



# City of Plymouth CALIFORNIA

December 14, 2015

Ken Deaver  
21643 Shenandoah School Rd  
Plymouth, CA 95669

**RE: Annexation/Development/Planning Fee's for Parcel 008-100-019-000**

Attached is the latest Fee Schedule updated for the 2015-16 fiscal year. As you know there are a number of issues which must be addressed in developing your parcel which is currently located in the County of Amador on the boundary of the City of Plymouth.

The City Council has provided direction for hooking up to the City's sewer and water. This would include annexing into the City and bringing the water line and sewer line to your property. The two utility lines currently extend to an area adjacent to the property on the other side of SR49. The cost for annexation would include LAFCO fees and staff time as well as Plymouth staff time. Bringing the utility lines across the highway would include working with Caltrans District 10 to get an encroachment permit and design clearance. It would also require coordination with the City's engineer and the cost of those services. Additionally there would be the cost of doing the actual work.

With respect to subdividing and/or developing the lot, again, you will need to work with the City Planner and Caltrans depending on what your plans will be. If you wish to subdivide this into seven buildable parcels as you have described this may trigger additional improvements to SR49 depending on what the anticipated development will be and the expected amount of traffic. This will be determined by Caltrans District 10 and is completely outside the scope of the City of Plymouth.

With respect to fees associated with the development of this parcel, there are numerous development impact fees based on a per square foot basis for commercial type development. There are local and regional Traffic Mitigation Fees based on trip ends and the type of development. There are local water impact fees based on the size of meter necessary for service. There are Amador Water Agency Participation Fees based on the size of meter necessary for service. There are Sewer Impact Fees based on the type of development. Most of these impact fees are due when the building permit is issued for the actual development and not when a final map on the property is issued.

Additional City fees may be incurred for planning and engineering services involved in subdividing the property and there is a small connection fee for water and sewer

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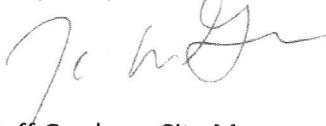
Page 2

I have highlighted the potential charges on the fee schedule. Most apply when the property is being developed. The cost to go through the annexation process is relatively small compared to the development costs.

The City of Plymouth works on a cost reimbursement basis as do most Cities these days. Services provided will be billed based on the planner and/or engineer's normal hourly rate. You will be required to sign a standard reimbursement agreement and put down a deposit based on the anticipated cost of processing your project. In the event the costs exceed this, you will be required to maintain a minimum deposit on record during this process.

If you have any questions please feel free to contact me. We look forward to working with you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Jeff Gardner", written over a light blue horizontal line.

Jeff Gardner, City Manager

# DEAVER TRUST & GERRY NINNIS

## APPLICATION AND DEVELOPMENT FEES FOR COMMERCIAL PROJECT HWY 49, PLYMOUTH, CA.

January, 2016

### ASSUMPTIONS:

Lot 1	Public facility	Lot 5	Retail 7,600 sf.
Lot 2	Office 14,000 sf.	Lot 6	Office 6,400 sf.
Lot 3	Public facility	Lot 7	Existing 13,960 sf
Lot 4	Retail 6,800 sf.	Lot 8	Fast food 3,000 sf & Retail 6,000 sf.

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### FEES AT APPLICATION

#### PLANNING:

Tentative Map	\$200*
Development Plan	\$400*
Annexation	\$200*

#### ENGINEERING:

Tentative Map	\$500*
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Sub Total      \$1,300\*

\*Application fee is initial fee for preliminary review. Project processing and charges to be determined based on scope of project. Payments/reimbursements to the City to be per the terms of the project reimbursement agreement.

Does not include costs and fees for environmental document required or LAFCO processing for annexation.

### FEES AT FINAL MAP FILING

Planning: final map checking	\$ 100*
Engineering: Subdivision Map check	\$1,500*
Improvement Plan checking	1.75% of estimated costs.

### FEES AT BUILDING PERMIT

Long Range Planning:	9.5 ac. @ \$2,086.97/ac.	\$ 19,826
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Impact fees for new construction:

Streets:	Retail: 23,400 sf @ \$7.13/sf = \$166,842	
	Office: 20,400 sf @ \$4.42/sf = <u>90,168</u>	
	Total Streets	\$257,010
Law Enforcement:	Retail: 23,400 sf @ \$0.06/sf = \$ 1,404	
	Office: 20,400 sf @ \$0.09/sf = <u>1,836</u>	
	Total Law Enforcement	\$ 3,240
Drainage:	Retail: 23,400 sf @ \$0.61/sf = \$ 14,274	
	Office: 20,400 sf @ \$0.57/sf = <u>11,628</u>	
	Total Drainage	\$ 25,902
Parks and Recreation:		-0-
Admin. Facilities;	Retail: 23,400 sf @ \$0.62/sf = \$ 14,508	
	Office: 20,400 sf @ \$0.83/sf = <u>16,932</u>	
	Total Admin. Facilities	\$ 31,440
Fire:	Retail: 23,400 sf @ \$0.62/sf = \$ 14,508	
	Office: 20,400 sf @ \$0.83/sf = <u>16,932</u>	
	Total Fire	\$ 31,440
Library & Museum:		-0-
Corporation Yard:	Retail: 23,400 sf @ \$0.27/sf = \$ 6,318	
	Office: 20,400 sf @ \$0.34/sf = <u>6,936</u>	
	Total Corp Yard	\$ 13,254
Fee update program:	Retail: 23,400 sf @ \$0.08/sf = \$ 1,872	
	Office: 20,400 sf @ \$0.10/sf = <u>2,040</u>	
	Total Fee Update	\$ 3,912
	<b>TOTAL CITY IMPACT FEES</b>	<b>\$ 386,024</b>

REGIONAL TRAFFIC IMPACT FEES

Fast food:	3,000 sf:	3.0 x	\$26,919 =	\$ 80,757
Retail (medium)	20,400 sf:	20.4 x	2,174 =	44,350
Office (general)	20,400 sf:	20.4 x	3,344 =	<u>68,218</u>

**TOTAL REGIONAL TRAFFIC FEES    \$ 193,325**

WATER:

Fast food	1 ½ service	\$ 35,588
Bldg. #2	" "	35,588
All others (8)	1" service @ \$17,848 =	142,784
Connection charge	10 @ \$125 =	1,250
Equalization charge	1 ½ service: 2 @ \$2,914 =	5,828
	1" service: 8 @ \$1,461 =	11,688
Arroyo Ditch	1 ½ service: 2 @ \$13,320 =	26,640
	1" service: 8 @ \$6,680 =	53,440
AWA Participation	1 ½ service: 2 @ \$44,563 =	89,126
	1" service: 8 @ \$22,282 =	<u>178,256</u>

**TOTAL WATER FEES    \$ 580,188**

WASTEWATER:

Fast food	60 seats @ \$ 840 =	\$ 50,400
Retail & Office	10 baths @ \$10,105 =	101,050
	10 addi @ \$ 2,247 =	22,470
Hookup & Insp	20 total @ \$ 125 =	<u>2,500</u> * (plus costs)

**TOTAL WASTEWATER    \$176,420**

~~\$~~ 1,338,857

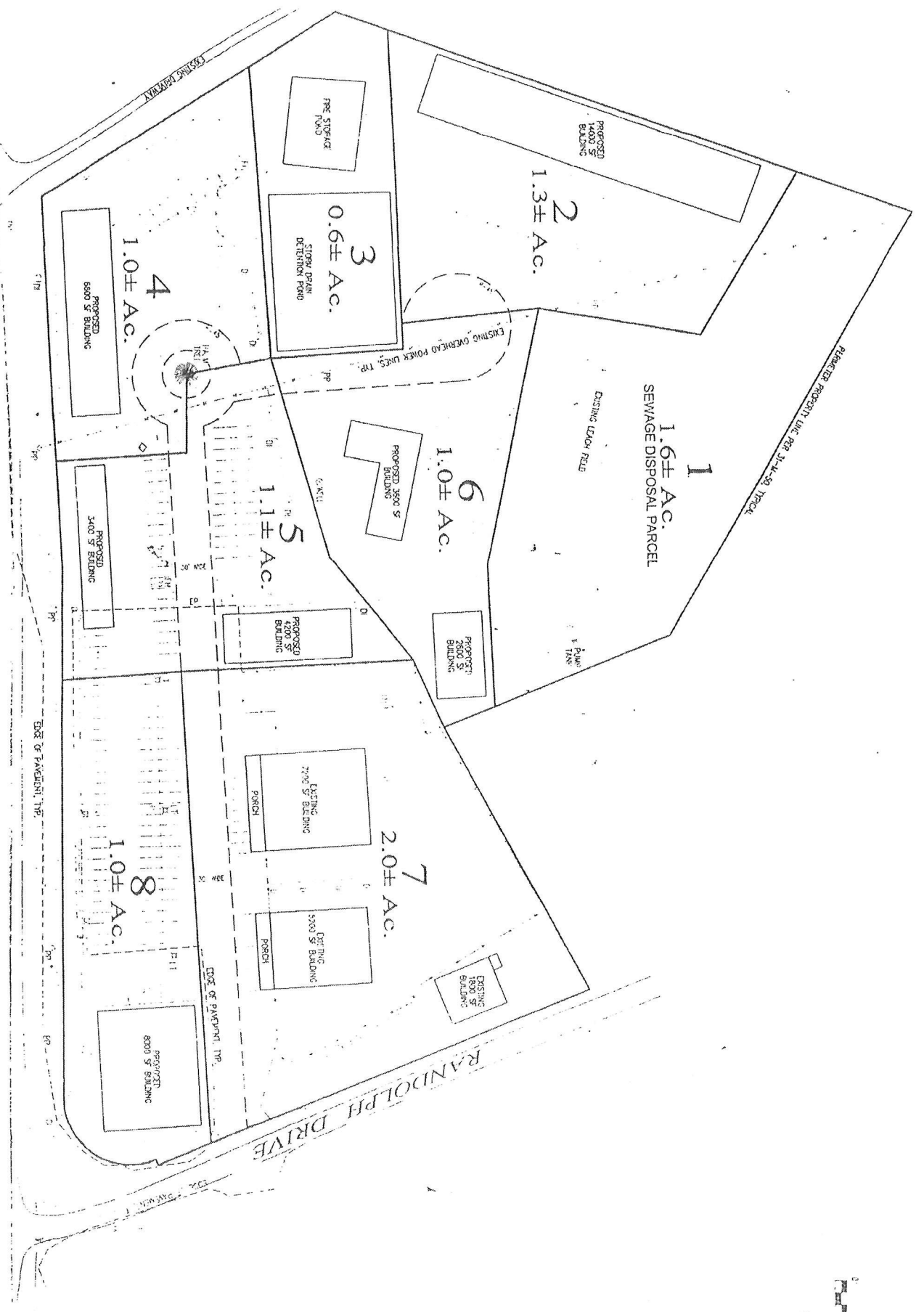
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

STATE

HIGHWAY

49

TO ROUTE



  
 Scale: 1" =   
 Contour Interval: 