



## Attached Accessory Dwelling Unit (ADU) Checklist

**Are you thinking about building an Attached Accessory Dwelling Unit (ADU) but don't know where to begin?** This checklist may help answer questions you may have about your property and building an ADU.

<b>FEES:</b>	Y	N
<p>1. <b>Plan Check Fee:</b> Plan Check Fee is based on the construction valuation of the entire project. The fees are calculated upon receiving the Permit Application and shall be paid prior to processing the Application or starting the review process.</p> <p><a href="https://www.morgan-hill.ca.gov/DocumentCenter/View/35697/Plan-Review-Fee-Schedule---Multi-Dept">https://www.morgan-hill.ca.gov/DocumentCenter/View/35697/Plan-Review-Fee-Schedule---Multi-Dept</a></p>		
<p>2. <b>Permit Fee:</b> Permit Fee is based on the construction valuation of the entire project. The fees are calculated upon approval of the Permit Application and shall be paid prior to Permit issuance.</p> <p><a href="https://www.morgan-hill.ca.gov/DocumentCenter/View/35535/Building-Combo-Permit-Fee-Schedule-PDF">https://www.morgan-hill.ca.gov/DocumentCenter/View/35535/Building-Combo-Permit-Fee-Schedule-PDF</a></p>		
<p>3. <b>Impact Fees:</b> Is the ADU floor area greater than or equal to 750 square feet (SF)?</p> <p style="padding-left: 40px;">If <b>“yes”</b>, impact fees for the ADU will be required. The impact fees will be in proportion to the existing primary dwelling’s floor area. Payment of the ADU’s impact fees shall be paid prior to Building Final.</p> <p style="padding-left: 40px;">If <b>“no”</b>, there will be no impact fees due for the ADU.</p> <p style="text-align: center;"><b>SEE IMPACT FEE SCHEDULE AT THE END OF THIS CHECKLIST</b></p>		
<p>4. Does this project include more than 499 square feet of residential space? If <b>“Yes”</b>, Morgan Hill Unified School District Fees will be required. Contact Morgan Hill Unified School District at 408-201-6085 for those fees.</p>		

<b>HAZARDS:</b>	Y	N
<p>5. Is the project located in a Geological Hazard area? If not sure, contact Building at: <a href="mailto:permits@morganhill.ca.gov">permits@morganhill.ca.gov</a>            If “Yes”, the project shall comply with MHMC 18.70 <a href="#">Chapter 18.70 - GEOLOGIC HAZARDS   Code of Ordinances   Morgan Hill, CA   Municode Library</a> A geologic report from a registered geotechnical engineer or engineering geologist may be required.</p>		
<p>6. Is this project located in the Hillside Combining District? If not sure, contact Planning at: <a href="mailto:planning@morganhill.ca.gov">planning@morganhill.ca.gov</a>            If “Yes”, the project shall comply with MHMC 18.30.040 <a href="#">Chapter 18.30 - OVERLAY ZONES AND COMBINING DISTRICTS   Code of Ordinances   Morgan Hill, CA   Municode Library</a> Modification of slopes in this area is restricted. Contact the Planning Department at <a href="mailto:Planning@morganhill.ca.gov">Planning@morganhill.ca.gov</a> for additional information.</p>		
<p>7. <b>Street and Sidewalk Development (MHMC 12.02):</b> Does the construction valuation exceed 50% of the structural valuation of the existing primary dwelling OR does the new ADU’s floor area exceed 25% of the existing floor area of the existing primary dwelling?            If “yes”, potential public works’ improvements along the street frontage(s) (if any) may be required and determined at Building plan review stage.            If “no”, no street frontage improvement work beyond the ADU-related improvements will be required.</p>		
<p>8. <b>Easements:</b> Does property have existing easements on the property?            If not sure, contact Planning at <a href="mailto:planning@morganhill.ca.gov">planning@morganhill.ca.gov</a>            If “yes”, the ADU’s location and any related work shall not conflict, impair the use of, or are inconsistent with the purposes of the existing easement(s).            If “no”, there are no easement considerations required.</p>		
<p>9. <b>Flood Zone:</b> Is the attached ADU located within a Special Flood Hazard Area or Floodway Area shown on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps (FIRM) AND is the cost of the attached ADU improvements equal to or greater than 50% of the current assessed value of the existing primary dwelling’s structure?            If “yes” to both, the project is subject to the floodplain management regulations specified in chapter 15.80 “Flood Damage Prevention” of the Morgan Hill Municipal Code. The project, at a minimum, shall provide finished floor elevations of the ADU and any of the ADU’s support utilities/pads. Additional floodplain development requirements will be determined at Building plan review stage.            If “no”, there are no floodplain development requirements.</p>		

<b>UTILITIES:</b>	Y	N
<p>10. Is the existing property connected to <b>City sanitary sewer</b>? See city water bill for sewer charges.</p> <p>If <b>“Yes”</b>, the existing Building Sewer is required to be 4” to support more than 3 water closets (toilets).</p> <p>If <b>“No”</b>, contact Santa Clara County Department of Environmental Health for on-site septic system requirements at <a href="http://www.sccgov.org/landuse/landuseprogram.aspx">Land Use Program - Onsite Wastewater Treatment Systems - Consumer Protection Division - County of Santa Clara (sccgov.org)</a></p>		
<p>11. <b>Water Meter:</b> Is the attached ADU creating new floor area for the ADU’s kitchen and bathroom?</p> <p>If <b>“yes”</b>, the attached ADU will be required to have a dedicated water meter for the ADU that is accessible for inspection. The dedicated water meter options are:</p> <p>1) a new City meter (1” minimum) and lateral (1” minimum) per current City standards OR</p> <p>2) a new private submeter that is connected to the existing primary dwelling’s building water line.</p> <p>If a <b>private submeter</b> is selected for the detached ADU:</p> <ol style="list-style-type: none"> <li>1. The primary dwelling’s City meter and lateral shall be a minimum 1”. If the existing City meter and lateral are less than 1”, the Applicant will be required to upgrade the existing meter and lateral service a minimum 1” size.</li> <li>2. The property owner is required to obtain an “Annual Water Submeter Permit” from the Environmental Services Division prior to Building permit issuance.</li> </ol> <p>If <b>“no”</b>, no separate water metering will be for the ADU.</p>		
<p>12. Does the existing dwelling unit have fire sprinklers?</p> <p>If <b>“Yes”</b>, the ADU is required to be fire sprinklered.</p>		
<p>13. Does the ADU addition increase the structures total covered space (dwelling, garage, porches) to more than 3600 square feet?</p> <p>If <b>“Yes”</b> the entire structure (existing and proposed) will need to be fire sprinklered.</p>		
<p>14. Will the proposed ADU be located within 600’ of a fire hydrant?</p> <p>If <b>“No”</b>, contact Fire Prevention at <a href="mailto:permits@morganhill.ca.gov">permits@morganhill.ca.gov</a></p>		

<p>15. Does the property have an adequate Electrical Service to support the additional electrical loads of the ADU?  <b>To find out:</b> Please complete the electrical service load calculations sheet found <a href="https://www.morganhill.ca.gov/DocumentCenter/View/41518/Residential-Electrical-Service-Load-Calculations">https://www.morganhill.ca.gov/DocumentCenter/View/41518/Residential-Electrical-Service-Load-Calculations</a> for the existing dwelling and the proposed ADU. If combined total loads exceed the Electrical Service size, the electrical service will need to be upgraded. Contact PG&amp;E if an electrical service upgrade is proposed.</p>	Y	N
<p>16. <b>Encroachment Permit:</b> Will the ADU require any work in the City’s right-of-way (ROW) or on any existing City improvements?  If “<b>yes</b>”, the work shall be completed under a separate City encroachment permit application for City review and approval. All work within the City’s ROW shall be performed in conformance with current City standards. For more information on the City’s encroachment permit: <a href="https://www.morganhill.ca.gov/753/Encroachment-Permit-Application-Process">https://www.morganhill.ca.gov/753/Encroachment-Permit-Application-Process</a>  If “<b>no</b>”, no separate City encroachment permit will be required.</p>		
<p>17. <b>Street Moratorium:</b> Will the ADU require any work on a City street(s) that were recently improved within the last five years and are on the City’s street moratorium list?  If “<b>yes</b>”, the street cut/excavation may not be allowed unless an exception is approved by the City Engineer. If an exception is allowed by the City Engineer, the repair and extents to restore the pavement to its pre-excavation condition shall be approved by the City Engineer.  If “<b>no</b>”, the street restoration shall conform to current City standards.</p>		
<b>DESIGN CRITERIA:</b>		
<p>18. <b>Building Codes:</b> All ADU must be designed and constructed to comply with the most current edition of the California Building Standards Codes as adopted and amended by Chapter 15 of the Morgan Hill Municipal Code.</p>		
<p>19. <b>Stormwater Management:</b> All ADU construction projects shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. The manual may be obtained at the following URL: <a href="http://www.morganhill.ca.gov/DocumentCenter/View/12671">http://www.morganhill.ca.gov/DocumentCenter/View/12671</a>  a. All projects shall provide the impervious surfaces table show below:</p>		

Impervious Surfaces	Proposed Surfaces		Total Proposed Impervious Surface [new + replaced]
	New <sup>1</sup> (sq. ft.)	To Be Replaced <sup>2</sup> (sq. ft.)	
Roof Area			
Parking			
Sidewalks, Patios, Driveways, etc.			
Public or Private Streets			
<b>Impervious Surfaces Total</b>			

b. If the total proposed impervious surface area (new and replaced) is equal to or greater than 2,500 SF, the project will be required to meet Central Coast Stormwater Post-Construction Requirements.

<p>20. <b>Grading &amp; Drainage:</b> Is the ADU an addition to the primary dwelling, a detached ADU, or an ADU renovation of the primary dwelling with exterior surface improvements?          If “yes”, the project will be required to show drainage patterns/facilities around the ADU’s perimeter and confirm there will be no cross-lot drainage with neighboring lots.          If “no”, a grading/drainage plan will not be required.</p>	Y	N
<p>21. <b>Erosion &amp; Sediment Control BMPs:</b> Is the ADU construction less than 1 acre of soil disturbance?          If “yes”, the project shall include the “Blueprint for a Clean Bay” in the building plans.          If “no”, the project shall be required to develop a Stormwater Pollution Prevention Plan (SWPPP) and apply for Construction General Permit (CGP) coverage with the State Water Resources Control Board (SWRCB).</p>		
<p>22. <b>Driveway/Parking Access:</b> Will the ADU require new on-site parking and new/revised driveway approach access? 1 space (covered or uncovered) is required unless:</p> <ul style="list-style-type: none"> <li>the property is within ½ mile of public transit.</li> <li>Constructed within existing permitted residence or accessory structure;</li> </ul> <p>or</p>		

<ul style="list-style-type: none"> <li>• Is a Junior Accessory Dwelling Unit.</li> </ul> <p>If <b>“yes”</b>, the new/revised driveway approach access shall be reviewed and approved by the City. All driveway approaches shall conform with current City standards.</p>	Y	N																	
<p>23. <b>Zoning:</b> The rules that apply to an attached accessory unit depend on the Zoning of your property and the number of bedrooms. An attached accessory unit can be a newly constructed unit attached to an existing permitted single-family residence, or within an existing permitted single-family residence. Contact a Planning staff member at <a href="mailto:planning@morganhill.ca.gov">planning@morganhill.ca.gov</a> to determine the Zoning designation for the proposed location of the ADU. Questions/information you should ask and have available:</p> <ul style="list-style-type: none"> <li>• <b>What is the Zoning designation of my property?</b></li> <li>• <b>I would like to build an attached ADU with X numbers of bedrooms</b></li> <li>• <b>Structure will be new or is an existing permitted attached garage</b></li> </ul>																			
<p>24. <b>Maximum Size:</b> What is the maximum allowable size of an attached ADU in accordance with the Zoning and number of bedrooms?</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 30%; text-align: center;"><u>Zoning</u></th> <th style="width: 30%; text-align: center;"><u>Maximum Size</u></th> <th style="width: 40%;"></th> </tr> </thead> <tbody> <tr> <td>RE 10</td> <td>1,200 sq. ft.</td> <td></td> </tr> <tr> <td>RE 2.5</td> <td>1,000 sq. ft</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td rowspan="2">RE 1</td> <td>1 BR 900 sq. ft</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>2 BR 1,000 sq. ft</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>All other Residential Zoning Districts</td> <td>1 BR 850 sq. ft 2 BR 1,000 sq. ft</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table> <p><b>a.</b> An ADU of 850 square feet or less is not subject to maximum building coverage limitations.</p> <p><b>b.</b> An attached ADU is limited to no more than 50% of the existing home square footage if the ADU is larger than 850 square feet for a one bedroom, or 1,000 square feet if more than one bedroom.</p> <p><b>c.</b> A JUNIOR accessory dwelling unit can be no more than 500 square feet in size and contained entirely within an existing permitted single-family structure, with a separate entrance, efficiency kitchen, and shared or independent bathroom facilities</p> <p><u>Please note:</u> The conversion of a portion of the existing primary residence to an ADU is not subject to unit size requirements. Contact Planning at <a href="mailto:planning@morganhill.ca.gov">planning@morganhill.ca.gov</a> for details.</p>	<u>Zoning</u>	<u>Maximum Size</u>		RE 10	1,200 sq. ft.		RE 2.5	1,000 sq. ft	<input type="checkbox"/>	RE 1	1 BR 900 sq. ft	<input type="checkbox"/>	2 BR 1,000 sq. ft	<input type="checkbox"/>	All other Residential Zoning Districts	1 BR 850 sq. ft 2 BR 1,000 sq. ft	<input type="checkbox"/>		
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<p><b>25. <u>Setback from Side &amp; Rear Property Line:</u></b></p> <table border="1" data-bbox="321 268 1268 430"> <thead> <tr> <th data-bbox="321 268 786 310">ADU Type</th> <th data-bbox="786 268 1268 310">Side, Corner, and Rear Setbacks</th> </tr> </thead> <tbody> <tr> <td data-bbox="321 310 786 430">Attached ADU</td> <td data-bbox="786 310 1268 430">Follow Zoning District Setback Requirements (same as Primary Dwelling unit)</td> </tr> </tbody> </table>	ADU Type	Side, Corner, and Rear Setbacks	Attached ADU	Follow Zoning District Setback Requirements (same as Primary Dwelling unit)	Y	N
ADU Type	Side, Corner, and Rear Setbacks					
Attached ADU	Follow Zoning District Setback Requirements (same as Primary Dwelling unit)					
<p>26. The interior partition walls separating the main residence and the new accessory dwelling unit shall have one-hour fire resistance rating and shall have a sound transmission class of not less than 50.</p>						
<p>27. Project is required to comply with the California Green Building Code. Include a CalGREEN Mandatory Measures Check List in the Plans, <a href="https://aiacalifornia.org/calgreen-checklists/">https://aiacalifornia.org/calgreen-checklists/</a> and submit the Construction Waste Management Plan form. <a href="https://www.morgan-hill.ca.gov/DocumentCenter/View/21377/Construction-Waste-Management-Plan?bidId=">https://www.morgan-hill.ca.gov/DocumentCenter/View/21377/Construction-Waste-Management-Plan?bidId=</a></p>						
<p>28. Project is required to comply with the California Energy Code. Energy compliance forms shall be included in the plans. Contact an Energy Code Consultant or go to the <a href="#">Energy Code Ace - Home Page</a> for more information.</p>						
<p><b>SUBMITTAL REQUIRMENTS:</b></p>						
<p><b>All ADU'S must be designed and constructed to comply with the above items and the most current edition of the California Building Standards Codes as adopted and amended by Chapter 15 of the Morgan Hill Municipal Code. Detailed plans and documentation shall be submitted to show compliance with these requirements. If you are unfamiliar with these requirements, it is recommended you hire a Design Professional. A typical Plan Set would include the following Plans and Documents:</b></p> <ul style="list-style-type: none"> <li>● <b>Permit Application</b></li> <li>● <b>Site Plan</b></li> <li>● <b>Floor Plan</b></li> <li>● <b>Elevation Plan</b></li> <li>● <b>Section Plan</b></li> <li>● <b>Electrical Plan and Calculations</b></li> <li>● <b>Foundation Plan</b></li> <li>● <b>Floor Framing Plan</b></li> <li>● <b>Roof Framing Plan</b></li> <li>● <b>Shear Wall Plan</b></li> <li>● <b>Energy Compliance Forms</b></li> <li>● <b>Structural Calculations (non-prescriptive design)</b></li> </ul>						

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"><li>• Soils Report (Geohazard Areas)</li><li>• CalGREEN Mandatory Measure Checklist</li><li>• Construction Waste Management Plan form</li></ul> |  |  |
|---|--|--|

To start the Permitting process the Plans and Documents need to be in a PDF format and submitted to the [Permits@morganhill.ca.gov](mailto:Permits@morganhill.ca.gov) email.





# Attached ADU Checklist Attachment: Sample Engineering Impact Fee Estimate

**4. WATER IMPACT FEE:** 651-37648 Subtotal: \$1,706

<b>Single Family</b>	<b>\$4,264</b>	<b>/DU</b>	<b>x</b>	<b>0.4</b>	<b>DU</b>	<b>=</b>	<b>\$1,706</b>
Multi Family	\$3,847	/DU	x	0	DU	=	\$0
Senior/Downtown	\$3,847	/DU	x	0	DU	=	\$0
Commercial	\$12,104	/AC	x	0	AC	=	\$0
Industrial	\$12,104	/AC	x	0	AC	=	\$0
Office	\$12,104	/AC	x	0	AC	=	\$0
Auto Dealership	\$12,104	/AC	x	0	AC	=	\$0
Hotel	\$12,104	/AC	x	0	AC	=	\$0

**WATER CREDITS** \$0 / x 0 / = \$0

**5. SEWER IMPACT FEE:** 641-37648 Subtotal: \$8,344

<b>Single Family</b>	<b>\$16,687</b>	<b>/DU</b>	<b>x</b>	<b>0.5</b>	<b>DU</b>	<b>=</b>	<b>\$8,344</b>
Multi Family	\$14,123	/DU	x	0	DU	=	\$0
Senior/Downtown	\$14,123	/DU	x	0	DU	=	\$0
Commercial	\$54.95	/GPD	x	0	GPD	=	\$0
Industrial	\$54.95	/GPD	x	0	GPD	=	\$0
Office	\$54.95	/GPD	x	0	GPD	=	\$0
Auto Dealership	\$54.95	/GPD	x	0	GPD	=	\$0
Hotel	\$54.95	/GPD	x	0	GPD	=	\$0

**SEWER CREDITS** \$0 / x 0 / = \$0

<b>Single Family</b>	<b>\$16,687</b>	<b>/DU</b>	<b>x</b>	<b>0</b>	<b>DU</b>	<b>=</b>	<b>\$0</b>
Multi Family	\$14,123	/DU	x	0	DU	=	\$0
Commercial	\$54.95	/GPD	x	0	GPD	=	\$0
Industrial	\$54.95	/GPD	x	0	GPD	=	\$0
Office	\$54.95	/GPD	x	0	GPD	=	\$0
Auto Dealership	\$54.95	/GPD	x	0	GPD	=	\$0
Hotel	\$54.95	/GPD	x	0	GPD	=	\$0

**6. STORM DRAIN IMPACT FEE:** 303-37648 Subtotal: \$846

<b>Single Family</b>	<b>\$2,115</b>	<b>/DU</b>	<b>x</b>	<b>0.4</b>	<b>DU</b>	<b>=</b>	<b>\$846</b>
>1,200 SF Multi Family	\$1,204	/DU	x	0	DU	=	\$0
< 1,200 SF Multi Family	\$560	/DU	x	0	DU	=	\$0
>1,200 SF Senior/Downtown	\$1,204	/DU	x	0	DU	=	\$0
< 1,200 SF Senior/Downtown	\$560	/DU	x	0	DU	=	\$0
Commercial	\$22,901	/ACRE	x	0	AC	=	\$0
Industrial	\$16,861	/ACRE	x	0	AC	=	\$0
Office	\$22,901	/ACRE	x	0	AC	=	\$0
Auto Dealership	\$22,901	/ACRE	x	0	AC	=	\$0
Hotel	\$339	/ROOM	x	0	RM	=	\$0

**STORM CREDITS** \$0 / x 0 / = \$0

**7. TRAFFIC IMPACT FEE:** 309-37648 Subtotal: \$1,470

<b>Single Family</b>	<b>\$3,675</b>	<b>/DU</b>	<b>x</b>	<b>0</b>	<b>DU</b>	<b>=</b>	<b>\$0</b>
>1,200 SF Multi Family	\$2,277	/DU	x	0	DU	=	\$0
< 1,200 SF Multi Family	\$1,434	/DU	x	0	DU	=	\$0
>1,200 SF Senior/Downtown	\$2,277	/DU	x	0	DU	=	\$0
< 1,200 SF Senior/Downtown	\$1,434	/DU	x	0	DU	=	\$0
<b>Secondary DU</b>	<b>\$3,675</b>	<b>/DU</b>	<b>x</b>	<b>0.4</b>	<b>DU</b>	<b>=</b>	<b>\$1,470</b>
Commercial	\$3,675	/PHT	x	0	PHT	=	\$0
Industrial	\$3,675	/PHT	x	0	PHT	=	\$0
Office	\$3,675	/PHT	x	0	PHT	=	\$0
Auto Dealership	\$3,675	/PHT	x	0	PHT	=	\$0
Hotel	\$3,675	/PHT	x	0	PHT	=	\$0

**TRAFFIC CREDITS** \$0 /PHT x 0 PHT = \$0

**8a. PARK IMPACT FEE:** 301-37648 Subtotal: \$2,531

Subdivision: <b>Single Family</b>	<b>\$6,327</b>	<b>/DU</b>	<b>x</b>	<b>0</b>	<b>DU</b>	<b>=</b>	<b>\$0</b>
Multi Family	\$6,096	/DU	x	0	DU	=	\$0
Senior/Downtown	\$4,175	/DU	x	0	DU	=	\$0
<b>Secondary DU</b>	<b>\$6,327</b>	<b>/DU</b>	<b>x</b>	<b>0.4</b>	<b>DU</b>	<b>=</b>	<b>\$2,531</b>
No Subdivision: Single Family	\$4,600	/DU	x	0	DU	=	\$0
Multi Family	\$4,437	/DU	x	0	DU	=	\$0
Senior/Downtown	\$3,036	/DU	x	0	DU	=	\$0
Secondary DU	TBD	/DU	x	0	DU	=	\$0

**PARK CREDITS** \$0 / x 0 / = \$0

**8b. Quimby Fee** Subtotal: \$0

\$0 / x 0 EACH = \$0

# Attached ADU Checklist Attachment: Sample Engineering Impact Fee Estimate

<b>8c. PARK MAINTENANCE DEV. FEE:</b>		<b>302-37649</b>	Subtotal:	<u>\$0</u>
	\$0 /	x 0 EACH	=	\$0
<b>9. PUBLIC FACILITIES IMPACT FEE:</b>		<b>347-37648</b>	Subtotal:	<u>\$241</u>
Single Family	\$602 /DU	x 0 DU	=	\$0
Multi Family	\$580 /DU	x 0 DU	=	\$0
Senior/Downtown	\$398 /DU	x 0 DU	=	\$0
<b>Secondary DU</b>	<b>\$602 /DU</b>	<b>x 0.4 DU</b>	=	<b>\$241</b>
Commercial	\$1,327 /ACRE	x 0 AC	=	\$0
Industrial	\$1,857 /ACRE	x 0 AC	=	\$0
Office	\$1,577 /ACRE	x 0 AC	=	\$0
Auto Dealership	\$532 /ACRE	x 0 AC	=	\$0
Hotel	\$15 /ROOM	x 0 RM	=	\$0
<b>PUBLIC FACILITIES CREDITS</b>	<b>\$0 /</b>	<b>x 0 /</b>	<b>=</b>	<b>\$0</b>
<b>10. LIBRARY IMPACT FEE:</b>		<b>348-37648</b>	Subtotal:	<u>\$930</u>
Single Family	\$2,324 /DU	x 0 DU	=	\$0
Multi Family	\$2,238 /DU	x 0 DU	=	\$0
Senior/Downtown/SDU	\$1,532 /DU	x 0 DU	=	\$0
<b>Secondary DU</b>	<b>\$2,324 /DU</b>	<b>x 0.4 DU</b>	=	<b>\$930</b>
<b>LIBRARY CREDITS</b>	<b>\$0 /</b>	<b>x 0 /</b>	<b>=</b>	<b>\$0</b>
<b>11. COMMNTY/REC CNTRS IMPACT FEE:</b>		<b>360-37648</b>	Subtotal:	<u>\$1,724</u>
Single Family	\$4,309 /DU	x 0 DU	=	\$0
Multi Family	\$3,781 /DU	x 0 DU	=	\$0
Senior/Downtown	\$2,853 /DU	x 0 DU	=	\$0
<b>Secondary DU</b>	<b>\$4,309 /DU</b>	<b>x 0.4 DU</b>	=	<b>\$1,724</b>
<b>COMMNTY/REC CNTRS CREDITS</b>	<b>\$0 /</b>	<b>x 0 /</b>	<b>=</b>	<b>\$0</b>
<b>12. PUBLIC SAFETY FACILITIES IMPACT FEE:</b>		<b>315-37648</b>	Subtotal:	<u>\$846</u>
Single Family	\$2,115 /DU	x 0 DU	=	\$0
>1,200 SF Multi Family	\$1,870 /DU	x 0 DU	=	\$0
< 1,200 SF Multi Family	\$1,400 /DU	x 0 DU	=	\$0
>1,200 SF Senior/Downtown	\$1,870 /DU	x 0 DU	=	\$0
< 1,200 SF Senior/Downtown	\$1,400 /DU	x 0 DU	=	\$0
<b>Secondary DU</b>	<b>\$2,115 /DU</b>	<b>x 0.4 DU</b>	=	<b>\$846</b>
Commercial	\$11,818 /ACRE	x 0 AC	=	\$0
Industrial	\$14,184 /ACRE	x 0 AC	=	\$0
Office	\$14,168 /ACRE	x 0 AC	=	\$0
Auto Dealership	\$5,668 /ACRE	x 0 AC	=	\$0
Hotel	\$65 /ROOM	x 0 RM	=	\$0
<b>POLICE CREDITS</b>	<b>\$0 /</b>	<b>x 0 /</b>	<b>=</b>	<b>\$0</b>
<b>13. ENGINEERING &amp; INSPECTION FEE (112):</b>		<b>206-38734</b>	Subtotal:	<u>\$0</u>
ENGR ESTIMATE:	<u>\$0</u>	35.29%	\$1 to \$100,000	= \$0
ENGR EST. DATE:		18.16%	\$100,001 to \$200,000	= \$0
		13.74%	\$200,001 to \$500,000	= \$0
		11.56%	\$500,001 to \$1,000,000	= \$0
		1.98%	\$1,000,001 to \$5,000,000	= \$0
		4.63%	over \$5,000,000	= \$0
DEPOSIT PAID				= \$0
<b>14. LONG RANGE PLANNING FEE (127):</b>		<b>207-37912</b>	Subtotal:	<u>\$0</u>
	LONG RANGE PLANNING FEE (15% of E&I)		=	\$0
<b>15. GIS FEE (128):</b>		<b>206-37913</b>	Subtotal:	<u>\$0</u>
	GIS/TECHNOLOGY FEE (5% of E&I)		=	\$0
<b>16. MAP CHECK FEE (101):</b>		<b>206-38716</b>	Subtotal:	<u>\$0</u>
	PARCEL MAP:	\$8,725	=	\$0
	TRACT MAP:	\$10,309	=	\$0

# Attached ADU Checklist Attachment: Sample Engineering Impact Fee Estimate

17. OTHER FEES: Subtotal: \$0

Certificate of Compliance (94)	\$ 6,875	206-38712	=	<u>\$0</u>
Parcel Map - Lot Line Adjustment (100)	\$ 7,396	206-38712	=	<u>\$0</u>
Additional Plan Review (105)	\$ 230 /hr	206-38734	=	<u>\$0</u>
- 4th submittal and up, at \$230/hr with 2 hour minim charge, OT at \$265/hr				
Plan Revisions (114)	\$ 230 /hr	206-38719	=	<u>\$0</u>
- Revision after approval of public improvement plans, at \$230/hr with 2 hour minim charge, OT at \$265/hr				
Engineering Services:				
- Consultation (102)	see appl.	206-38719	=	<u>\$0</u>
- Preliminary Review (103)	\$ 2,300	206-38719	=	<u>\$0</u>
- Preliminary Impact Fee Est. (104)	\$ 345	206-38719	=	<u>\$0</u>
- Complexity Fee (106)	\$ 265 /hr	206-38719	=	<u>\$0</u>
- Re-inspection Fee (107)		206-38734	=	<u>\$0</u>
Public Easement Review (113)	\$ 3,106	206-38737	=	<u>\$0</u>
Street Vacation Review (115)	\$ 8,972	206-38737	=	<u>\$0</u>
Easement Abandonment (116)	\$ 8,972	206-38737	=	<u>\$0</u>
Plan Revision Review (114)	\$ 230 /hr	206-38719	=	<u>\$0</u>
Plan Revision Review OT(114)	\$ 265 /hr	206-38719	=	<u>\$0</u>
Reimbursement Agreement (119)	\$ 4,946	206-38741	=	<u>\$0</u>
FEMA Compliance (110)				
- New Structure Application	\$ 965	206-38725	=	<u>\$0</u>
- New ADU Application	\$ 735	206-38725	=	<u>\$0</u>
- Improvement of Existing Structure				
Non substantial Imp - minor	\$ 549	206-38725	=	<u>\$0</u>
Non substantial Imp - major	\$ 779	206-38725	=	<u>\$0</u>
Substantial Imp	\$ 1,252	206-38725	=	<u>\$0</u>
Substantial Imp (ADU)	\$ 850	206-38725	=	<u>\$0</u>
FEMA Elevation Certificate	\$ 633	206-38725	=	<u>\$0</u>
FEMA Flood Field Inspection	\$ 575	206-38725	=	<u>\$0</u>
FEMA Flood Study Valley Water Coord.	\$ 1,495	206-38725	=	<u>\$0</u>
FEMA Flood Study SCVWD	\$ 920	206-38725	=	<u>\$0</u>
FEMA Pub. Outreach LOMR/F	\$ 1,380	206-38725	=	<u>\$0</u>
BFE Det for A and D without BFE	\$ 460	206-38725	=	<u>\$0</u>
SWRMP Review Tier 1 (111)	\$ 2,645	206-38734	=	<u>\$0</u>
SWRMP Review Tier 2 (111)	\$ 6,901	206-38734	=	<u>\$0</u>
SWRMP Review Tier 3 (111)	\$ 9,892	206-38734	=	<u>\$0</u>
SWRMP Review Tier 4 (111)	\$ 11,962	206-38734	=	<u>\$0</u>
SWPPP Document Review 1st	\$ 1,269	232-37687	=	<u>\$0</u>
SWPPP Document Review 2nd	\$ 787	232-37687	=	<u>\$0</u>
SWPPP Offsite Inspection - 6 month	\$ 6,347	232-37688	=	<u>\$0</u>
SWPPP Offsite Inspection - 12 month	\$ 12,695	232-37688	=	<u>\$0</u>
SWPPP Offsite Inspection - 24 month	\$ 25,390	232-37688	=	<u>\$0</u>
Post Construction BMP Initial/Base Setup	\$ 620	206-38734	=	<u>\$0</u>
Post Construction Each Additional BMP	\$ 124 /BMP	206-38734	=	<u>\$0</u>
Assessment District (137)	see appl.	206-38719	=	<u>    </u>
Private Sanitary Agreement (138)	\$ 2,645	206-38719	=	<u>    </u>
SW O&M Agreement (139)	\$ 2,070	206-38719	=	<u>    </u>
RDCS School Pedestrian Safety	\$	355-37655	=	<u>\$0</u>
RDCS Public Facilities	\$	346-37649	=	<u>\$0</u>
RDCS Park Development	\$	302-37649	=	<u>\$0</u>
RDCS Public Facilities Circulation	\$	346-37649	=	<u>\$0</u>
RDCS LED Streetlight Fund	\$	010-37722	=	<u>\$0</u>

**TOTAL FEES DUE: \$18,636**

Notes & Comments:

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