712	0	0	0	\$6.01		0			\$0	
9.	Shopping Center	Chevy's Restaurant	6,650	0	0	0	\$6.01		0			\$0	
10.	Shopping Center	Restaur., Bank, Toys R Us	66,361	20,400	0	0	\$6.01		0			\$0	
11.	Shopping Center	Costco	117,000	0	0	0	\$6.01		0			\$0	
12.	Shopping Center	Restaurant/Retail (Pad B)	40,787	20,600	0	0	\$6.01		0			\$123,806	302
13.	Shopping Center	Chevron (Pad F)	1,200	2,186	0	0	\$6.01		0			\$13,138	32
14.	Shopping Center	Commercial (Pad G)	6,000	6,000	0	0	\$6.01		0			\$36,060	98
16.	General Office	Office Park	41,382	0	0	0	\$6.01		41,382			\$120,422	212
17.	General Office	Business Park	1,017,562	0	0	0	\$6.01		1,017,562			\$2,961,105	1507.0
18.	Mixed Use	60% office, 40% Commercl	163,350	65,340	0	0	\$6.01		98,010			\$677,903	241.71
19.	General Office	Office	122,839	0	0	0	\$6.01		122,839			\$357,461	181.80
20.	General Merchand.	Commercial	95,178	95,178	0	0	\$6.01		0			\$572,020	140.80
21.	General Merchand.	Commercial	197,980	197,980	0	0	\$6.01		0			\$1,189,860	293.0
22.	Mixed Use	50% office/50% Commercl	14,701	7,351	0	0	\$6.01		7,351			\$65,571	21.70
23.	General Office	Office	36,590	0	0	0	\$6.01		17,424			\$50,704	25.70
24.	General Merchand.	Home Depot	33,000	9,000	0	0	\$6.01		0			\$54,090	13.32
Subtotal Commercial			2,908,130	738,346	1,583,679	0			1,583,679		\$12,343,707	\$9,045,965	343.65
RESIDENTIAL													
A	Single Family		80									\$161,423	39.28
B	Single Family		127									\$256,259	380.49
C	Single Family		306									\$617,442	716.77
D	Single Family		173									\$349,077	112.30
E	Single Family		269									\$542,784	265.92
F	Single Family		364									\$734,473	1090.54
H	Single Family		25									\$50,445	74.90
15	Multi-family		316									\$424,030	522.40
Subtotal Residential			1660									\$3,135,931	455.76
Total												\$12,181,896	
TOTAL ESTIMATED REVENUE												\$15,644,793	799.531
TOTAL ESTIMATED COST												(\$3,462,897)	

\* Figure does not include estimated revenues for remodeling of existing structures. Fees collected for this purpose will reduce the funding shortfall.

# LOCATION OF IMPROVEMENTS

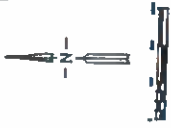
## NORTHGATE AREA

### FEE DISTRICT NO. 94-1

CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA

10028

SHEET 1 OF 1



**LEGEND**

- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- COMMERCIAL, OFFICE OR MULTIFAMILY PARCEL
- DISTRICT BOUNDARY

**TRANSPORTATION IMPROVEMENTS**

- A10 PARK & RIDE ACCESS ROAD
- A19 PARK & RIDE LOT
- A26 ADMIRAL CALLAGHAN SQ. OF TURNER PKWY
- A27 ADMIRAL CALLAGHAN COLUMBUS PKWY TO TURNER PARKWAY
- A36 COLUMBUS PARKWAY, I-80 TO ST. JOHN'S WINE RD
- A38 COLUMBUS PARKWAY, ST. JOHN'S WINE TO BLUE ROCK SPRINGS

**PUBLIC FACILITIES**

- B1 RIMMER CREEK IMPROVEMENTS
- B2 OPEN SPACE FENCING, TRAILS & ACCESS
- B3 EMERGENCY WORK
- B4 72' HEADWALL AT COMFORT INN
- B5 34' HEADWALL AT EDOKE PROPERTY
- B6 BUSINESS PARK EROSION REPAIR
- B7 STORM DRAIN & SLIDE REPAIR NEBHD 04E
- B8 OVEREXCAVATION AT DICKERSON W OF I-80
- B9 RECONNECT 18" STORM DRAIN
- B10 K RAIL FOR TRAFFIC CONTROL
- B11 FENCE ABOVE DICKERSON WALL
- B12 WATER LINE REPAIRS & EROSION CONTROL

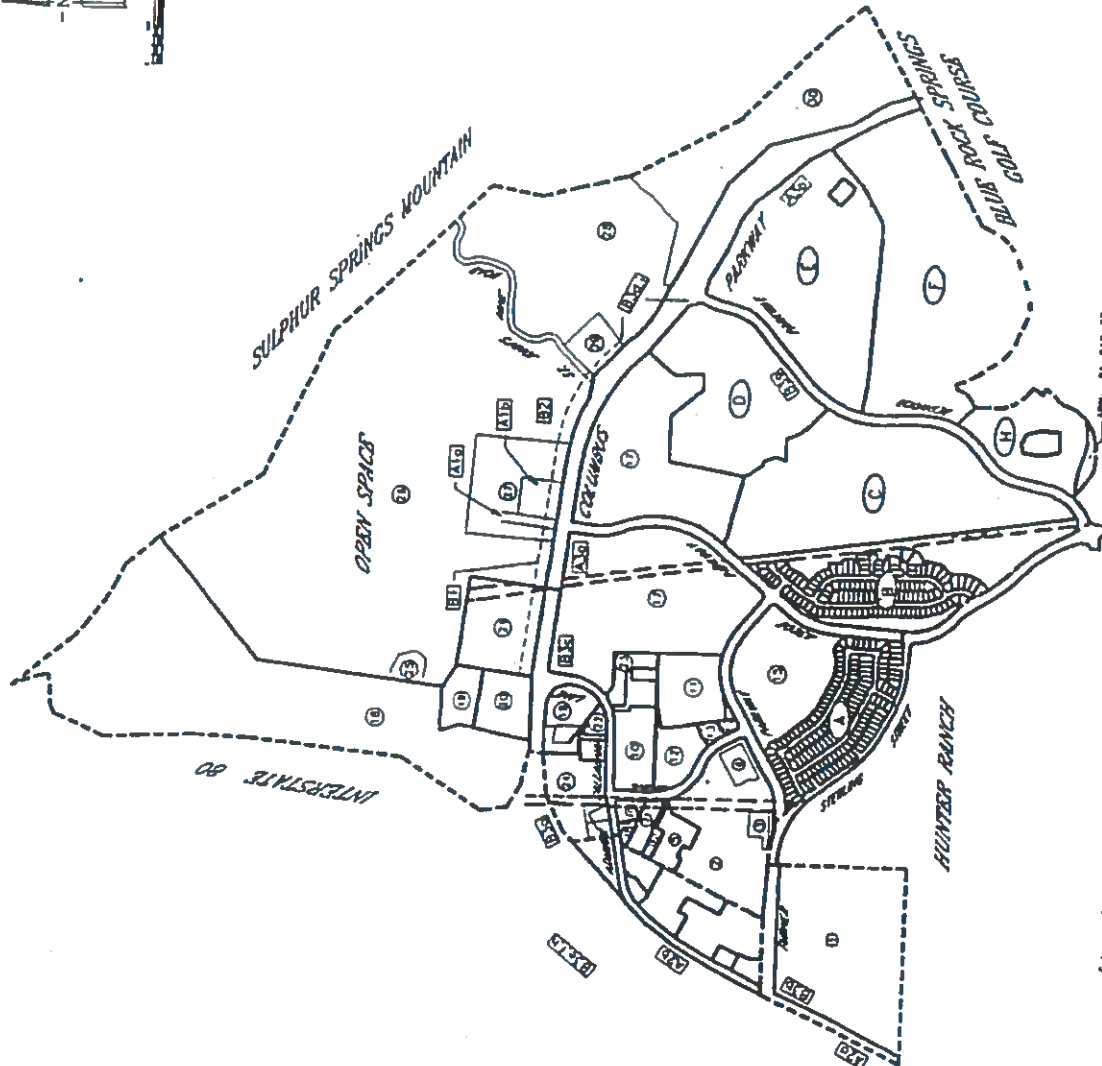


FIGURE 12

February 14, 1984

## ATTACHMENTS

- \* ITE Trip Generation Tables
- \* Land Use Intensity Ratios

# APARTMENT (220)

Average Vehicle Trip Ends vs: DWELLING UNITS

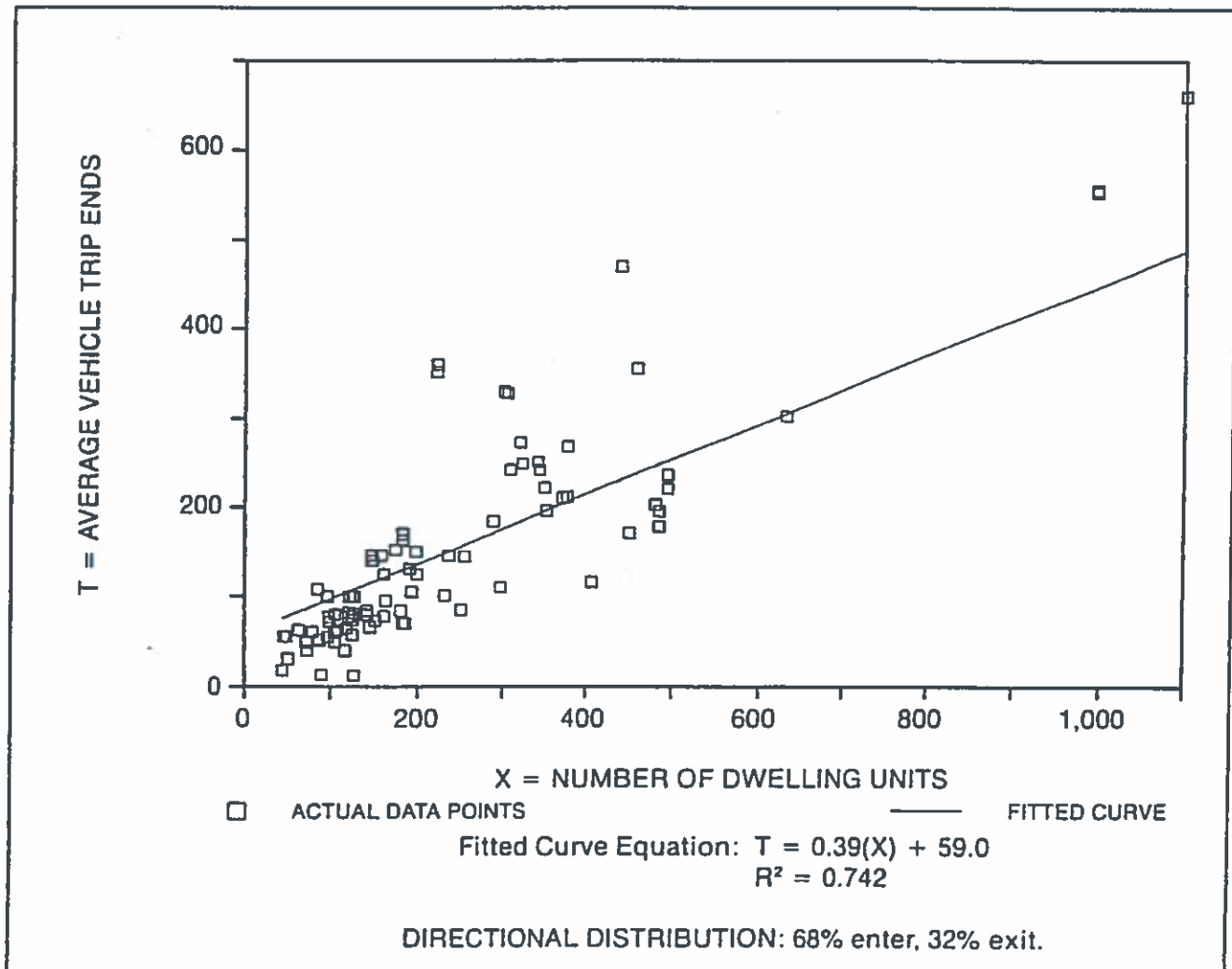
On a: WEEKDAY

PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.

## TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 P.M.) per Dwelling Unit				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average Number of Dwelling Units
0.673	0.095–1.636	.	104	233.5

## DATA PLOT AND EQUATION



# SINGLE FAMILY DETACHED HOUSING (210)

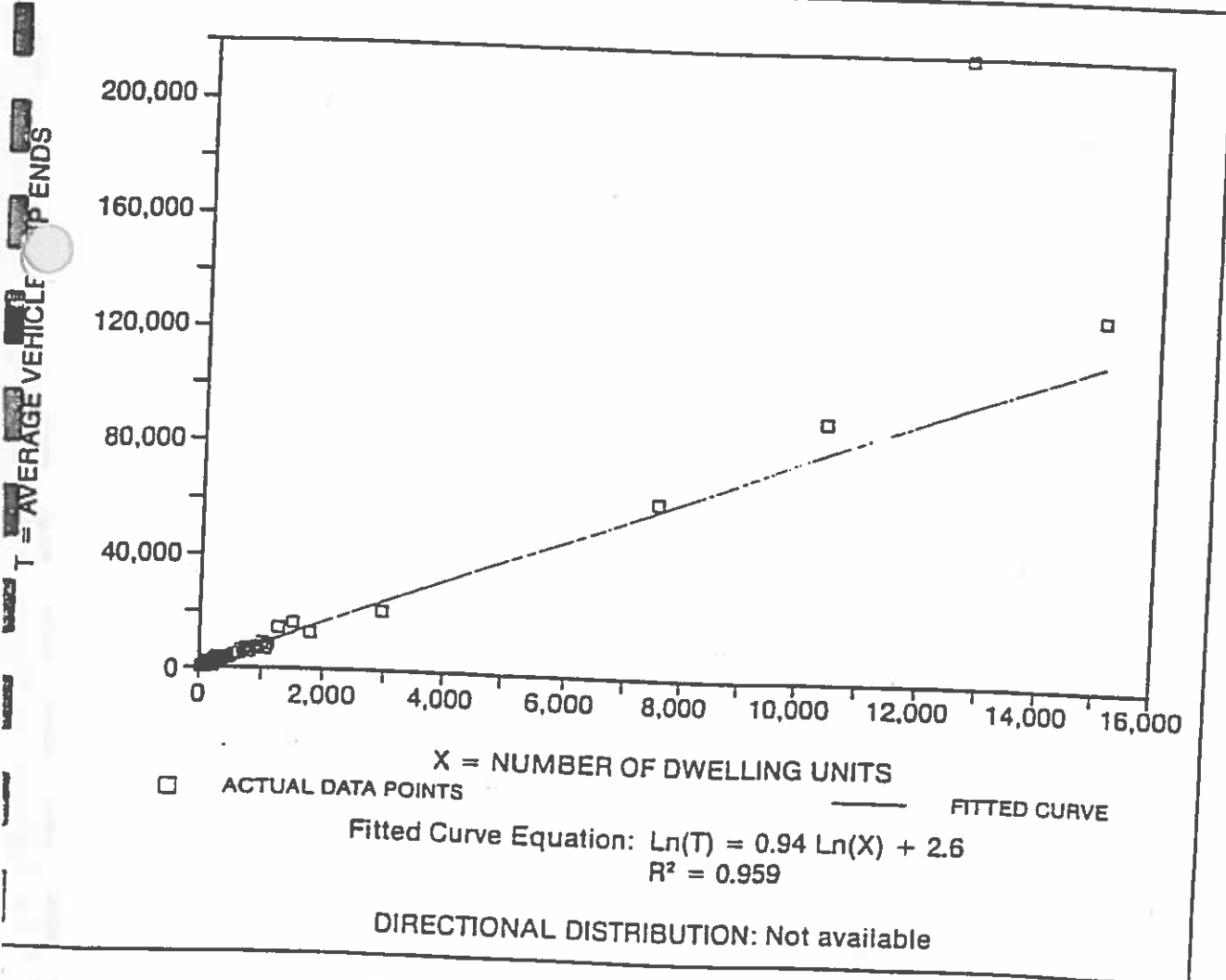
Average Vehicle Trip Ends vs: DWELLING UNITS  
On a: WEEKDAY

## TRIP GENERATION RATES

Average Weekday Vehicle Trip Ends per Dwelling Unit

Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average Number of Dwelling Units
10.062	4.307~21.900	4.36	320	366.5

## DATA PLOT AND EQUATION



Code  
710

can be quantified more accurately. The Trip Generation Data Collection Form reflects this addition of data.

The average automobile occupancy has been measured at 1.2 persons per car, 1.1 to 1.2 persons for work purposes and 1.6 persons for other purposes. 50, 51) The buildings measured for trip generation were either not served by public transportation or no information was available concerning such service.

### AVERAGE WEEKDAY TRANSIT TRIP ENDS

No data available.

### SOURCE NUMBERS

2, 5, 20, 21, 51, 53, 54, 72, 88, 89, 92, 95, 98, 100

**Table 1**  
General Office Building Trip Generation  
Vehicle Trip Ends (Two-Way Volume)  
Independent Variable—Trips per 1,000 Gross Square Feet Building Area

Gross Square Feet Thousands)	Average Weekday Vehicle Trip Ends		A.M. Peak Hour (1 Hour Between 7-9 A.M.)		P.M. Peak Hour (1 Hour Between 4-6 P.M.)	
	Rate	Volume	Rate	Volume	Rate	Volume
10	24.39	244	2.77	28	2.91	29
50	16.31	816	2.21	110	2.21	110
100	13.72	1372	2.00	200	1.97	197
150	12.40	1860	1.89	284	1.84	276
200	11.54	2307	1.82	364	1.75	350
300	10.42	3127	1.72	516	1.63	490
400	9.70	3880	1.65	660	1.55	622
500	9.17	4587	1.60	800	1.50	749
600	8.77	5259	1.56	936	1.45	871
700	8.43	5904	1.53	1068	1.41	990
100 & Over	8.16		1.50		1.38	

Source: Trip Generation Equations

**Table 2**  
General Office Building Trip Generation  
Vehicle Trip Ends (Two-Way Volume)  
Independent Variable—Trips per Employee

Number of employees	Average Weekday Vehicle Trip Ends		A.M. Peak Hour (1 Hour Between 7-9 A.M.)		P.M. Peak Hour (1 Hour Between 4-6 P.M.)	
	Rate	Volume	Rate	Volume	Rate	Volume
50	4.72	236	0.53	27	0.51	25
100	4.31	431	0.53	53	0.50	50
200	3.94	788	0.52	104	0.49	99
300	3.74	1121	0.51	154	0.49	147
400	3.60	1440	0.51	205	0.49	195
500	3.50	1749	0.51	255	0.48	242
600	3.42	2049	0.51	305	0.48	290
700	3.29	2632	0.50	404	0.48	384
800	3.20	3196	0.50	503	0.48	480
900	3.12	3746	0.50	601	0.48	572
1000 & Over	3.01		0.50		0.47	

Code  
820

**Table 1**  
**Shopping Center Vehicle Trip Generation**  
**Vehicle Trip Ends (Two-Way Volume)**  
Independent Variable—Trips per 1,000 Square Feet Gross Leasable Area

Gross Leasable Area (1,000 Square Feet)	Average Weekday Vehicle Trip Ends		A.M. Peak Hour (1 Hour Between 7-9 A.M.)		P.M. Peak Hour (1 Hour Between 4-6 P.M.)	
	Rate	Volume	Rate	Volume	Rate	Volume
10	166.35	1,664	4.39	44	18.82	188
50	94.71	4,735	2.31	115	8.69	435
100	74.31	7,431	1.75	175	6.23	623
200	58.93	11,785	1.32	265	4.49	897
300	48.31	14,492	1.13	338	3.85	1,155
400	43.00	17,199	1.00	401	3.53	1,413
500	39.81	19,906	0.92	459	3.34	1,671
600	37.69	22,613	0.85	512	3.22	1,929
800	35.03	28,027	0.76	608	3.06	2,445
1000	33.44	33,441	0.70	696	2.96	2,961
1200	32.38	38,855	0.65	776	2.90	3,477
1400	31.62	44,269	0.61	851	2.85	3,993
1600	31.05	49,683	0.58	922	2.82	4,509

Source: Trip Generation Equations

**Table 2**  
**Hourly Variation in Shopping Center Traffic**  
Under 100,000 Square Feet Gross Leasable Area

Time	Average Weekday <sup>a</sup>		Saturday <sup>b</sup>	
	% of 24 Hour Entering	% of 24 Hour Exiting	% of 24 Hour Entering	% of 24 Hour Exiting
10-11 A.M.	7.6	6.5	6.8	5.8
11-12 Noon	7.6	8.4	8.8	8.9
12-1 P.M.	7.6	8.2	9.4	8.8
1-2 P.M.	6.9	7.5	10.0	10.1
2-3 P.M.	9.0	7.8	9.7	8.4
3-4 P.M.	9.6	9.5	10.3	9.6
4-5 P.M.	9.7	10.4	10.7	10.7
5-6 P.M.	10.3	11.0	9.4	8.7
6-7 P.M.	7.4	8.3	7.3	8.3
7-8 P.M.	5.4	5.3	5.0	5.7
8-9 P.M.	4.2	4.3	3.2	3.9
9-10 P.M.	1.9	1.8	2.0	3.3

<sup>a</sup> Source numbers: 95, 124; number of studies: 4  
<sup>b</sup> Source numbers: 95, 124; number of studies: 4

Land Use Intensity Ratios, Current Version

Favorable Land Use Intensity Ranges for Various Building Types

- .....1-story detached
- .....1-story townhouse
- .....2-story detached
- .....2-story townhouse
- .....2-story garden apartment
- .....3-story apartment
- .....4-story apartment
- .....6-story apartment
- .....8-story apartment
- .....10-story apartment
- .....12-story apartment
- .....18-story apartment
- .....24+ stories

Land Use Intensity Ratings (LUI)	Floor Area (FAR)	LUI RATIOS X GROSS LAND AREA			LUI RATIOS X LIVING UNITS	
		Open Space (OSR)	Livability Space (LSR)	Recreation Space (RSR)	Occupant Car (OCR)	Total Car (TCR)
30	.100	.80	.85	.025	2.0	2.2
31	.107	.80	.82	.028	1.9	2.1
32	.115	.79	.80	.028	1.9	2.1
33	.123	.79	.58	.028	1.8	2.0
34	.132	.78	.55	.029	1.7	1.9
35	.141	.78	.54	.030	1.7	1.9
36	.152	.78	.53	.030	1.6	1.8
37	.162	.77	.53	.032	1.6	1.8
38	.174	.77	.52	.033	1.5	1.7
39	.187	.77	.52	.036	1.5	1.7
40	.200	.76	.52	.036	1.4	1.6
41	.214	.76	.51	.039	1.4	1.6
42	.230	.75	.51	.039	1.4	1.5
43	.246	.75	.49	.039	1.3	1.5
44	.264	.74	.48	.042	1.3	1.5
45	.283	.74	.48	.042	1.2	1.4
46	.303	.73	.46	.046	1.2	1.4
47	.325	.73	.46	.046	1.2	1.3
48	.348	.73	.45	.049	1.1	1.3
49	.373	.72	.45	.052	1.1	1.3
50	.400	.72	.44	.052	1.1	1.2
51	.429	.72	.43	.055	1.0	1.2
52	.459	.72	.42	.058	1.0	1.2
53	.492	.71	.41	.059	.99	1.1
54	.528	.71	.41	.062	.98	1.1
55	.566	.71	.40	.062	.93	1.1
56	.606	.70	.40	.065	.90	1.0
57	.650	.70	.40	.065	.87	1.0
58	.698	.69	.40	.070	.84	.99
59	.748	.69	.40	.075	.82	.98
60	.800	.68	.40	.080	.79	.93
61	.857	.68	.40	.080	.77	.90
62	.919	.68	.40	.083	.74	.87
63	.985	.68	.40	.085	.72	.85
64	1.06	.66	.40	.085	.70	.83
65	1.13	.67	.41	.090	.68	.81
66	1.21	.67	.41	.097	.66	.79
67	1.30	.67	.42	.104	.64	.77
68	1.39	.68	.42	.104	.62	.75
69	1.49	.68	.43	.104	.60	.73
70	1.60	.68	.43	.112	.58	.71
71	1.72	.68	.45	.115	.57	.69
72	1.84	.69	.46	.115	.56	.67
73	1.97	.70	.47	.118	.54	.65
74	2.11	.71	.49	.127	.52	.63
75	2.28	.72	.50	.136	.50	.61
76	2.42	.75	.51	.145	.49	.60
77	2.60	.76	.52	.145	.47	.58
78	2.79	.81	.58	.145	.46	.58
79	2.99	.83	.57	.150	.45	.58
80	3.20	.86	.61	.160	.44	.56

Source: Frederick H. Blair, Jr., *Intensity Zoning: Regulating Townhouses, Apartments, and Planned Unit Developments*, PAS Report No. 314 (Chicago: American Society of Planning Officials, 1976).



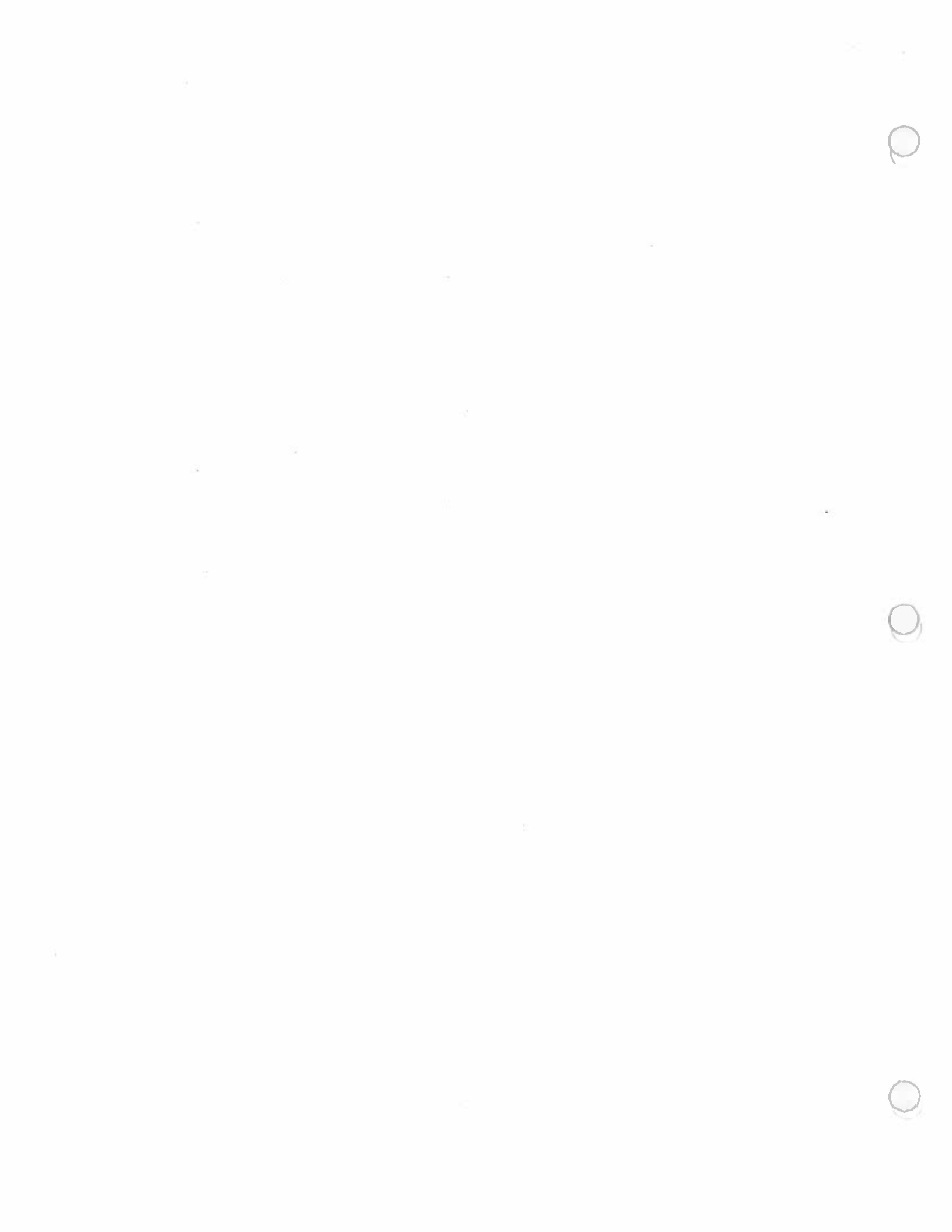
FIGURE 1  
 TRANSPORTATION IMPROVEMENTS  
 FEE SCHEDULE

Rev. 2/09/94

## Northgate Area Fee District No. 94-1

## Parcel

No.	Land Use	Total SF	Per SF
<b>COMMERCIAL</b>			
	Business/Office	1,602,844	\$2.91
	Retail	1,305,286	\$6.01
<b>RESIDENTIAL</b>			
		Units	Per Unit
A	Single Family	80	\$2,018.00
B	Single Family	127	\$2,018.00
C	Single Family	306	\$2,018.00
D	Single Family	173	\$2,018.00
E	Single Family	269	\$2,018.00
F	Single Family	364	\$2,018.00
H	Single Family	25	\$2,018.00
15	Multi-family	316	\$1,342.00
		<u>1,660</u>	



RESOLUTION NO. 94-180 N.C.

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City Council adopted the Northgate Specific Area Plan (SAP) No. 88-01 in October of 1988 and amended said plan in September of 1989, and

WHEREAS, said SAP contained, among others, the following goals:

1. To provide a comprehensive circulation network, including vehicular access and bicycle/pedestrian facilities;
2. To provide and maintain public services and facilities in a manner that will not burden the existing level of service of public services and facilities within the City; and
3. To provide adequate circulation into the project, so as not to impact the existing housing; and

WHEREAS, said SAP contained, among others, the following conditions:

1. The project sponsor shall be responsible for providing all on-site and off-site infrastructure and public improvements required to provide service for the project area;
2. The project sponsor shall be solely responsible for the improvement of Columbus Parkway from northern edge of Blue Rock Springs Park to the northerly Ascot Parkway/Columbus Parkway between I-80 and the northerly Ascot Parkway/Columbus Parkway intersection to four lanes as described in the SAP. For the section of Columbus Parkway intersection, the project sponsor shall participate in a benefit district for improvements of six lanes as described in the FSEIR. The City shall determine what type of funding mechanism will be used, which project sponsors and/or property owners shall participate in these improvements, and the timing of these improvements;
3. If required by the City, the project sponsor shall participate in a Benefit District to improve that section of Admiral Callaghan Lane that is currently two lanes north of Redwood Parkway; and
4. Within three years of adoption of the SAP, the Park and Ride Lot shall be designed and constructed by the project sponsor; and

WHEREAS, the Conditions of Approval for the amended Northgate Tentative Map No. 88-29A approved in October of 1989, reiterated these SAP conditions and added other conditions including the following:

1. All development within the project area may be subject to new and/or additional development fees and taxes as adopted by the City Council; and

WHEREAS, the relevant transportation improvements including potential financing mechanisms are part of the proposed project and/or conditions of approval for the Northgate project which has been analyzed in conformance with CEQA; and

WHEREAS, the project sponsor declared bankruptcy in June of 1992 and is, therefore, unable to fulfill the above mentioned Conditions of Approval; and

WHEREAS, the current Northgate Area property owners have expressed their desire to proceed with the development of their respective parcels; and

WHEREAS, Chapter 3.07 "Transportation Impact Mitigation Fee" of the Vallejo Municipal Code gives the City Council authority to establish fees to provide funding for required transportation facilities within specific areas of the City; and

WHEREAS, on March 1, 1994, the City Council adopted Resolution No. 94-81 N.C. receiving the Engineer's Report and setting the public hearing for March 29, 1994; and

WHEREAS, on March 15, 1994, the City Council adopted Resolution No. 94-101 N.C. resetting the public hearing for April 12, 1994; and

WHEREAS, on March 4, 1994, notices were sent to all of the affected property owners, as well as other interested parties; and

WHEREAS, on March 27, 1994, and on April 1, 1994, the notice was published in the Times Herald newspaper; and

WHEREAS, on April 12, 1994, the City Council held a public hearing on proposed fees; and

WHEREAS, the City Council has considered all oral and written statements made or filed by the affected property owners and other interested persons; and

WHEREAS, the City Council finds and declares that it is in the best interest of the public health, safety and welfare to consider the establishment of fees to complete the transportation improvements within Northgate Area Fee District No. 94-1.

BE IT RESOLVED as follows:

- Section 1. The City Council hereby approves the Engineer's Report on proposed fee schedules for Transportation Improvements in Northgate Area Fee District No. 94-1 dated February 1994, which generally describes the improvements to be constructed or installed and paid for by these fees and the method of determining said fees.
- Section 2. The City Council hereby confirms and adopts the Northgate Area Fee District No. 94-1 diagram as filed with the City Clerk, attached hereto as Exhibit "A" and incorporated herein by reference.
- Section 3. The City Council hereby confirms and adopts the Northgate Transportation Improvements Fee Schedule, attached hereto as Exhibit "B" and incorporated herein by reference.
- Section 4. The City Council hereby authorizes and directs the City Engineer to determine the phasing and implement the construction of improvements funded by these fees.
- Section 5. The City Council authorizes and directs the Finance Director to disburse monies collected from these fees for expenses incurred by the City in administering this Fee District and the construction of these transportation improvements.
- Section 6. The City Council authorizes and directs the City Clerk to file for record certified copies of the (i) Northgate Area Fee District No. 94-1 diagram (Exhibit "A") and (ii) the Transportation Improvements Fee Schedule (Exhibit "B") in the office of the Recorder of Solano County, California.
- Section 7. The City Council hereby directs staff to bring these fees back to the Council within the next five months. The Northgate Transportation Impact Fee Schedule adopted herein shall remain in effect until a replacement funding mechanism has been established and implemented.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on April 26, 1994, by the following vote:

AYES: Mayor Intintoli, Councilmembers Boschee, Exline, Hicks, Higgins, Patchell and Villanueva

NOES: None

ABSENT: None

  
\_\_\_\_\_  
ANTHONY J. INTINTOLI, JR., MAYOR

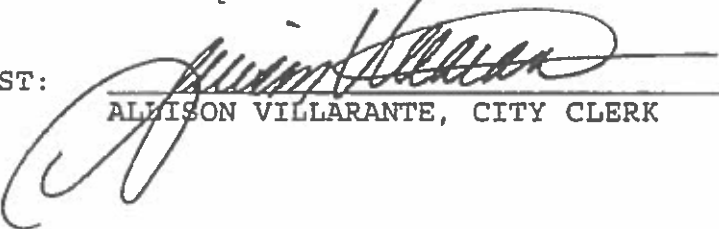
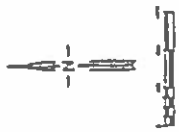
ATTEST:   
\_\_\_\_\_  
ALLISON VILLARANTE, CITY CLERK

DIAGRAM  
of  
NORTHGATE AREA  
FEE DISTRICT NO. 94-1  
CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA



- REFERENCE NO.
- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
  - COMMERCIAL, OFFICE OR INDUSTRIAL PARCEL
  - DISTRICT BOUNDARY

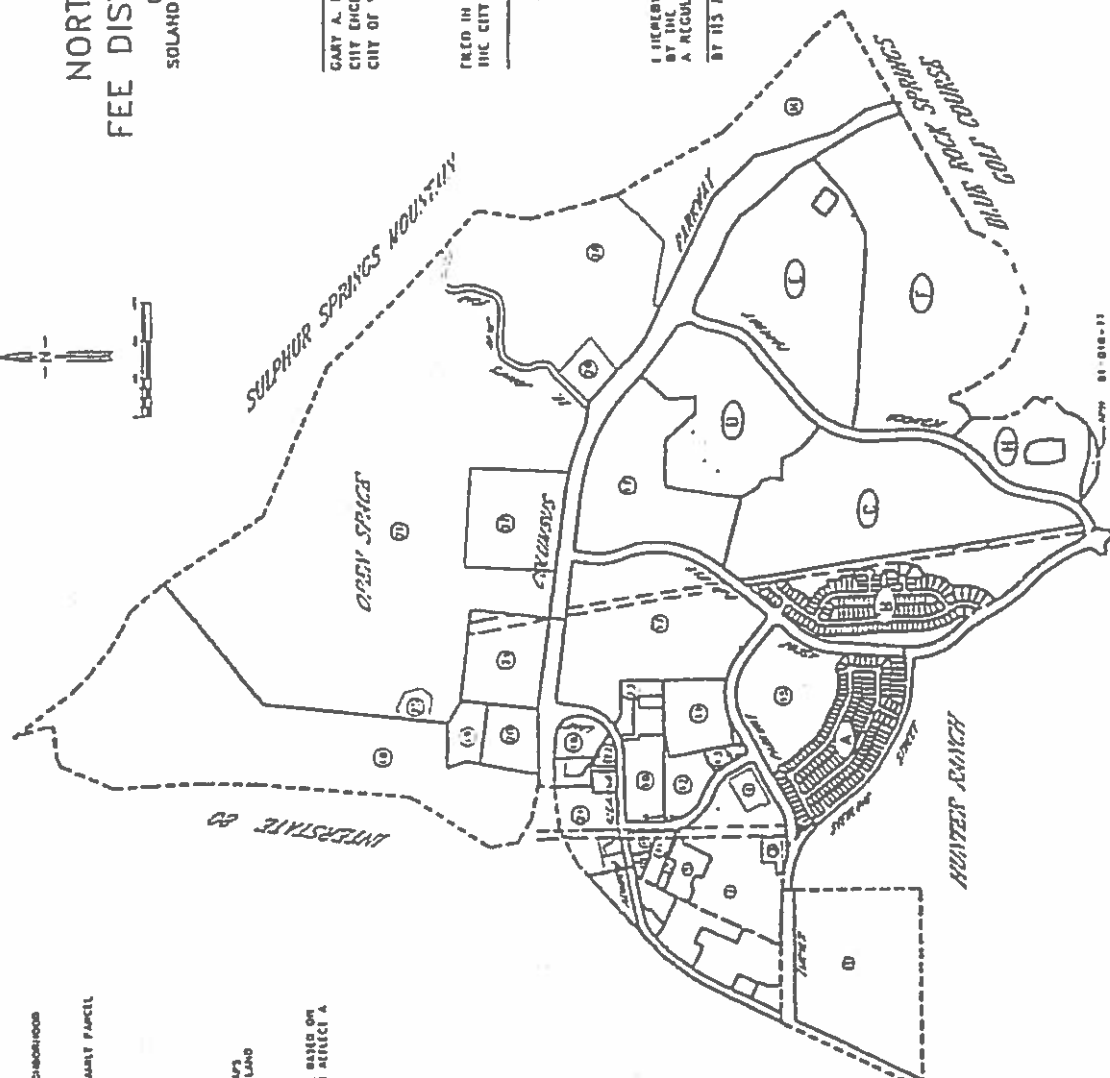
NOTES:  
REFERENCE IS MADE TO THE COUNTY ASSessor'S MAPS  
AND RECORD DATA OF THE VARIOUS PARCELS OF LAND  
WITHIN THE DISTRICT

REFERENCES AND DISTANCES SHOWN ON THIS MAP ARE BASED ON  
RECORD DATA OF SCALED INFORMATION AND DO NOT REFLECT A  
FIELD SURVEY.

REFERENCE TABLE

PARCELS ARE IDENTIFIED BY PARCEL NO.

1	81-010-01
2	81-010-02
3	81-010-03
4	81-010-04
5	81-010-05
6	81-010-06
7	81-010-07
8	81-010-08
9	81-010-09
10	81-010-10
11	81-010-11
12	81-010-12
13	81-010-13
14	81-010-14
15	81-010-15
16	81-010-16
17	81-010-17
18	81-010-18
19	81-010-19
20	81-010-20
21	81-010-21
22	81-010-22
23	81-010-23
24	81-010-24
25	81-010-25
26	81-010-26
27	81-010-27
28	81-010-28
29	81-010-29
30	81-010-30
31	81-010-31
32	81-010-32
33	81-010-33
34	81-010-34
35	81-010-35
36	81-010-36
37	81-010-37
38	81-010-38
39	81-010-39
40	81-010-40
41	81-010-41
42	81-010-42
43	81-010-43
44	81-010-44
45	81-010-45
46	81-010-46
47	81-010-47
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88	81-010-88
89	81-010-89
90	81-010-90
91	81-010-91
92	81-010-92
93	81-010-93
94	81-010-94
95	81-010-95
96	81-010-96
97	81-010-97
98	81-010-98
99	81-010-99
100	81-010-100



GARY A. LEACH  
CITY ENGINEER  
CITY OF VALLEJO, CALIFORNIA

PREPARED IN THE OFFICE OF THE CITY CLERK OF  
THE CITY OF VALLEJO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994.

ALLISON VILLAGRANTE  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

I HEREBY CERTIFY THAT THIS DIAGRAM WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO AT  
A REGULAR MEETING HEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
BY ITS RESOLUTION NO. \_\_\_\_\_.

ALLISON VILLAGRANTE  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
AT THE HOUR OF \_\_\_\_\_ O'CLOCK A.M. OR P.M.  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO, CALIFORNIA  
I HEREBY CERTIFY THAT THIS DIAGRAM WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO AT  
A REGULAR MEETING HEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994,  
BY ITS RESOLUTION NO. \_\_\_\_\_.

ROBERT A. MICHENER  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

FIGURE 3

April 30, 1993

## FIGURE 1

## TRANSPORTATION IMPROVEMENTS

Rev. 2/09/94

## FEE SCHEDULE

Northgate Area Fee District No. 94-1

## Parcel

No.	Land Use	Total SF	Per SF
<b>COMMERCIAL</b>			
	Business/Office	1,602,844	\$2.91
	Retail	1,305,286	\$6.01
<b>RESIDENTIAL</b>		<b>Units</b>	<b>Per Unit</b>
A	Single Family	80	\$2,018.00
B	Single Family	127	\$2,018.00
C	Single Family	306	\$2,018.00
D	Single Family	173	\$2,018.00
E	Single Family	269	\$2,018.00
F	Single Family	364	\$2,018.00
H	Single Family	25	\$2,018.00
15	Multi-family	316	\$1,342.00
		<u>1,660</u>	



AMENDED  
 SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 85-01  
 PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS  
 BENEFIT SCHEDULE - BY PARCEL

PARCE No.	DESCRIPTION	ASSESSOR PARCEL NUMBER	AMOUNT DUE TO DISTRICT	METHOD OF PAYMENT
A	LUSK COMPANY	BK 68, PAGES 50, 51, 52, 53	\$74,533	PAID BY FUNDING PORTION OF THE DISTRICT
B	OLSON (FULTON INVESTMENT CO.)	182-010-010	\$79,844	AT FINAL MAP APPROVAL OR ADDED TO BLDG PERMIT
C	NDS (NATIONAL DOLLAR STORE)			
C1	NDS (NATIONAL DOLLAR STORE)	182-020-010	\$13,149	ADDED TO BUILDING PERMIT
C2	NDS (NATIONAL DOLLAR STORE)	182-020-020	\$28,856	ADDED TO BUILDING PERMIT
C3	NDS (NATIONAL DOLLAR STORE)	81-010-240	\$0	NOT PART OF ASSESSMENT DISTRICT
C4	NDS (NATIONAL DOLLAR STORE)	81-010-250	\$0	NOT PART OF ASSESSMENT DISTRICT
C5	NDS (NATIONAL DOLLAR STORE)	81-010-270	\$0	NOT PART OF ASSESSMENT DISTRICT
C6	NDS (NATIONAL DOLLAR STORE)	181-020-090	\$23,377	ADDED TO BUILDING PERMIT, SEE NOTE # 2
C	NDS SUBTOTAL		\$65,382	
D	SKY VALLEY AREA			
D1	SINGLE FAMILY UNIT (1,133 UNITS)	BK 182, PAGES 6, 10-25, 27, 28 SFU LOTS	\$261,090	SEE NOTE # 3
D2	CONDO (206 UNITS)	182-271-040 182-272-030 & 182-060-670, 680	\$42,149	SEE NOTE # 3
D3	CONDO/HOTEL	182-271-030	\$29,055	SEE NOTE # 3
D4	COMMERICAL	182-271-020	\$517	SEE NOTE # 3
D5	RESTAURANT	182-050-200	\$53,710	SEE NOTE # 3
	SKY VALLEY AREA SUBTOTAL		\$388,520	
E	PACIFIC GAS & ELECTRIC (PG&E)	182-050-010, 040 & 182-040-090	\$77,537	AT FINAL MAP APPROVAL
F	NORTHGATE			
F1	NEIGHBORHOOD "A"	BOOK 81 PAGE 58 & 59	\$31,320	SEE NOTE # 4
F2	NEIGHBORHOOD "B"	BOOK 81 PAGE 60 & 61	\$24,860	ADDED TO BUILDING PERMIT
F3	NEIGHBORHOOD "C"	PORTION OF 81-040-760	\$59,899	AT FINAL MAP APPROVAL
F4	NEIGHBORHOOD "D"	81-040-460	\$33,865	AT FINAL MAP APPROVAL
F5	NEIGHBORHOOD "E"	81-040-820	\$52,656	AT FINAL MAP APPROVAL
F6	NEIGHBORHOOD "F"	81-040-830	\$71,253	AT FINAL MAP APPROVAL
F7	NEIGHBORHOOD "H"	PORTION OF 81-040-760	\$4,894	AT FINAL MAP APPROVAL
F8	MULTI FAMILY DWELLING UNIT -MFDU	PORTION OF 81-040-690 & 81-040-710	\$55,618	AT FINAL MAP APPROVAL
F9.1	COMMERICAL BUSINESS	PORTION 81-040-690 & 81-040-430	\$22,160	ADDED TO BUILDING PERMIT
F9.2	COMMERICAL BUSINESS	81-010-010	\$869	ADDED TO BUILDING PERMIT
F10.1	COMMERICAL	81-560-010	\$261	WHEN THE DISTRICT IS FINALIZED
F10.2	COMMERICAL	81-560-020	\$543	WHEN THE DISTRICT IS FINALIZED
F10.3	COMMERICAL	81-560-050	\$152	WHEN THE DISTRICT IS FINALIZED
F10.4	COMMERICAL	81-560-060	\$1,238	WHEN THE DISTRICT IS FINALIZED
F10.5	COMMERICAL	81-570-110	\$2,781	ADDED TO BUILDING PERMIT
F10.6	COMMERICAL	81-570-100	\$1,325	WHEN THE DISTRICT IS FINALIZED
F10.7	COMMERICAL	81-570-120	\$2,259	WHEN THE DISTRICT IS FINALIZED
F10.8	COMMERICAL	81-570-060	\$130	ADDED TO BUILDING PERMIT
F10.9	COMMERICAL	81-570-070	\$43	ADDED TO BUILDING PERMIT
F10.10	COMMERICAL	81-570-130	\$782	WHEN THE DISTRICT IS FINALIZED
F10.11	COMMERICAL	81-570-140	\$109	ADDED TO BUILDING PERMIT
F10.12	COMMERICAL	81-570-030	\$2,542	WHEN THE DISTRICT IS FINALIZED
F11	SYUFY	81-010-260	\$9,994	WHEN 400 ZONE IS CONNECTED TO PARCEL
	NORTHGATE SUBTOTAL		\$379,554	
	TOTAL		\$1,063,169	

- NOTES:
- TOTALS DO NOT MATCH TOTALS OF BENEFIT SCHEDULE BY DEVELOPMENT DUE TO ROUND OFF ERRORS.
  - DUE TO AN ERROR IN THE LAND USE ASSUMPTIONS CONTAINED IN THE KENNEDY/JENKS/CHILTON REPORT THE ASSESSMENT FOR PARCEL C6 IS HEREBY REDUCED TO \$2,810.
  - THE DIFFERENCE BETWEEN SKY VALLEY'S (HIDDENBROOKES) ASSESSMENT AND IMPROVEMENT COSTS PAID BY SVLP (i.e. \$3,775) WILL BE PAID WHEN THE DISTRICT IS FINALIZED.
  - SINCE NEIGHBORHOOD "A" IS ALMOST BUILT OUT AND AS A RESULT OF A PREVIOUS AGREEMENT BETWEEN THE CITY AND THE OWNER, THE ASSESSMENTS FOR PARCEL F1 WILL NOT BE COLLECTED.

SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 05-01  
 PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION  
 BENEFIT SCHEDULE - BY PARCELS

PARCE No.	DESCRIPTION	ASSESSOR PARCEL NUMBER	AMOUNT DUE TO DISTRICT	METHOD OF PAYMENT
B	OLSON (FULYON INVESTMENT CO)	182-010-010	\$324,763	AT FINAL MAP APPROVAL OR ADDED TO BLDG PERMIT
C	NDS (NATIONAL DOLLAR STORE)			
C1	NDS (NATIONAL DOLLAR STORE)	182-020-010	\$28,679	ADDED TO BUILDING PERMIT
C2	NDS (NATIONAL DOLLAR STORE)	182-020-020	\$58,545	ADDED TO BUILDING PERMIT
C3	NDS (NATIONAL DOLLAR STORE)	81-010-240		NOT PART OF ASSESSMENT DISTRICT
C4	NDS (NATIONAL DOLLAR STORE)	81-010-250		NOT PART OF ASSESSMENT DISTRICT
C5	NDS (NATIONAL DOLLAR STORE)	81-010-270		NOT PART OF ASSESSMENT DISTRICT
C6	NDS (NATIONAL DOLLAR STORE)	182-020-080	\$47,429	ADDED TO BUILDING PERMIT, SEE NOTE #2
	C NDS SUBTOTAL		\$132,653	
D	SKY VALLEY AREA			
D1	SINGLE FAMILY UNIT (1.133 UNITS)	BK 182, PAGES 6, 9-25, 27, 28 SFU LOTS	\$782,561	SEE NOTE #3
D2	CONDO (206 UNITS)	BK 182-271-030, 040, 182-272-030 & 182-060-070, 080	\$126,334	SEE NOTE #3
D3	CONDOMOTEL	BOOK 182-270-030	\$67,065	SEE NOTE #3
D4	COMMERICAL	BOOK 182-270-020	\$1,549	SEE NOTE #3
D5	RESTAURANT	BOOK 182-050-200	\$160,984	SEE NOTE #3
	SKY VALLEY AREA SUBTOTAL		\$1,158,512	
E	PACIFIC GAS & ELECTRIC (PG&E)	BOOK 182-050-010 & 182-040-070	\$232,087	AT FINAL MAP APPROVAL
F	NORTHGATE			
F1	NEIGHBORHOOD "A"	BOOK 81 PAGE 58 & 59	\$37,119	SEE NOTE #4
F2	NEIGHBORHOOD "B"	BOOK 81 PAGE 60 & 61	\$100,013	WHEN THE DISTRICT IS FINALIZED
F3	NEIGHBORHOOD "C"	PORTION OF 81-040-760	\$177,025	AT FINAL MAP APPROVAL
F4	NEIGHBORHOOD "D"	BOOK 81-040-460	\$100,083	AT FINAL MAP APPROVAL
F5	NEIGHBORHOOD "E"	BOOK 81-040-820	\$155,620	AT FINAL MAP APPROVAL
F6	NEIGHBORHOOD "F"	BOOK 81-040-830	\$210,579	AT FINAL MAP APPROVAL
F7	NEIGHBORHOOD "H"	PORTION OF 81-040-760	\$14,463	AT FINAL MAP APPROVAL
F8	MULTI FAMILY DWELLING UNIT (MFDU)	PORTION OF 81-040-690 & 81-040-710	\$223,762	AT FINAL MAP APPROVAL
F9.1	COMMERICAL, BUSINESS	PORTION OF 81-040-690 & 81-040-430	\$89,151	ADDED TO BUILDING PERMIT
F9.2	COMMERICAL, BUSINESS	BOOK 81-010-010	\$1,076	ADDED TO BUILDING PERMIT
F10.1	COMMERICAL	BOOK 81-560-010	\$323	WHEN THE DISTRICT IS FINALIZED
F10.2	COMMERICAL	BOOK 81-560-020	\$672	WHEN THE DISTRICT IS FINALIZED
F10.3	COMMERICAL	BOOK 81-560-050	\$188	WHEN THE DISTRICT IS FINALIZED
F10.4	COMMERICAL	BOOK 81-580-060	\$1,533	WHEN THE DISTRICT IS FINALIZED
F10.5	COMMERICAL	BOOK 81-570-110	\$3,443	ADDED TO BUILDING PERMIT
F10.6	COMMERICAL	BOOK 81-570-100	\$1,641	WHEN THE DISTRICT IS FINALIZED
F10.7	COMMERICAL	BOOK 81-570-120	\$2,798	WHEN THE DISTRICT IS FINALIZED
F10.8	COMMERICAL	BOOK 81-570-060	\$161	ADDED TO BUILDING PERMIT
F10.9	COMMERICAL	BOOK 81-570-070	\$54	ADDED TO BUILDING PERMIT
F10.10	COMMERICAL	BOOK 81-570-130	\$968	WHEN THE DISTRICT IS FINALIZED
F10.11	COMMERICAL	BOOK 81-570-140	\$134	ADDED TO BUILDING PERMIT
F10.12	COMMERICAL	BOOK 81-570-030	\$3,147	WHEN THE DISTRICT IS FINALIZED
F11	SYUFY	BOOK 81-010-260	\$27,832	WHEN THE 400 ZONE IS CONNECTED TO BLDG
	NORTHGATE SUBTOTAL		\$1,151,777	
	TOTAL		\$2,989,782	

- NOTES:
- TOTALS DO NOT MATCH TOTALS OF BENEFIT SCHEDULE BY DEVELOPMENT DUE TO ROUND OFF ERRORS.
  - DUE TO AN ERROR IN THE LAND USE ASSUMPTIONS CONTAINED IN THE KENNEDY/JENKINS/CHILTON REPORT THE ASSESSMENT FOR PARCEL C9 IS HEREBY REDUCED TO \$18,080.
  - THE DIFFERENCE BETWEEN SKY VALLEY'S (HIDDENBROOK'S) ASSESSMENT AND IMPROVEMENT COSTS PAID BY SVLP (i.e. \$1,775) WILL BE PAID WHEN THE DISTRICT IS FINALIZED.
  - SINCE NEIGHBORHOOD "A" IS ALMOST BUILT OUT AND AS A RESULT OF A PREVIOUS AGREEMENT BETWEEN THE CITY AND THE OWNER, THE ASSESSMENTS FOR PARCEL F1 WILL NOT BE COLLECTED.

PUBLIC RESOURCES CODE SECTION 2700-2709.1 STRONG MOTION FEE

2700. There is hereby established in the State of California a strong-motion instrumentation program for the purpose of administering the program and of acquiring strong-motion instruments and installing and maintaining such instruments as needed in representative geologic environments and structures throughout the state.

2701. The division shall organize and monitor the program with the advice of the Seismic Safety Commission.

2702. The division shall purchase, install, and maintain instruments in representative structures and geologic environments throughout the state, and shall process the data obtained from such instruments resulting from periodic earthquakes, as deemed necessary and desirable by the Seismic Safety Commission.

2703. The division shall maintain and service the strong-motion instruments installed, shall collect and interpret all records from the instruments, and shall make the records, record interpretations, and technical assistance available to the construction industry.

2704. It is the intent of the Legislature in enacting this chapter to provide adequate instrumentation throughout California.

2705. (a) A city, county, and city and county shall collect a fee from each applicant for a building permit. Each fee shall be equal to a specific amount of the proposed building construction for which the building permit is issued as determined by the local building officials. The fee amount shall be assessed in the following way:

(1) Group R occupancies, as defined in the California Building Code (Part 2 of Title 24 of the California Code of Regulations), one, to three stories in height, except hotels and motels, shall be assessed at the rate of thirteen dollars (\$13) per one hundred thousand dollars (\$100,000), with appropriate fractions thereof.

(2) All other buildings shall be assessed at the rate of twenty-eight dollars (\$28) per one hundred thousand dollars (\$100,000), with appropriate fractions thereof.

(3) The fee shall be the amount assessed under paragraph (1) or (2), depending on building type, or fifty cents (\$0.50), whichever is the higher.

MINIMUM CHARGE

(b) (1) In lieu of the requirements of subdivision (a), a city, county, and city and county may elect to include a rate of thirteen dollars (\$13) per one hundred thousand dollars (\$100,000), with appropriate fractions thereof, in its basic building permit fee for any Group R occupancy defined in paragraph (1) of subdivision (a), and a rate of twenty-eight dollars (\$28) per one hundred thousand dollars (\$100,000), with appropriate fractions thereof, for all other building types. A city, county, and city and county electing to collect the fee pursuant to this subdivision need not segregate the fees in a fund separate from any fund into which basic building permit fees are deposited.

(2) "Building," for the purpose of this chapter, is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

(c) (1) A city, county, and city and county may retain up to 5 percent of the total amount it collects under subdivision (a) or (b) for data utilization, for seismic education incorporating data

BUILDING PERMITS ONLY, NOT TRADE PERMITS, PLUMB, MECH OR ELEC. UNLESS AFFECTING STRUCTURAL LOADING (I.E.) ROOF MOUNT SOLAR ROOF TOP HVAC UNITS

**PUBLIC RESOURCES CODE SECTION 2700-2709.1 STRONG MOTION FEE**

interpretations from data of the strong-motion instrumentation program and the seismic hazards mapping program, and, in accordance with paragraph (2), for improving the preparation for damage assessment after strong seismic motion events.

(2) A city, county, and city and county may use any funds retained pursuant to this subdivision to improve the preparation for damage assessment in its jurisdiction only after it provides the Department of Conservation with information indicating to the department that data utilization and seismic education activities have been adequately funded.

(d) Funds collected pursuant to subdivisions (a) and (b), less the amount retained pursuant to subdivision (c), shall be deposited in the Strong-Motion Instrumentation and Seismic Hazards Mapping Fund, as created by Section 2699.5 to be used exclusively for purposes of this chapter, Chapter 7.5 (commencing with Section 2621), and Chapter 7.8 (commencing with Section 2690).

2705.5. The California Geological Survey shall advise counties and cities as to that portion of the total fees allocated to the Strong-Motion Instrumentation and Seismic Hazards Mapping Fund, so that this information may be provided to building permit applicants.

2707. The division, upon advice of the Seismic Safety Commission, whenever it determines that an adequate instrumentation program has been achieved, may reduce the fee levied against building permits as provided in Section 2705 to a level sufficient to maintain the program established pursuant to this chapter.

2709. Any city or county that has been exempted from the provisions of Section 2705 by Section 2708 may participate in the state strong-motion instrumentation program by a written request to the State Geologist by the governing body of such city or county that its exemption be rescinded.

2709.1. (a) No strong-motion instrumentation shall be installed pursuant to this chapter in the structural types identified in subdivision (b) unless funds proportionate to the construction value as called for under Section 2705 are received from organizations or entities representing these structural types, or the instrumentation is specifically called for by the Seismic Safety Commission in urgency situations.

(b) The structural types subject to this section include all of the following:

- (1) Hospitals.
- (2) Dams.
- (3) Bridges.
- (4) Schools.
- (5) Powerplants.

(c) The Strong-Motion Instrumentation and Seismic Hazards Mapping Fund may accept funds from sources other than the permit fees identified in this chapter. The priority of installations performed under this chapter shall be determined by the Seismic Safety Commission.

## Building Valuation Data – FEBRUARY 2019

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2019. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$175.70/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$175.70/sq. ft x 0.0075  
= \$21,084

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family <sup>d</sup>	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

RESOLUTION NO. 95-448 N. C.

## SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO. 95-1

BE IT RESOLVED by the Council of the City of Vallejo as follows:

WHEREAS, the City Council of the City of Vallejo (City Council), previously adopted Resolution No. 95-155 N. C., on April 4, 1995, to initiate proceedings pursuant to Chapter 14.36 of the Vallejo Municipal Code (VMC) for the formation of a local improvement benefit district, designated Sky Valley Improvement Benefit District No. 95-1 (the District); and

WHEREAS, it is the intent of said benefit district to provide the means whereby, upon entering into an agreement for reimbursement with the City of Vallejo, certain land owners within the district as well as the City may advance the full cost of public improvements that will benefit neighboring lands in the district with assurance that reimbursement on an equitable basis will be forthcoming in accordance with VMC, Chapter 14.36; and

WHEREAS, the City Council has received and considered the report prepared by the Public Works Director on the Benefit District No. 95-1 as previously ordered; and

WHEREAS, on August 22, 1995, the City Council adopted Resolution No. 95-338 N. C. preliminarily approving the Engineer's Report and setting the public hearing for September 26, 1995; and

WHEREAS, on August 31, 1995, notices were posted within the district boundaries; on August 30, 1995, notices were sent to all of the affected property owners; and on August 25 and 30, 1995, the notice was published in the Times Herald newspaper in accordance with VMC, Section 14.36.080; and

WHEREAS, on September 26, 1995, the City Council heard the matter and adopted Resolution No. 95-382 N. C. to continue the public hearing to October 24, 1995; and

WHEREAS, on October 24, 1995, the City Council adopted Resolution No. 95-426 N. C. to continue the public hearing to November 14, 1995; and

WHEREAS, the City Council has considered all oral statements, all written protests, and all other communications made or filed by the affected property owners and other interested persons; and

WHEREAS, meetings have been held with property owners within the proposed district to receive comments on the Engineer's Report; and

WHEREAS, the Engineer's Report has been amended to reflect public input, attached hereto as Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the City Council has determined that a majority protest has not been filed; now, therefore,

BE IT RESOLVED that the City Council hereby takes the following actions in this matter:

1. approves the Engineer's Report, as amended;
2. orders the formation of Sky Valley Improvement Benefit District No. 95-1;
3. confirms and adopts the Amended Sky Valley Improvement Benefit District No. 95-1 Diagram as filed with the City Clerk on November 3, 1995, attached hereto as Exhibit "B" and incorporated herein by reference;
4. confirms and adopts the Benefit Schedule, attached hereto as Exhibit "C" and incorporated herein by reference;
5. authorizes and directs the Public Works Director to develop a method for apportioning the money collected under the Benefit Schedule, including any interest earned on such money;
6. authorizes and directs the Finance Director to make the payments in accordance with the method established by the Public Works Director, after deducting an administrative fee of two percent (2%) from the monies collected from this benefit district;
7. authorizes and directs the City Clerk to file for record certified copies of the (i) Amended Sky Valley Improvement Benefit District No. 95-1 Diagram (Exhibit "B") and (ii) Benefit Schedule (Exhibit "C") in the Office of the Recorder of Solano County, California.

ADOPTED by the Council of the City of Vallejo at a regular meeting held on November 14, 1995, by the following vote:

AYES: Mayor Intintoli, Councilmembers Boschee, Exline, Hicks, Higgins, Patchell and Villanueva  
NOES: None  
ABSENT: None

  
\_\_\_\_\_  
ANTHONY J. INTINTOLI, JR., MAYOR

ATTEST:   
\_\_\_\_\_  
ALLISON VILLARANTE, CITY CLERK



AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA

PREPARED BY  
JOHN H DUANE, PUBLIC WORKS DIRECTOR  
CITY OF VALLEJO  
VALLEJO, CALIFORNIA

AUGUST 1995

AMENDED NOVEMBER 1995

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

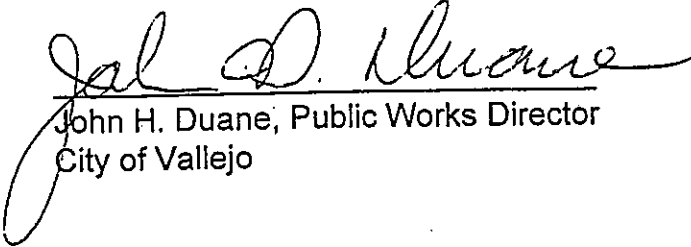
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ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

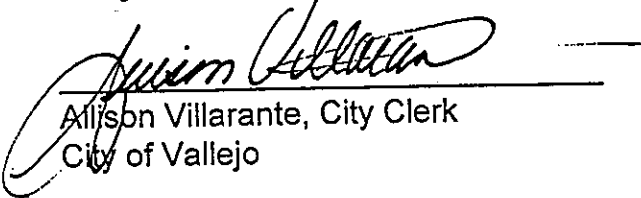
Certificate Sheet

The undersigned respectfully submits the enclosed report as directed by the City Council.

  
\_\_\_\_\_  
John H. Duane, Public Works Director  
City of Vallejo

Aug 17, 1995  
Dated

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Benefit Schedule and Diagram thereto attached, was filed with me on the 17th day of August 1995

  
\_\_\_\_\_  
Allison Villarante, City Clerk  
City of Vallejo

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Benefit Schedule and Diagram thereto attached, was approved and confirmed by the City Council of the City of Vallejo, California on the \_\_\_\_\_ day of \_\_\_\_\_ 1995

\_\_\_\_\_  
Allison Villarante, City Clerk  
City of Vallejo

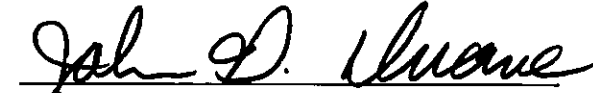
I HEREBY CERTIFY that the enclosed Benefit Schedule was filed with the County Recorder of the County of Solano, California on the \_\_\_\_\_ day of \_\_\_\_\_ 1995

\_\_\_\_\_  
Allison Villarante, City Clerk  
City of Vallejo

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

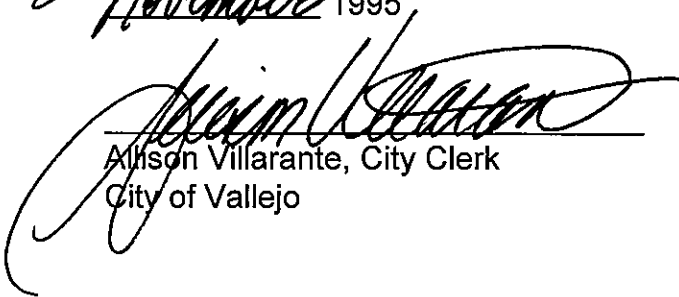
Certificate Sheet

The undersigned respectfully submits the enclosed report as directed by the City Council.

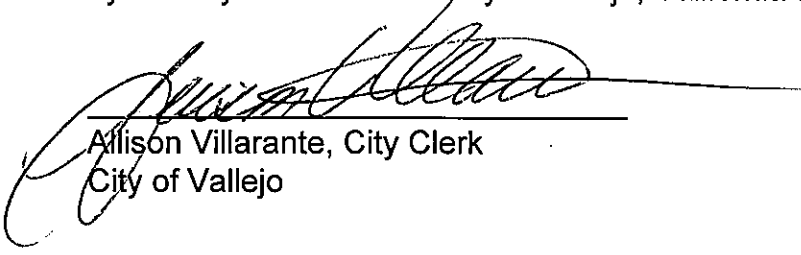
  
John H. Duane, Public Works Director  
City of Vallejo

11-3-95  
Dated

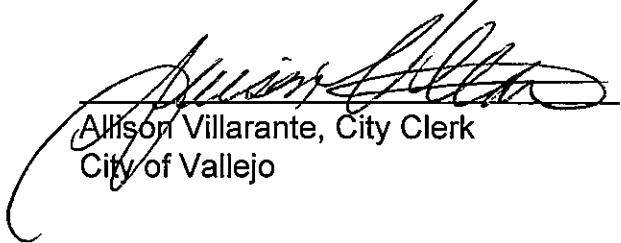
I HEREBY CERTIFY that the enclosed Amended Engineer's Report, together with the Benefit Schedule and Diagram thereto attached, was filed with me on the 3 day of November 1995.

  
Allison Villarante, City Clerk  
City of Vallejo

I HEREBY CERTIFY that the enclosed Amended Engineer's Report, together with the Amended Benefit Schedule and Diagram thereto attached, was approved and confirmed by the City Council of the City of Vallejo, California on the 14th day of November 1995.

  
Allison Villarante, City Clerk  
City of Vallejo

I HEREBY CERTIFY that the enclosed Amended Benefit Schedule was filed with the County Recorder of the County of Solano, California on the 27th day of November 1995.

  
Allison Villarante, City Clerk  
City of Vallejo

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

I, John H. Duane, Public Works Director and Engineer of Work for the Sky Valley Improvement Benefit District No. 95-1 City of Vallejo, California make this amended report, as directed by the City Council, pursuant to Chapter 14.36 of the Vallejo City Code.

The improvements which are the subject of this amended report are briefly described as follows:

The construction of the offsite water improvements to serve the Sky Valley Specific Plan Area and several developments within the Northeast Quadrant of Vallejo which would benefit from these new water improvements between the Fleming Hill Water Treatment Plant and Sky Valley.

The original report has been amended to delete NDS Parcels C-3, C-4 and C-5 from the District because Assessment District No. 58, formed in 1982, provided all of the potable water required for these lots. NDS Parcel C-6 was added to the District because this parcel was inadvertently left out of the original Engineer's Report. In addition, the original report was amended to correct Parcels F-11, F-10 and F-9 water consumption amounts which were based on erroneous information.

The offsite water improvements consist of two phases, Phase A and Phase B.

Phase A: Phase A is a 24-inch diameter waterline from the Fleming Hill Water Treatment Plant traversing along the southerly side of Highway 37 to Sage Street then along Sage Street to Griffin Drive then follows Griffin Drive to Carnival Court stopping at the west side of Interstate 80 (see segments 1, 3, 4A, 4B, 4C on Figure 1).

Phase B: Phase B is a 24- or 18-inch diameter waterline starting at the ending of Phase A then under Interstate 80 through an open field to the City's access road to the 6 MG Reservoir, along the access road to the intersection of Columbus Parkway and Admiral Callaghan Lane, then along Columbus Parkway to St. John's Mine Road (see segments 5, 6, 7 and 8 on Figure 1). Also included in Phase B is the Columbus Parkway pump station at the intersection of Columbus Parkway and Ascot Parkway.

This report consist of the following parts:

PART A - Plans and specifications for the improvements constructed have been filed separately with the City Clerk and are included in this report by reference.

PART B - An amended diagram showing all of the parcels of real property within this

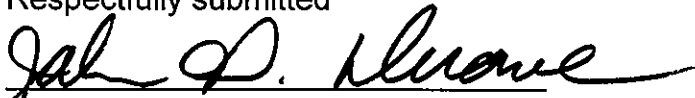
benefit district. The diagram is keyed to the Benefit Schedule (Part D ) by reference number.

PART C - Cost of the improvements.

PART D - Amended Benefit Schedule which states the amounts to be charged to each parcel within this benefit district.

PART E - A statement of the method by which the undersigned has determined the amount proposed to be distributed to each parcel including cost spread formulas and spreadsheets.

Respectfully submitted

A handwritten signature in black ink, appearing to read "John H. Duane", written over a horizontal line.

John H. Duane  
Public Works Director/Engineer of Work

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

PART A

PLANS AND SPECIFICATIONS  
FOR THE IMPROVEMENTS

A list of the plans and specifications for the improvements follows this page. The plans and specifications for the work have been filed separately with the City Clerk and are included herein by reference. The plans and specifications are not detailed, but are sufficient to show or describe the general nature, location, and extent of the improvements. See Figure 1: Sky Valley Improvement Benefit District Facilities Map.

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

LIST OF PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS

1. PHASE A

- A. Fleming Hill Waterline - Segment 1 waterline improvement plans prepared by Northpoint Engineers approved June 20, 1989.
- B. Sage Street and Griffin Drive Waterline - Segment 3 waterline improvement plans prepared by Northpoint Engineers approved May 22, 1990.
- C. Griffin Drive and Carnival Court Waterline - Segments 4A, 4B, and 4C waterline improvement plans prepared by Bissell and Karn, Inc. approved September 28, 1988.

2. PHASE B

- A. Columbus Parkway Waterline - Segments of a portion of 5, 6, 7 and 8 waterline improvement plans prepared by Brian Kangas Foulk approved May 1, 1990.
- B. 6 MG Reservoir Waterline - Segment of a portion of 5 waterline improvement plans prepared by Brian Kangas Foulk approved December 1989.
- C. Columbus Parkway pump station grading and improvement plans prepared by Brian Kangas Foulk approved January 25, 1991.



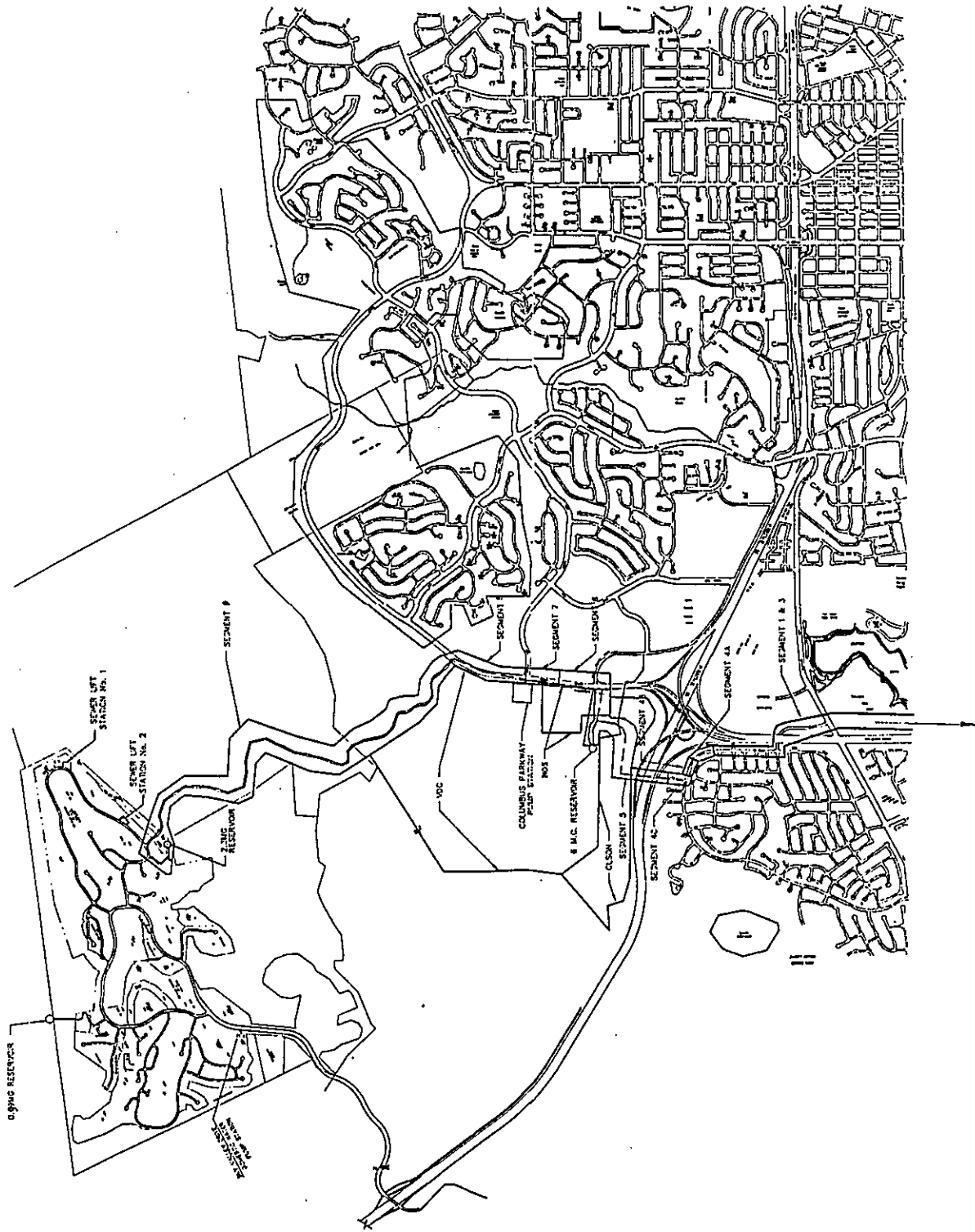


FIGURE 1

CITY OF VALLEJO	
DEPARTMENT OF PUBLIC WORKS	
SKY VALLEY	
WATER IMPROVEMENT	
BENEFIT DISTRICT	
FACILITIES MAP	
BY: _____	DATE: _____
CHECKED BY: _____	DATE: _____
APPROVED: _____	DATE: _____

DATE MARK	REVISION

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

PART B

DIAGRAM

A reduced print of the amended diagram for the Sky Valley Improvement Benefit District No. 95-1 follows this page. The full size amended diagram is included in the original report and is on file with the City Clerk and will be recorded with the Solano County Recorder's Office. Each parcel within the District boundary has been given a distinct letter. The letter has been keyed to the County Assessor's Parcel Book, Page and Parcel Number in Part D of this report. Reference is made to the County Assessor's Maps for the lines and dimensions of the various parcels within the District.

AMENDED  
DIAGRAM  
OF  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA

JOHN H. DUANE  
PUBLIC WORKS DIRECTOR  
CITY OF VALLEJO, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF  
THE CITY OF VALLEJO THIS \_\_\_\_ DAY OF  
\_\_\_\_, 1995.

ALLISON VILLARANTE  
CITY CLERK  
CITY OF VALLEJO, CALIFORNIA

I HEREBY CERTIFY THAT THIS DIAGRAM WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF VALLEJO AT  
A REGULAR MEETING THEREOF, HELD ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 1995,  
BY ITS RESOLUTION NO. \_\_\_\_\_.

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1995,  
AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK  
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES  
DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY  
RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

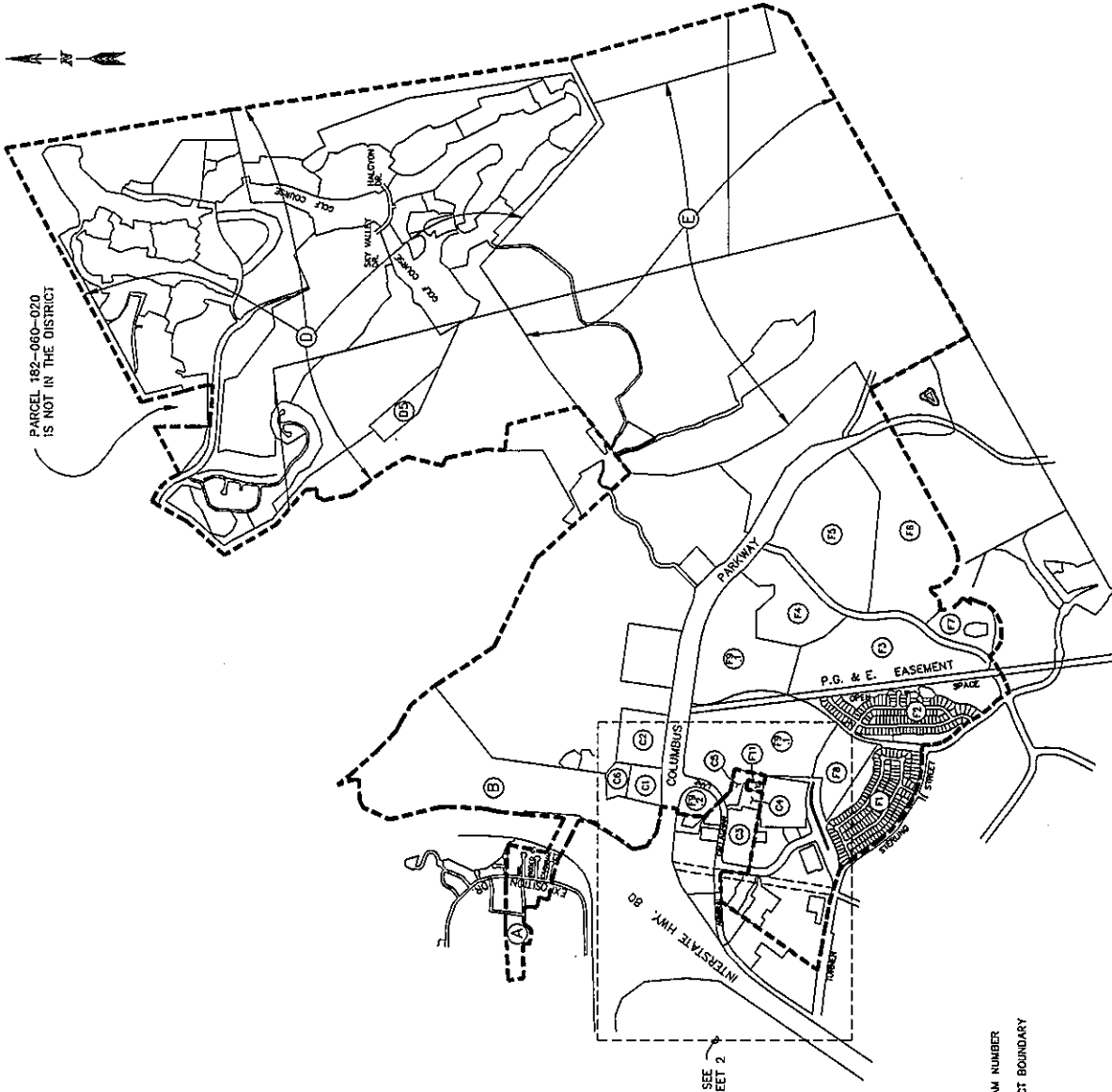
ROBERT P. BLECHSCHMIDT  
COUNTY ASSESSOR/RECORDER  
COUNTY OF SOLANO, CALIFORNIA

NOTES:

REFERENCE IS MADE TO THE COUNTY ASSESSOR'S MAPS  
FOR THE DIMENSIONS OF THE VARIOUS PARCELS OF LAND  
WITHIN THE DISTRICT.

BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE BASED ON  
RECORD DATA OR SCALED INFORMATION AND DO NOT REFLECT A  
FIELD SURVEY.

THIS BENEFIT DISTRICT ONLY ASSESS THE LISTED COUNTY  
ASSESSOR'S PARCEL NUMBERS. OTHER PARCELS WITHIN THE AREA  
ARE NOT ASSESSED. THE NON-ASSESSED PARCELS ARE EITHER  
PUBLICLY OWNED, OPEN SPACE, SCHOOL SITE, ETC OR EXEMPTED  
LOTS. PARCELS LISTED AS C3,C4, AND C5 ARE NOT IN THE  
DISTRICT BUT ARE LISTED ONLY AS REFERENCE.

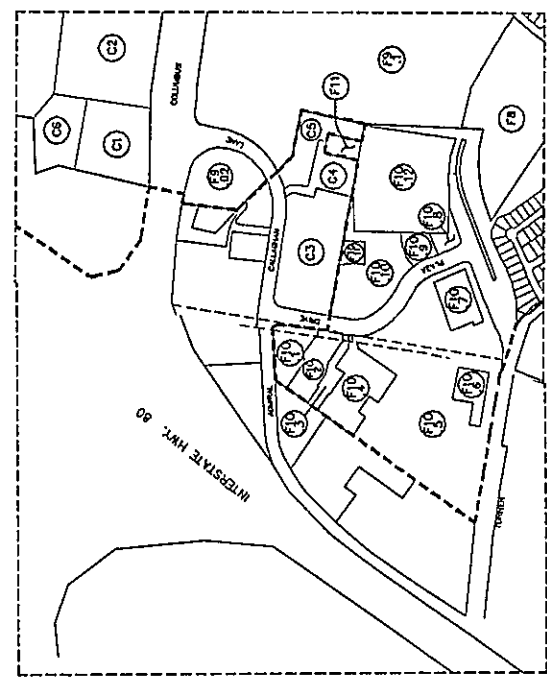


NOTES:  
○ DIAGRAM NUMBER  
--- DISTRICT BOUNDARY

AMENDED  
DIAGRAM  
OF  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1  
CITY OF VALLEJO  
SOLANO COUNTY, CALIFORNIA

REFERENCE TABLE

DIAGRAM LETTER	COUNTY ASSESSOR'S PARCEL NO.	RESPONSIBLE PARTY
A	BK 81-500-010	USBC CO.
B	BK 81-500-020	VALLEY INVESTMENT CO. (6-19-94)
C	BK 81-500-030	WIS
C-1	BK 81-500-040	
C-2	BK 81-500-050	
D	BK 81-500-060	
D-1	BK 81-500-070	
D-2	BK 81-500-080	
D-3	BK 81-500-090	
D-4	BK 81-500-100	
D-5	BK 81-500-110	
D-6	BK 81-500-120	
D-7	BK 81-500-130	
D-8	BK 81-500-140	
D-9	BK 81-500-150	
D-10	BK 81-500-160	
D-11	BK 81-500-170	
D-12	BK 81-500-180	
D-13	BK 81-500-190	
D-14	BK 81-500-200	
D-15	BK 81-500-210	
D-16	BK 81-500-220	
D-17	BK 81-500-230	
D-18	BK 81-500-240	
D-19	BK 81-500-250	
D-20	BK 81-500-260	
D-21	BK 81-500-270	
D-22	BK 81-500-280	
D-23	BK 81-500-290	
D-24	BK 81-500-300	
D-25	BK 81-500-310	
D-26	BK 81-500-320	
D-27	BK 81-500-330	
D-28	BK 81-500-340	
D-29	BK 81-500-350	
D-30	BK 81-500-360	
D-31	BK 81-500-370	
D-32	BK 81-500-380	
D-33	BK 81-500-390	
D-34	BK 81-500-400	
D-35	BK 81-500-410	
D-36	BK 81-500-420	
D-37	BK 81-500-430	
D-38	BK 81-500-440	
D-39	BK 81-500-450	
D-40	BK 81-500-460	
D-41	BK 81-500-470	
D-42	BK 81-500-480	
D-43	BK 81-500-490	
D-44	BK 81-500-500	
D-45	BK 81-500-510	
D-46	BK 81-500-520	
D-47	BK 81-500-530	
D-48	BK 81-500-540	
D-49	BK 81-500-550	
D-50	BK 81-500-560	
D-51	BK 81-500-570	
D-52	BK 81-500-580	
D-53	BK 81-500-590	
D-54	BK 81-500-600	
D-55	BK 81-500-610	
D-56	BK 81-500-620	
D-57	BK 81-500-630	
D-58	BK 81-500-640	
D-59	BK 81-500-650	
D-60	BK 81-500-660	
D-61	BK 81-500-670	
D-62	BK 81-500-680	
D-63	BK 81-500-690	
D-64	BK 81-500-700	
D-65	BK 81-500-710	
D-66	BK 81-500-720	
D-67	BK 81-500-730	
D-68	BK 81-500-740	
D-69	BK 81-500-750	
D-70	BK 81-500-760	
D-71	BK 81-500-770	
D-72	BK 81-500-780	
D-73	BK 81-500-790	
D-74	BK 81-500-800	
D-75	BK 81-500-810	
D-76	BK 81-500-820	
D-77	BK 81-500-830	
D-78	BK 81-500-840	
D-79	BK 81-500-850	
D-80	BK 81-500-860	
D-81	BK 81-500-870	
D-82	BK 81-500-880	
D-83	BK 81-500-890	
D-84	BK 81-500-900	
D-85	BK 81-500-910	
D-86	BK 81-500-920	
D-87	BK 81-500-930	
D-88	BK 81-500-940	
D-89	BK 81-500-950	
D-90	BK 81-500-960	
D-91	BK 81-500-970	
D-92	BK 81-500-980	
D-93	BK 81-500-990	
D-94	BK 81-500-000	



SEE SHEET 1 OF 2

NOTES:  
 ○ DIAGRAM NUMBER  
 --- DISTRICT BOUNDARY

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

PART C

COST OF THE IMPROVEMENTS

**AMENDED  
SKY VALLEY IMPROVEMENT BENEFIT DISTRICT No. 95-01  
FUNDING SOURCE SUMMARY**

ITEM	DESCRIPTION	CITY OF VALLEJO	LUSK COMPANY	SVLP	TOTAL
<b>PHASE "A" - UPSIZING EXISTING WATER MAIN COMPONENT</b>					
1	ADMINISTRATION COST				
	A. KENNEDY JENKS STUDY	\$3,929			\$3,929
	B. DOCUMENT PREPARATION	\$4,028			\$4,028
2	TRANSMISSION LINE SEGMENT 1 & 3				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$858,512	\$36,720		\$895,232
3	TRANSMISSION LINE SEGMENT 4A				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$56,418	\$1,151		\$57,569
4	TRANSMISSION LINE SEGMENT 4B				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$19,405	\$41,618		\$61,023
5	TRANSMISSION LINE SEGMENT 4C				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$41,389			\$41,389
	<b>TOTAL - PHASE "A"</b>	<b>\$983,680</b>	<b>\$79,489</b>		<b>\$1,063,169</b>
<b>PHASE "B" - INSTALL NEW WATER MAIN &amp; COLUMBUS PKWY PUMP STATION</b>					
1	ADMINISTRATION COST				
	A. KENNEDY JENKS STUDY	\$5,825			\$5,825
	B. DOCUMENT PREPARATION	\$5,972			\$5,972
2	TRANSMISSION LINE SEGMENT 5				
	A. PROPERTY ACQUISITION	\$90,524			\$90,524
	B. ENGINEERING & CONSTRUCTION	\$1,065,855			\$1,065,855
3	TRANSMISSION LINE SEGMENT 6				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$66,000			\$66,000
4	TRANSMISSION LINE SEGMENT 7				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$52,860			\$52,860
5	TRANSMISSION LINE SEGMENT 8				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$157,895	\$6,792		\$164,687
6	COLUMBUS PARKWAY PUMP STATION				
	A. PROPERTY ACQUISITION				
	B. ENGINEERING & CONSTRUCTION	\$13,590			\$13,590
	<b>TOTAL - PHASE "B"</b>	<b>\$1,458,521</b>	<b>\$0</b>		<b>\$1,458,521</b>
	<b>TOTAL OF PHASE "A" &amp; "B"</b>	<b>\$2,442,201</b>	<b>\$79,489</b>		<b>\$4,062,947</b>

AMENDED ENGINEER'S REPORT  
SKY VALLEY IMPROVEMENT  
BENEFIT DISTRICT NO. 95-1

PART D

BENEFIT SCHEDULE

PHASE A



**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 95-01**  
**PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS**  
**BENEFIT SCHEDULE - BY PARCEL**

PARCE No.	DESCRIPTION	ASSESSOR PARCEL NUMBER	AMOUNT DUE TO DISTRICT	METHOD OF PAYMENT
A	LUSK COMPANY	BK 68, PAGES 50,51,52,53	\$74,533	PAID BY FUNDING PORTION OF THE DISTRICT
B	OLSON (FULTON INVESTMENT CO.)	182-010-010	\$79,644	AT FINAL MAP APPROVAL OR ADDED TO BLDG PERMIT
C	NDS (NATIONAL DOLLAR STORE)			
C1	NDS (NATIONAL DOLLAR STORE)	182-020-010	\$13,149	ADDED TO BUILDING PERMIT
C2	NDS (NATIONAL DOLLAR STORE)	182-020-020	\$28,856	ADDED TO BUILDING PERMIT
C3	NDS (NATIONAL DOLLAR STORE)	81-010-240	\$0	NOT PART OF ASSESSMENT DISTRICT
C4	NDS (NATIONAL DOLLAR STORE)	81-010-250	\$0	NOT PART OF ASSESSMENT DISTRICT
C5	NDS (NATIONAL DOLLAR STORE)	81-010-270	\$0	NOT PART OF ASSESSMENT DISTRICT
C6	NDS (NATIONAL DOLLAR STORE)	181-020-080	\$23,377	ADDED TO BUILDING PERMIT, SEE NOTE # 2
C	NDS SUBTOTAL		\$65,382	
D	SKY VALLEY AREA			
D1	SINGLE FAMILY UNIT (1,133 UNITS)	BK 182, PAGES 6, 10-25, 27, 28 SFU LOTS	\$261,090	SEE NOTE # 3
D2	CONDO (206 UNITS)	182-271-040 182-272-030 & 182-060-670, 680	\$42,149	SEE NOTE # 3
D3	CONDO/HOTEL	182-271-030	\$29,055	SEE NOTE # 3
D4	COMMERICAL	182-271-020	\$517	SEE NOTE # 3
D5	RESTAURANT	182-050-200	\$53,710	SEE NOTE # 3
	SKY VALLEY AREA SUBTOTAL		\$386,520	
E	PACIFIC GAS & ELECTRIC (PG&E)	182-050-010, 040 & 182-040-090	\$77,537	AT FINAL MAP APPROVAL
F	NORTHGATE			
F1	NEIGHBORHOOD "A"	BOOK 81 PAGE 58 & 59	\$31,320	SEE NOTE # 4
F2	NEIGHBORHOOD "B"	BOOK 81 PAGE 60 & 61	\$24,860	ADDED TO BUILDING PERMIT
F3	NEIGHBORHOOD "C"	PORTION OF 81-040-760	\$59,899	AT FINAL MAP APPROVAL
F4	NEIGHBORHOOD "D"	81-040-460	\$33,865	AT FINAL MAP APPROVAL
F5	NEIGHBORHOOD "E"	81-040-820	\$52,656	AT FINAL MAP APPROVAL
F6	NEIGHBORHOOD "F"	81-040-830	\$71,253	AT FINAL MAP APPROVAL
F7	NEIGHBORHOOD "H"	PORTION OF 81-040-760	\$4,894	AT FINAL MAP APPROVAL
F8	MULTI FAMILY DWELLING UNIT -MFDU	PORTION OF 81-040-690 & 81-040-710	\$55,618	AT FINAL MAP APPROVAL
F9.1	COMMERICAL BUSINESS	PORTION 81-040-690 & 81-040-430	\$22,160	ADDED TO BUILDING PERMIT
F9.2	COMMERICAL BUSINESS	81-010-010	\$869	ADDED TO BUILDING PERMIT
F10.1	COMMERICAL	81-560-010	\$261	WHEN THE DISTRICT IS FINALIZED
F10.2	COMMERICAL	81-560-020	\$543	WHEN THE DISTRICT IS FINALIZED
F10.3	COMMERICAL	81-560-050	\$152	WHEN THE DISTRICT IS FINALIZED
F10.4	COMMERICAL	81-560-060	\$1,238	WHEN THE DISTRICT IS FINALIZED
F10.5	COMMERICAL	81-570-110	\$2,781	ADDED TO BUILDING PERMIT
F10.6	COMMERICAL	81-570-100	\$1,325	WHEN THE DISTRICT IS FINALIZED
F10.7	COMMERICAL	81-570-120	\$2,259	WHEN THE DISTRICT IS FINALIZED
F10.8	COMMERICAL	81-570-060	\$130	ADDED TO BUILDING PERMIT
F10.9	COMMERICAL	81-570-070	\$43	ADDED TO BUILDING PERMIT
F10.10	COMMERICAL	81-570-130	\$782	WHEN THE DISTRICT IS FINALIZED
F10.11	COMMERICAL	81-570-140	\$109	ADDED TO BUILDING PERMIT
F10.12	COMMERICAL	81-570-030	\$2,542	WHEN THE DISTRICT IS FINALIZED
F11	SYUFY	81-010-260	\$9,994	WHEN 400 ZONE IS CONNECTED TO PARCEL
	NORTHGATE SUBTOTAL		\$379,554	
	<b>TOTAL</b>		<b>\$1,063,169</b>	

**NOTES:**

- TOTALS DO NOT MATCH TOTALS OF BENEFIT SCHEDULE BY DEVELOPMENT DUE TO ROUND OFF ERRORS.
- DUE TO AN ERROR IN THE LAND USE ASSUMPTIONS CONTAINED IN THE KENNEDY/JENKS/CHILTON REPORT THE ASSESSMENT FOR PARCEL C6 IS HEREBY REDUCED TO \$8,910.
- THE DIFFERENCE BETWEEN SKY VALLEY'S (HIDDENBROOKE'S) ASSESSMENT AND IMPROVEMENT COSTS PAID BY SVLP (i.e. \$3,775) WILL BE PAID WHEN THE DISTRICT IS FINALIZED.
- SINCE NEIGHBORHOOD "A" IS ALMOST BUILT OUT AND AS A RESULT OF A PREVIOUS AGREEMENT BETWEEN THE CITY AND THE OWNER, THE ASSESSMENTS FOR PARCEL F1 WILL NOT BE COLLECTED.

AMENDED  
 SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 95-1  
 PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS  
 AMENDED BENEFIT SCHEDULE - BY DEVELOPMENT

ITEM	DESCRIPTION	TOTAL	LUSK COMPANY		NDS		OLSON		NORTHGATE		PG & E		SVLP	
			%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT
1	PREPARATION OF BENEFIT DISTRICT	\$7,956	16.7%	\$1,326	16.7%	\$1,326	16.7%	\$1,326	16.7%	\$1,326	16.7%	\$1,326	16.7%	\$1,326
2	TRANSMISSION LINE SEGMENT 1 & 3	\$895,232	3.4%	\$30,438	6.3%	\$56,400	7.7%	\$68,933	37.2%	\$333,026	7.5%	\$67,142	37.9%	\$339,293
3	TRANSMISSION LINE SEGMENT 4A	\$57,569	2.0%	\$1,151	6.4%	\$3,684	7.9%	\$4,548	37.8%	\$21,761	7.6%	\$4,375	38.3%	\$22,000
4	TRANSMISSION LINE SEGMENT 4B	\$61,023	68.2%	\$41,618	2.1%	\$1,281	2.5%	\$1,526	12.3%	\$7,506	2.4%	\$1,465	12.5%	\$7,628
5	TRANSMISSION LINE SEGMENT 4C	\$41,389	0.0%		6.5%	\$2,690	8.0%	\$3,311	38.5%	\$15,935	7.8%	\$3,228	39.2%	\$16,224
	TOTAL	\$1,063,169		\$74,533		\$65,382		\$79,644		\$379,554		\$77,537		\$386,520

NOTE:  
 PERCENTAGE FROM THE MAY 23, 1988 KENNEDY, JENKS & CHILTON ENGINEERING REPORT, PART E.

**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS**  
**NATIONAL DOLLAR STORE BREAKDOWN**

<b>PARCEL No.</b>	<b>REMARKS</b>	<b>COST</b>
C1		\$13,149
C2		\$28,856
C3	note # 1	-
C4	note # 1	-
C5	note # 1	-
C6	note # 2	\$23,377
<b>TOTAL</b>		<b>\$65,382</b>

**Notes:**

- 1 Parcels C3, C4 & C5 Removed From the District, Parcel C6 added.**
  
- 2 Due to an error in the land use assumptions contained in the Kennedy/Jenks/Chilton Report, the assessment for Parcel C6 is hereby reduced to \$8,910.**

**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS**  
**SKY VALLEY LIMITED PARTNERSHIP BREAKDOWN**

ITEM	AREA	UNITS	# OF UNITS	WATER USE FACTOR	MAXIMUM DAY DEMAND (GPM)	%	COST
D1	SINGLE FAMILY UNIT	SFU	1133	0.901	1,021	67.5%	\$261,090
D2	CONDO	CONDO	206	0.800	165	10.9%	\$42,149
D3	CONDO/HOTEL		142	0.800	114	7.5%	\$29,055
D4	COMMERICAL	1,000 SF	20	0.101	2	0.1%	\$517
D5	RESTAURANT	1,000 SF	30	7.000	210	13.9%	\$53,710
	TOTAL				1,511		\$386,520

THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES PHASE "A" TOTAL

**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "A" - UPSIZING EXISTING WATERMAIN COMPONENTS**  
**NORTHGATE COST BREAKDOWN**

ITEM	AREA	UNITS	# OF UNITS	WATER USE FACTOR	MAXIMUM DAY DEMAND (GPM)	%	COST
F1	NEIGHBORHOOD "A"	SFU	160	0.901	144	8.25%	\$31,320
F2	NEIGHBORHOOD "B"	SFU	127	0.901	114	6.55%	\$24,860
F3	NEIGHBORHOOD "C"	SFU	306	0.901	276	15.78%	\$59,899
F4	NEIGHBORHOOD "D"	SFU	173	0.901	156	8.92%	\$33,865
F5	NEIGHBORHOOD "E"	SFU	269	0.901	242	13.87%	\$52,656
F6	NEIGHBORHOOD "F"	SFU	364	0.901	328	18.77%	\$71,253
F7	NEIGHBORHOOD "H"	SFU	25	0.901	23	1.29%	\$4,894
F8	MULTI FAMILY DWELLING UNITS	SFU	320	0.800	256	14.65%	\$55,618
F9.1	COMMERICAL/BUSINESS	10,000 SF	102	1.000	102	5.84%	\$22,160
F9.2	COMMERICAL/BUSINESS	10,000 SF	4	1.000	4	0.23%	\$869
F10.1	COMMERICAL	10,000 SF	1.2	1.000	1	0.07%	\$261
F10.2	COMMERICAL	10,000 SF	2.5	1.000	3	0.14%	\$543
F10.3	COMMERICAL	10,000 SF	0.7	1.000	1	0.04%	\$152
F10.4	COMMERICAL	10,000 SF	5.7	1.000	6	0.33%	\$1,238
F10.5	COMMERICAL	10,000 SF	12.8	1.000	13	0.73%	\$2,781
F10.6	COMMERICAL	10,000 SF	6.1	1.000	6	0.35%	\$1,325
F10.7	COMMERICAL	10,000 SF	10.4	1.000	10	0.60%	\$2,259
F10.8	COMMERICAL	10,000 SF	0.6	1.000	1	0.03%	\$130
F10.9	COMMERICAL	10,000 SF	0.2	1.000	0	0.01%	\$43
F10.10	COMMERICAL	10,000 SF	3.6	1.000	4	0.21%	\$782
F10.11	COMMERICAL	10,000 SF	0.5	1.000	1	0.03%	\$109
F10.12	COMMERICAL	10,000 SF	11.7	1.000	12	0.67%	\$2,542
F11	SYUFY	10,000 SF	46	1.000	46	2.63%	\$9,994
	<b>TOTAL</b>				<b>1,747</b>		<b>\$379,554</b>

THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES PHASE "A" TOTAL

PHASE B

AMENDED

SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 95-1

PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION

BENEFIT SCHEDULE - BY DEVELOPMENT

ITEM	DESCRIPTION	TOTAL	NDS		OLSON		NORTHGATE		PG & E		SVLP	
			%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT
1	PREPARTION OF BENEFIT DISTRICT	\$11,797	20%	\$2,359	20%	\$2,359	20.0%	\$2,359	20.0%	\$2,359	20.0%	\$2,359
2	TRANSMISSION LINE SEGMENT 5	\$1,065,855	6.5%	\$69,281	8.0%	\$85,268	38.5%	\$410,354	7.8%	\$83,137	39.2%	\$417,815
3	PROPERTY ACQUISITION SEGMENT 5*	\$90,524	67.4%	\$61,013	32.6%	\$29,511						
4	TRANSMISSION LINE SEGMENT 6	\$66,000			8.5%	\$5,610	38.3%	\$25,278	8.8%	\$5,808	44.4%	\$29,304
5	TRANSMISSION LINE SEGMENT 7	\$52,860			9.1%	\$4,810	33.9%	\$17,920	9.4%	\$4,969	47.6%	\$25,161
6	TRANSMISSION LINE SEGMENT 8	\$164,687					31.8%	\$52,370	11.3%	\$18,610	56.9%	\$93,707
7	COLUMBUS PARKWAY PUMP STATION											
	400 ZONE (33%)	\$510,858			38.6%	\$197,191	61.4%	\$313,667				
	600 ZONE (67%)	\$1,037,197					31.8%	\$329,829	11.3%	\$117,203	56.9%	\$590,165
	<b>TOTAL</b>	<b>\$2,999,778</b>						<b>\$1,151,777</b>		<b>\$232,086</b>		<b>\$1,158,512</b>

NOTES:

- \* PROPERTY CREDITS WERE GIVEN TO THE OTHER DEVELOPERS FOR DEDICATIONS OF WATERLINE EASEMENTS.
- PERCENTAGE FROM MAY 23, 1988 KENNEDY, JENKS & CHILTON ENGINEERING REPORT, PART E.

SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NUMBER 95-01  
 PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION  
 BENEFIT SCHEDULE - BY PARCELS

PARCE No.	DESCRIPTION	ASSESSOR PARCEL NUMBER	AMOUNT DUE TO DISTRICT	METHOD OF PAYMENT
B	OLSON (FULTON INVESTMENT CO)	182-010-010	\$324,763	AT FINAL MAP APPROVAL OR ADDED TO BLDG PERMIT
C	NDS (NATIONAL DOLLAR STORE)			
C1	NDS (NATIONAL DOLLAR STORE)	182-020-010	\$26,679	ADDED TO BUILDING PERMIT
C2	NDS (NATIONAL DOLLAR STORE)	182-020-020	\$58,545	ADDED TO BUILDING PERMIT
C3	NDS (NATIONAL DOLLAR STORE)	81-010-240		NOT PART OF ASSESSMENT DISTRICT
C4	NDS (NATIONAL DOLLAR STORE)	81-010-250		NOT PART OF ASSESSMENT DISTRICT
C5	NDS (NATIONAL DOLLAR STORE)	81-010-270		NOT PART OF ASSESSMENT DISTRICT
C6	NDS (NATIONAL DOLLAR STORE)	182-020-080	\$47,429	ADDED TO BUILDING PERMIT, SEE NOTE #2
C	NDS SUBTOTAL		\$132,653	
D	SKY VALLEY AREA			
D1	SINGLE FAMILY UNIT (1,133 UNITS)	BK 182, PAGES 6, 9-25, 27, 28 SFU LOTS	\$782,561	SEE NOTE # 3
D2	CONDO (206 UNITS)	BK 182-271-030, 040 182-272-030 & 182-060-670, 6	\$126,334	SEE NOTE # 3
D3	CONDO/HOTEL	BOOK 182-270-030	\$87,085	SEE NOTE # 3
D4	COMMERICAL	BOOK 182-270-020	\$1,549	SEE NOTE # 3
D5	RESTAURANT	BOOK 182-050-200	\$160,984	SEE NOTE # 3
	SKY VALLEY AREA SUBTOTAL		\$1,158,512	
E	PACIFIC GAS & ELECTRIC (PG&E)	BOOK 182-050-010 & 182-040-070	\$232,087	AT FINAL MAP APPROVAL
F	NORTHGATE			
F1	NEIGHBORHOOD "A"	BOOK 81 PAGE 58 & 59	\$37,119	SEE NOTE # 4
F2	NEIGHBORHOOD "B"	BOOK 81 PAGE 60 & 61	\$100,013	WHEN THE DISTRICT IS FINALIZED
F3	NEIGHBORHOOD "C"	PORTION OF 81-040-760	\$177,025	AT FINAL MAP APPROVAL
F4	NEIGHBORHOOD "D"	BOOK 81-040-460	\$100,083	AT FINAL MAP APPROVAL
F5	NEIGHBORHOOD "E"	BOOK 81-040-820	\$155,620	AT FINAL MAP APPROVAL
F6	NEIGHBORHOOD "F"	BOOK 81-040-830	\$210,579	AT FINAL MAP APPROVAL
F7	NEIGHBORHOOD "H"	PORTION OF 81-040-760	\$14,463	AT FINAL MAP APPROVAL
F8	MULTI FAMILY DWELLING UNIT (MFDU)	PORTION OF 81-040-690 & 81-040-710	\$223,752	AT FINAL MAP APPROVAL
F9.1	COMMERICAL BUSINESS	PORTION OF 81-040-690 & 81-040-430	\$89,151	ADDED TO BUILDING PERMIT
F9.2	COMMERICAL BUSINESS	BOOK 81-010-010	\$1,076	ADDED TO BUILDING PERMIT
F10.1	COMMERICAL	BOOK 81-560-010	\$323	WHEN THE DISTRICT IS FINALIZED
F10.2	COMMERICAL	BOOK 81-560-020	\$672	WHEN THE DISTRICT IS FINALIZED
F10.3	COMMERICAL	BOOK 81-560-050	\$188	WHEN THE DISTRICT IS FINALIZED
F10.4	COMMERICAL	BOOK 81-560-060	\$1,533	WHEN THE DISTRICT IS FINALIZED
F10.5	COMMERICAL	BOOK 81-570-110	\$3,443	ADDED TO BUILDING PERMIT
F10.6	COMMERICAL	BOOK 81-570-100	\$1,641	WHEN THE DISTRICT IS FINALIZED
F10.7	COMMERICAL	BOOK 81-570-120	\$2,798	WHEN THE DISTRICT IS FINALIZED
F10.8	COMMERICAL	BOOK 81-570-060	\$161	ADDED TO BUILDING PERMIT
F10.9	COMMERICAL	BOOK 81-570-070	\$54	ADDED TO BUILDING PERMIT
F10.10	COMMERICAL	BOOK 81-570-130	\$968	WHEN THE DISTRICT IS FINALIZED
F10.11	COMMERICAL	BOOK 81-570-140	\$134	ADDED TO BUILDING PERMIT
F10.12	COMMERICAL	BOOK 81-570-030	\$3,147	WHEN THE DISTRICT IS FINALIZED
F11	SYUFY	BOOK 81-010-260	\$27,832	WHEN THE 400 ZONE IS CONNECTED TO BLDG
	NORTHGATE SUBTOTAL		\$1,151,777	
	TOTAL		\$2,989,792	

- NOTES:
- TOTALS DO NOT MATCH TOTALS OF BENEFIT SCHEDULE BY DEVELOPMENT DUE TO ROUND OFF ERRORS.
  - DUE TO AN ERROR IN THE LAND USE ASSUMPTIONS CONTAINED IN THE KENNEDY/JENKS/CHILTON REPORT THE ASSESSMENT FOR PARCEL C6 IS HEREBY REDUCED TO \$18,080.
  - THE DIFFERENCE BETWEEN SKY VALLEY'S (HIDDENBROOKE'S) ASSESSMENT AND IMPROVEMENT COSTS PAID BY SVLP (i.e. \$3,775) WILL BE PAID WHEN THE DISTRICT IS FINALIZED.
  - SINCE NEIGHBORHOOD "A" IS ALMOST BUILT OUT AND AS A RESULT OF A PREVIOUS AGREEMENT BETWEEN THE CITY AND THE OWNER, THE ASSESSMENTS FOR PARCEL F1 WILL NOT BE COLLECTED.



**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "B" - UPSIZING EXISTING WATERMAIN COMPONENTS**  
**NATIONAL DOLLAR STORE BREAKDOWN**

<b>PARCEL NO.</b>	<b>REMARKS</b>	<b>COST</b>
C1		\$26,679
C2		\$58,545
C3	NOTE # 1	-
C4	NOTE # 1	-
C5	NOTE # 2	-
C6		\$47,429
<b>TOTAL</b>		<b>\$132,653</b>

**Notes:**

- 1 Parcels C3, C4 & C5 Removed From the District, Parcel C6 added.**
  
- 2 Due to an error in the land use assumptions contained in the Kennedy/Jenks/Chilton Report, the assessment for Parcel C6 is hereby reduced to \$18,090.**

**AMENDED**

**PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION**

**SKY VALLEY LIMITED PARTNERSHIP (SVLP) FUNDING SUMMARY**

ITEM	AREA	UNITS	# OF UNITS	WATER USE		MAXIMUM DAY		COST
				FACTOR	UNITS	DEMAND (GPM)	%	
D1	SINGLE FAMILY UNIT	SFU	1133	0.901	1,021	67.5%	\$782,561	
D2	CONDO	CONDO	206	0.800	165	10.9%	\$126,334	
D3	CONDO/HOTEL		142	0.800	114	7.5%	\$87,085	
D4	COMMERICAL	1,000 SF	20	0.101	2	0.1%	\$1,549	
D5	RESTAURANT	1,000 SF	30	7.000	210	13.9%	\$160,984	
	<b>TOTAL</b>				<b>1,511</b>		<b>\$1,158,512</b>	

THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES PHASE "B" TOTAL

**AMENDED  
 SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01  
 PHASE "B" - INSTALL WATERMAINS & COLUMBUS PARKWAY PUMP STATION  
 NORTHGATE - WATER ZONE COST DISTRIBUTION**

ITEM	AREA	292	400	600	TOTAL
F1	NEIGHBORHOOD "A"	\$37,119			\$37,119
F2	NEIGHBORHOOD "B"	\$30,781	\$69,232		\$100,013
F3	NEIGHBORHOOD "C"	\$74,164		\$102,861	\$177,025
F4	NEIGHBORHOOD "D"	\$41,929		\$58,153	\$100,083
F5	NEIGHBORHOOD "E"	\$65,197		\$90,424	\$155,620
F6	NEIGHBORHOOD "F"	\$88,221		\$122,357	\$210,579
F7	NEIGHBORHOOD "H"	\$6,059		\$8,404	\$14,463
F8	MULTI FAMILY DWELLING UNITS	\$68,863	\$154,889		\$223,752
F9.1	COMMERICAL/BUSINESS	\$27,438	\$61,714		\$89,151
F9.2	COMMERICAL/BUSINESS	\$1,076			\$1,076
F10.1	COMMERICAL	\$323			\$323
F10.2	COMMERICAL	\$672			\$672
F10.3	COMMERICAL	\$188			\$188
F10.4	COMMERICAL	\$1,533			\$1,533
F10.5	COMMERICAL	\$3,443			\$3,443
F10.6	COMMERICAL	\$1,641			\$1,641
F10.7	COMMERICAL	\$2,798			\$2,798
F10.8	COMMERICAL	\$161			\$161
F10.9	COMMERICAL	\$54			\$54
F10.10	COMMERICAL	\$968			\$968
F10.11	COMMERICAL	\$134			\$134
F10.12	COMMERICAL	\$3,147			\$3,147
F11	SYUFY		\$27,832		\$27,832
	<b>TOTAL</b>	<b>\$455,911</b>	<b>\$313,667</b>	<b>\$382,199</b>	<b>\$1,151,777</b>

AMENDED  
 SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01  
 PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION  
 NORTHGATE - 292 ZONE COST DISTRIBUTION

ITEM	AREA	UNITS	# OF UNITS	WATER USE FACTOR	MAXIMUM DAY DEMAND (GPM)	%	SEG 5 & 6 COST	MAXIMUM DAY DEMAND (GPM)	%	SEG 7 COST	TOTAL
F1	NEIGHBORHOOD "A"	SFU	160	0.901	144	8.47%	\$37,119	114	7.35%	\$1,317	\$37,119
F2	NEIGHBORHOOD "B"	SFU	127	0.901	114	6.73%	\$29,463	276	17.71%	\$3,173	\$30,781
F3	NEIGHBORHOOD "C"	SFU	306	0.901	276	16.21%	\$70,991	156	10.01%	\$1,794	\$74,164
F4	NEIGHBORHOOD "D"	SFU	173	0.901	156	9.16%	\$40,135	242	15.57%	\$2,790	\$41,929
F5	NEIGHBORHOOD "E"	SFU	269	0.901	328	19.28%	\$84,446	23	1.45%	\$259	\$85,197
F6	NEIGHBORHOOD "F"	SFU	364	0.901	256	15.05%	\$65,917	102	6.55%	\$1,174	\$67,091
F7	NEIGHBORHOOD "H"	SFU	25	0.901	102	6.00%	\$26,264	4	0.26%	\$46	\$26,710
F8	MULTI FAMILY DWELLING UNITS	SFU	320	0.800	4	0.24%	\$1,030	1	0.07%	\$14	\$1,044
F9.1	COMMERCIAL/BUSINESS	10,000 SF	102	1.000	1	0.07%	\$309	3	0.15%	\$29	\$338
F9.2	COMMERCIAL/BUSINESS	10,000 SF	4	1.000	3	0.15%	\$644	1	0.04%	\$8	\$652
F10.1	COMMERCIAL	10,000 SF	1.2	1.000	1	0.07%	\$309	6	0.34%	\$66	\$375
F10.2	COMMERCIAL	10,000 SF	2.5	1.000	6	0.36%	\$1,571	13	0.75%	\$147	\$1,718
F10.3	COMMERCIAL	10,000 SF	0.7	1.000	10	0.61%	\$2,678	10	0.67%	\$120	\$2,798
F10.4	COMMERCIAL	10,000 SF	5.7	1.000	1	0.04%	\$154	1	0.04%	\$7	\$161
F10.5	COMMERCIAL	10,000 SF	12.8	1.000	0	0.01%	\$51	0	0.01%	\$2	\$53
F10.6	COMMERCIAL	10,000 SF	6.1	1.000	4	0.21%	\$927	4	0.23%	\$41	\$968
F10.7	COMMERCIAL	10,000 SF	10.4	1.000	1	0.03%	\$129	1	0.03%	\$6	\$134
F10.8	COMMERCIAL	10,000 SF	0.6	1.000	12	0.69%	\$3,013	12	0.75%	\$135	\$3,147
F10.9	COMMERCIAL	10,000 SF	0.2	1.000	1,701		\$437,992	1,557		\$17,920	\$455,911
F10.10	COMMERCIAL	10,000 SF	3.6	1.000							
F10.11	COMMERCIAL	10,000 SF	0.5	1.000							
F10.12	COMMERCIAL	10,000 SF	11.7	1.000							
	<b>TOTAL</b>										

NOTES:  
 NORTHGATE COST SHARE OF IS \$437,992 FOR SEGMENT 5 & 6 AND \$17,920 FOR SEGMENT 7.  
 SINCE NEIGHBORHOOD "A" DOES NOT RECEIVE ANY BENEFIT FROM SEGMENT 7, THEY WILL NOT ASSESSED.  
 THE TOTAL COST OF SEGMENT 5 & 6 INCLUDES ADMINISTRATIVE COST.

THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES SEGMENT TOTAL

**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "B" - INSTALL NEW WATERMAINS & COLUMBUS PARKWAY PUMP STATION**  
**NORTHGATE - 400 ZONE COST DISTRIBUTION**

ITEM	AREA	UNITS	# OF UNITS	WATER USE FACTOR	MAXIMUM DAY DEMAND (GPM)	%	COST
F2	NEIGHBORHOOD "B"	SFU	127	0.901	114	22.1%	\$69,232
F8	MULTI FAMILY DWELLING UNITS	SFU	320	0.800	256	49.4%	\$154,889
F9.1	COMMERICAL/BUSINESS	10,000 SF	102	1.000	102	19.7%	\$61,714
F11	SYUFY	10,000 SF	46	1.000	46	8.9%	\$27,832
	<b>TOTAL</b>				<b>518</b>		<b>\$313,667</b>

**NOTES:**

THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES PHASE "B" TOTAL

THE 400 WATER ZONE ITEMS INCLUDES THE 400 WATER ZONE OVERSIZED PORTION OF THE COLUMBUS PARKWAY PUMP STATION.

**AMENDED**  
**SKY VALLEY IMPROVEMENT BENEFIT DISTRICT NO 95-01**  
**PHASE "B" - INSTALL NEW WATERMANS & COLUMBUS PARKWAY PUMP STATION**  
**NORTHGATE - 600 ZONE COST DISTRIBUTION**

ITEM	AREA	UNITS	# OF UNITS	WATER USE FACTOR	MAXIMUM DAY DEMAND (GPM)	%	600 ZONE COST
F3	NEIGHBORHOOD "C"	SFU	306	0.901	276	26.9%	\$102,861
F4	NEIGHBORHOOD "D"	SFU	173	0.901	156	15.2%	\$58,153
F5	NEIGHBORHOOD "E"	SFU	269	0.901	242	23.7%	\$90,424
F6	NEIGHBORHOOD "F"	SFU	364	0.901	328	32.0%	\$122,357
F7	NEIGHBORHOOD "H"	SFU	25	0.901	23	2.2%	\$8,404
	<b>TOTAL</b>				<b>1,024</b>		<b>\$382,199</b>

**NOTES:**  
 THE SHARE CALCULATION IS BASED ON :  
 (NUMBER OF UNITS TIMES WATER USE FACTOR)/TOTAL MAXIMUM DAY DEMAND TIMES 600 ZONE TOTAL

THE 600 WATER ZONE ITEM INCLUDES TRANSMISSION SEGMENT 8 AND THE 600 WATER ZONE OVERSIZED

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
 Sacramento, California 95833  
 (916) 263-0916 FAX (916) 263-0959

**BUILDING STANDARDS BULLETIN 08-01****DATE: OCTOBER 30, 2008****TO: CITY, COUNTY, AND CITY AND COUNTY JURISDICTIONS****SUBJECT: Chapter 719, Statutes of 2008 (Senate Bill No. 1473, Calderon)**

On September 30<sup>th</sup> of this year Governor Schwarzenegger signed SB 1473 into law. It will take effect on January 1, 2009. Among other things, the bill provides for the creation of the Building Standards Administration Special Revolving Fund, which is established in the State Treasury. Moneys deposited in this fund will come from a surcharge on both residential and non-residential building permits.

The bill requires that each city, county, and city and county collect a fee from an applicant for a building permit, assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). "Appropriate fractions thereof" is interpreted to be \$1 per every twenty-five thousand (\$25,000) in valuation per table illustrated below. Fees will be submitted quarterly to the California Building Standards Commission (CBSC), as follows:

Permit Valuation:	Fee:
\$1-25,000	\$1
\$25,001-50,000	\$2
\$50,001-75,000	\$3
\$75,001-100,000	\$4

Every \$25,000 or fraction thereof above \$100,000 add \$1

In addition, SB 1473 provides that the city, county, or city and county may retain up to ten (10) percent of the fees collected for related administrative costs and for code enforcement education. The bill requires that the local jurisdiction transmit the remainder to CBSC for deposit in the Building Standards Administration Special Revolving Fund.

Once appropriated, moneys deposited in this fund will be available to CBSC, the Department of Housing and Community Development, and the Office of the State Fire Marshal for expenditure in carrying out the provisions of the State Building Standards Law and provisions of State Housing Law that relate to building standards. Emphasis is to be placed on the development, adoption, publication, updating, and educational efforts associated with green building standards.

Notification that the first quarter's fees will be due on April 15, 2009, and a reporting form for the first quarter beginning January 1, 2009, and ending March 31, 2009, will be distributed to each city, county, and city and county, and placed on CBSC's website at [www.bsc.ca.gov](http://www.bsc.ca.gov) in the first part of 2009. If you have any questions concerning this bulletin, please contact Jane Taylor, Senior Architect, by telephone at (916) 263-0807, or via email at [Jane.Taylor@dqs.ca.gov](mailto:Jane.Taylor@dqs.ca.gov).

David Walls  
 Executive Director



# GUIDE TO FILING BUILDING PERMIT SURCHARGE FEES (SB 1473)

Information for cities  
and counties on the  
requirement to submit  
building permit  
surcharge fees



An educational publication from the  
California Building Standards  
Commission

September 2017



## **Contact Us**

The CBSC Fund Administrator is available to answer questions regarding the permit surcharge fees and related forms.

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

Phone: (916) 263-0916

Fax: (916) 263-0959

Email: [cbsc@dgs.ca.gov](mailto:cbsc@dgs.ca.gov)

Web: [www.bsc.ca.gov](http://www.bsc.ca.gov)

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## ***Introduction***

This guide is provided by the California Building Standards Commission (CBSC) for the purpose of clarifying the requirements and processes in state law and regulations for cities, counties, and cities and counties to collect a permit surcharge fee for remittance to the CBSC when issuing permits to construct buildings, or add to or alter existing buildings.

## ***Legislative Background***

The California legislation that created the requirement for the permit surcharge fee was Senate Bill 1473 of 2008 (Chapter 719, Statutes of 2008). It added new Sections 18931.6 and 18931.7 to the Health and Safety Code. These two sections of state law are provided in Appendix 1 located at the back of this guide. Health and Safety Code Section 18931.7 has been amended twice by legislation, most recently by AB 341 (Chapter 585, Statutes of 2013).

The legislative purpose for establishing the permit surcharge fee is stated in Health and Safety Code Section 18931.7, which is to fund the activities of the CBSC, Department of Housing and Community Development (HCD), and Office of the State Fire Marshal (SFM), in carrying out the mandates in the California Building Standards Law (Health and Safety Code, Division 13, Part 2.5), and State Housing Law (Health and Safety Code, Division 13, Part 1.5), relating to building standards. Section 18931.7 reads in part:

*“...emphasis placed on the development, adoption, publication, and updating of green building standards, the updating of verification guidelines for Tier 1 or Tier 2 green building standards and educational efforts, including, but not limited to, training for local building officials associated with green building standards.”*

Reference [Building Standards Bulletin 08-01](#), located at [www.bsc.ca.gov/SB 1473](http://www.bsc.ca.gov/SB_1473).

## ***Implementing Regulations***

To implement the requirements of the cited Health and Safety Code provisions, the CBSC adopted implementing regulations beginning with Section 1-501 in Article 5 of Chapter 1, of Part 1, California Administrative Code, Title 24, California Code of Regulations. The regulations are provided in Appendix 2 located at the back of this guide.

## Principle Requirements

The state law and regulations referenced previously include the following requirements:

1. Every California city, county, or city and county building department is required to collect and remit the required permit surcharge fee to the CBSC.
2. The permit surcharge fee shall be levied on permits required for all disciplines subject to the California Building Standards Code in Title 24, California Code of Regulations, including but not limited to, building, electrical, mechanical and plumbing, and for which a valuation is made. The fee applies to new construction and the addition or alteration of existing buildings. Reference Section 1-505(a) provided in Appendix 2.
3. Calculate the permit surcharge fee as required by Section 1-505 (b), Fee Assessment, which reads:

*Fees are assessed at a rate of \$4 per \$100,000 of permit valuation, but not less than one dollar, with appropriate fractions thereof shown in the following table:*

PERMIT VALUATION	FEE
\$1– 25,000	\$1
\$25,001– 50,000	\$2
\$50,001– 75,000	\$3
\$75,001– 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

For the complete text of Section 1-505, refer to Appendix 2. Also, see the Fee Calculation Examples beginning on page 4 of this guide.

4. Each city, county, and city and county may retain up to 10 percent of the collected permit surcharge fee to cover the cost of administration, code enforcement and education as permitted by Health and Safety Code Section 18931.6.
5. Submit the permit surcharge fee, less the allowed administrative fee up to 10 percent, to the CBSC each quarter by the fifteenth (15<sup>th</sup>) day of the following month. Submit only whole dollar amounts to the CBSC, not fractional parts of a dollar. Make checks payable to the “California Building Standards Commission.”

Submittal schedule:

Quarter	Due Date
January 1 through March 31	April 15
April 1 through June 30	July 15
July 1 through September 30	October 15
October 1 through December 31	January 15

6. The permit surcharge fee check must be accompanied by the [Fee Report Form \(BSC-2\)](#). See Appendix 3 for a sample of the form.

After the jurisdiction's initial submittal, a [Contact Information Form \(BSC-3\)](#) is only required when a change to the submitting agency's information has occurred. See Appendix 4 for a sample of the form.

*Note: Both of these forms are available at the CBSC Website: [www.bsc.ca.gov](http://www.bsc.ca.gov).*

7. Submit the completed form(s) and permit surcharge fee to the:

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

The completed form(s) and permit surcharge fee must be submitted together. Facsimiles and e-mailed forms are not acceptable for purposes of filing.

## Fee Calculations

Fees shall be calculated at a rate of \$4 per \$100,000 of permit valuation, but not less than one dollar, with appropriate fractions thereof, as follows:

PERMIT VALUATION	FEE
\$1– 25,000	\$1
\$25,001 – 50,000	\$2
\$50,001 – 75,000	\$3
\$75,001 – 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

### Examples

1) For a permit valuation of \$14,120

- The permit valuation fee is \$1.00 for every \$25,000 or fraction thereof
- Therefore, the total surcharge fee is \$1.00

Valuation: \$14,120	Calculation	Surcharge Fee
	First \$25,000 or fraction thereof	\$1.00

2) For a permit valuation of \$38,311

- The permit valuation fee requires \$1.00 for the first \$25,000, plus \$1.00 for the remaining amount of \$13,211
- The total surcharge fee is \$2.00

Valuation: \$38,311	Calculation	Surcharge Fee
	First \$25,000	\$1.00
	Remaining amount of \$13,211	\$1.00
	<b>Total Permit Surcharge Fee</b>	<b>\$2.00</b>

3) For a permit valuation of \$1,000,000

- The permit valuation fee requires \$4 for the first \$100,000 of valuation, plus \$1 for each additional \$25,000
- \$1,000,000 less the first \$100,000 is \$900,000
- \$900,000 divided by \$25,000 equals \$36
- The total surcharge fee is \$40

Valuation: \$1,000,000	Calculation	Surcharge Fee
	First \$100,000	\$4.00
	Remaining \$900,000 ÷ \$25,000	\$36.00
	<b>Total Permit Surcharge Fee:</b>	<b>\$40.00</b>

4) For a permit valuation of \$12,326,465

- The permit valuation fee requires \$4 for the first \$100,000 of valuation, plus \$1 for each additional \$25,000 of valuation or fraction thereof
- \$12,326,465 less \$100,000 equals \$12,226,465
- \$12,226,465 divided by \$25,000 equals \$489
- The remaining amount of \$1,455 requires the \$1 fee amount
- The total surcharge fee is \$494.00

Valuation: \$12,326,465	Calculation	Surcharge Fee
	First \$100,000	\$4.00
	\$12,326,465 – \$100,000 = \$12,226,465	
	\$12,226,465 ÷ \$25,000 = \$489	\$489.00
	Remaining amount \$1,455	\$1.00
	<b>Total Permit Surcharge Fee:</b>	<b>\$494.00</b>

The calculated fee to be submitted to the CBSC must be rounded up to the next whole dollar. Remit only whole dollar amounts to CBSC.

After calculating the permit surcharge fee, use this table to assist in verifying that the calculation is accurate.

If the Valuation Ranges:	Your Calculated Fee should be:
From \$100,000 to \$250,000	From \$4 to \$10
From \$250,000 to \$500,000	From \$10 to \$20
From \$500,000 to \$1,000,000	From \$20 to \$40
From \$1,000,000 to \$1,500,000	From \$40 to \$60
From \$1,500,000 to \$2,000,000	From \$60 to \$80
From \$2,000,000 to \$5,000,000	From \$80 to \$200
From \$5,000,000 to \$10,000,000	From \$200 to \$400
From \$10,000,000 to \$20,000,000	From \$400 to \$800
From \$20,000,000 to \$30,000,000	From \$800 to \$1,200
From \$30,000,000 to \$40,000,000	From \$1,200 to \$1,600
From \$40,000,000 to \$50,000,000	From \$1,600 to \$2,000
From \$50,000,000 to \$70,000,000	From \$2,000 to \$2,800

*Reminder: Be sure to deduct your jurisdiction's 10 percent on the Fee Report form before sending payment to CBSC.*



## ***Frequently Asked Questions***

### **1. What is SB 1473 and what is the money for?**

Senate Bill 1473, Statutes of 2008 (Calderon), was enacted to require a surcharge on building permits in order to provide funds for the CBSC, HCD and SFM to use in carrying out the mandates of the California Building Standards Law and of State Housing Law relating to building standards. See the Health and Safety Code Sections in Appendix 1. Also see the discussion on page 1 of this guide regarding Legislative Background.

### **2. How is the permit surcharge fee calculated?**

Refer to the explanation and examples provided in Fee Calculation Examples on pages 4 and 5 of this guide and Section 1-505(b) of Title 24 available in Appendix 2.

### **3. Must the Fee Report Form accompany the check?**

Yes! The completed and signed Fee Report Form (BSC-2) must be mailed with the check for a number of important reasons:

- The Fee Report Form indicates who reviewed and approved each quarterly submittal, and the signature certifies that the permit surcharge fee assessed is true, correct and complete to the best of the signatory's knowledge and belief.
- The Fee Report Form provides data that ensures that the permit surcharge fee amount will be applied to the correct city, county, or city and county and for the appropriate quarter by CBSC staff.
- The Fee Report Form provides an easy means to update contact information in the event of personnel changes at a jurisdiction.

### **4. When are the permit surcharge fees due?**

The permit surcharge fees and Fee Report Form (BSC-2) are due on the fifteenth (15<sup>th</sup>) day of the month following the end of each reporting quarter as shown in the table on page 3. See the discussion items 5 and 6 on pages 2 and 3 of this guide.

### **5. The person who handles our fee report has changed jobs. What do we do?**

Download a Contact Form (BSC-3) from our website ([www.bsc.ca.gov](http://www.bsc.ca.gov)) and submit it via email, fax or US mail.

**6. How do we explain this permit surcharge to our constituents when we add it to a permit fee?**

See the Legislative Background discussion on page 1 of this guide. We recommend that local jurisdictions create an explanatory document for the public and provide it as a counter handout.

In brief, the fee was established by the legislature to fund the adoption, publication and educational efforts associated with building standards with an emphasis on green building standards.

**7. We have overlooked a reporting quarter. What should we do now?**

If a city, county, or city and county overlooks a reporting quarter(s), a Fee Report Form for each past due quarter must be completed and submitted with the respective fees. However, the past and current quarterly fees may be paid in one check payable to the CBSC. See example below:

Past Due Quarters	Current Quarter	Fee Report Required	Fees (less 10%)	Check Total
Jan-Mar 2017		x	\$4560	
Apr-June 2017		x	\$7420	
	Oct-Dec 2017	x	\$3680	
				<b>\$15,660</b>

**8. Can one check be submitted for multiple quarterly reports?**

Yes! See answer to Question 7 above.

**9. Why are we allowed to keep 10%?**

The 10 percent deduction is an allowance to cover your costs for billing, tracking, reporting and submitting the fees to CBSC.

**10. Can we contact the CBSC with questions regarding the fee calculation and reports?**

Yes! Contact the CBSC Fund Administrator at (916) 263-0916 or by email at [CBSC@dgs.ca.gov](mailto:CBSC@dgs.ca.gov). The Fund Administrator is available to assist with questions regarding permit surcharge fees and related forms.

## ***Appendix 1: State Law Regarding the Permit Surcharge Fee***

### **Health and Safety Code Section 18931.6.**

*(a) Each city, county, or city and county shall collect a fee from any applicant for a building permit, assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, as determined by the local building official, with appropriate fractions thereof, but not less than one dollar (\$1).*

*(b) The city, county, or city and county may retain not more than 10 percent of the fees collected under this section for related administrative costs and for code enforcement education, including, but not limited to, certifications in the voluntary construction inspector certification program, and shall transmit the remainder to the commission for deposit in the Building Standards Administration Special Revolving Fund established under Section 19831.7.*

*(c) The commission may reduce the rate of the fee upon determining that a lesser amount is sufficient to maintain the programs established under this part.*

*(Added by Stats. 2008, Ch. 719, Sec. 3. Effective January 1, 2009.)*

### **Health and Safety Code Section 18931.7.**

*(a) All funds received by the commission under this part shall be deposited in the Building Standards Administration Special Revolving Fund, which is hereby established in the State Treasury.*

*(b) Moneys deposited in the fund shall be available, upon appropriation, to the commission, the department, and the Office of the State Fire Marshal for expenditure in carrying out the provisions of this part, and the provisions of Part 1.5 (commencing with Section 17910) that relate to building standards, as defined in Section 18909, with emphasis placed on the development, adoption, publication, and updating of green building standards, the updating of verification guidelines for Tier 1 or Tier 2 green building standards and educational efforts, including, but not limited to, training for local building officials associated with green building standards.*

*(Amended by Stats. 2013, Ch. 585, Sec. 3. Effective January 1, 2014.)*

*(Amended by Stats. 2009, Ch. 140, Sec. 108. Effective January 1, 2010.)*

*(Added by Stats. 2008, Ch. 719, Sec. 3. Effective January 1, 2009.)*

## **Appendix 2: CBSC Regulations to Implement the Permit Surcharge Fee Law**

### **Title 24, Part 1, Chapter 1, Article 5**

#### **CITY, COUNTY, AND CITY AND COUNTY BUILDING PERMIT FEES**

**1-501. Purpose.** *This article establishes regulations for implementation of Health and Safety Code Section 18931.6 and 18931.7, to require a surcharge on building permits in order to provide funds, upon appropriation, for the California Building Standards Commission, Department of Housing and Community Development and Office of the State Fire Marshal to use in carrying out the provisions of California Building Standards Law and of State Housing Law relating to building standards, with emphasis placed on the adoption, publication and educational efforts associated with green building standards. The fees are to be collected by cities, counties, and cities and counties and transmitted to the California Building Standards Commission. The fees are based on building permit valuation.*

**1-503. Definitions.** *The words defined in this article shall have the meaning stated therein throughout California Code of Regulations, Title 24, Part 1, Chapter 1, Article 5.*

- (a) Building Standards Administration Special Revolving Fund (the Fund). The fund established in the State Treasury to receive funds submitted by the Commission pursuant to the provisions of Health and Safety Code Section 18931.6 and this article.*
- (b) Department. The Department of Housing and Community Development.*
- (c) Fees, appropriate fractions thereof. Fee increments for permit values less than one hundred thousand dollars (\$100,000) as described in Section 1-505.*
- (d) Office. The Office of the State Fire Marshal.*

**1-505. Fee assessment.**

*(a) Fees shall be levied on building permits required for all disciplines covered by Title 24, including, but not limited to, building, electrical, mechanical and plumbing, and for which a valuation is made.*

*(b) Fees are assessed at a rate of \$4 per \$100,000 of permit valuation, but not less than one dollar, with appropriate fractions thereof shown in the following table:*

<b>PERMIT VALUATION</b>	<b>FEE</b>
\$1 – 25,000	\$1
\$25,001 – 50,000	\$2
\$50,001 – 75,000	\$3
\$75,001 – 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

1. *Cities, counties, and cities and counties may retain up to ten percent (10%) of the fees for related administrative costs, code enforcement, and education as permitted by Health and Safety Code Section 18931.6.*
2. *Cities, counties, and cities and counties may exempt from fee assessment permits for which no valuation is made.*

*(c) The Commission may reduce the rate of the fee by regulation upon determination that a lesser fee is sufficient to carry out the programs of the Commission, the Department and the Office. The Commission may establish a termination date or duration for the fee reduction period.*

**1-507. Fee collection.**

*(a) Cities, counties, and cities and counties shall submit fees each quarter, commencing with the quarter beginning January 1 and ending March 31, 2009, due on the fifteenth day of the following month.*

1. *Each quarter, a city, county, and city and county shall submit a Fee Report Form (BSC-2), Contact Information Form (BSC-3), and a check made payable to the California Building Standards Commission, with the fees collected for that quarter.*

**Note:** *The form templates are available for downloading at the Commission's website at <http://www.bsc.ca.gov/>.*

*(b) The Commission shall deposit the moneys collected into the Building Standards Administration Special Fund for use, upon appropriation, by the Commission, the Department, and the Office for use as specified in Section 1-501.*

Authority: Health and Safety Code Sections 18909(c), 18929, 18930.5, 18931.6 and 18931.7

Reference: Health and Safety Code Sections 18930.5, 18931.6 and 18931.7 HISTORY:

1. (BSC 02/08) Add new Article 1-10, City, County, and City and County Building Permit Fees. Effective on June 21, 2009.

### Appendix 3: Fee Report Form BSC-2

This form must be completed, signed and included with permit surcharge fee submittals to the CBSC.

STATE OF CALIFORNIA  
 BUILDING STANDARDS COMMISSION  
 Building Standards Administration Special Revolving Fund

#### FEE REPORT FORM

For the Quarter beginning  through  Year

Name of  City/Town or  County for which fees are being remitted:

Mailing Address:   
 Number Street  
  
 Post Office Box Number  
  
 City Zip Code

Contact Person:  Phone No.:

Email:

Check here if this is new contact information:

Fees assessed on permits for which a valuation is determined at a rate as follows:

Permit Valuation	Fee
\$1 – 25,000	\$1
\$25,001 – 50,000	\$2
\$50,001 – 75,000	\$3
\$75,001 – 100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

Total fees assessed:	\$ <input type="text"/>
Less up to 10% local government retainer:	\$ <input type="text"/>
<b>Total fees enclosed:</b>	<b>\$ <input type="text"/></b>

Number of permits assessed for valuation:	<input type="text"/>
Total assessed valuation of the permits:	\$ <input type="text"/>

**Certification:** Under penalty of perjury, I declare that I have examined this report, and to the best of my knowledge and belief, it is true, correct, and complete.

<input type="text"/>	<input type="text"/>	<input type="text"/>
Authorized Signature	Position Title	Date

**Mail Fee Report Form and check payable to the California Building Standards Commission to:**

California Building Standards Commission  
 2525 Natomas Park Drive, Suite 130  
 Sacramento, CA 95833

## Appendix 4: Contact Information Form BSC-3

Complete and submit this form with the fee submittal, or any other time, if there have been changes to the submitting agency information.

STATE OF CALIFORNIA  
BUILDING STANDARDS COMMISSION

### CONTACT INFORMATION FORM BUILDING STANDARDS ADMINISTRATION SPECIAL REVOLVING FUND (BSASRF)

To help us update our records, please complete this form and submit it with your fee or if you have new personnel handling the fee process.

List the *mailing address, contact person, phone number, fax number, and email address* for your city, town or county (or city and county) for BSASRF emails, letters and other correspondence.

City of  County of  Town of (name)

Mailing Address:

Number Street

Post Office Box Number

City Zip Code

Phone FAX

Email address (generic department/jurisdiction email preferred)

Contact Person:  Position:

Other jurisdictions for which you report:

If persons in other departments are involved in compiling the information for your Fee Report(s), list their names, titles, phone numbers & emails.

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

If more space is needed, attach additional pages.

Please return this form to:

California Building Standards Commission  
2525 Natomas Park Dr., Ste. 130  
Sacramento, CA 95833  
Fax: (916) 263-0959

Email: [CBSC@dgs.ca.gov](mailto:CBSC@dgs.ca.gov)

Phone: (916) 263-0916

DGS BSC-3 Rev. 08/2017

## *Other Available Training and References*

The California Building Standards Commission has developed a variety of educational materials and publications that are available on the CBSC website (<http://www.bsc.ca.gov/>). The materials may be accessed at no cost and read online or printed for your use and distribution. Look on our website home page and under the *Education* or *Publications* tabs for the following materials.

- How to Use Our Website
- Glossary of Terms
- Frequently Asked Questions
- Codes Online (Title 24)
- Guide to Title 24 (2016 & 2013 editions)
- Guide to the (Non-Residential) 2016 California Green Building Standards Code
- Guide to California Green Building Standards Code, Non-Residential (Commissioning)
- Guide to Local Amendments and Filings
- It's Your Building Department (For Local Jurisdictions)
- Accessing State Regulations Online
- Accessing State Laws Online
- Accessing State Legislation Online
- Guide for Creating Proposed Building Standards (For State Agencies)
- Building Standards Information Bulletins
- CALCode Quarterly, an e-publication online newsletter
- Zero-Emission Vehicles in California: Community Readiness Guidebook (Published by the Governor's Office of Planning and Research)
- Local Amendments – Webinar
- Calendar of Events (PowerPoint Presentations)