

**TABLE 3**

**IN-LIEU FEES SCHEDULE AT 100% of 2005 LAND VALUES**

MLS ZONE	AREA COVERED  Fees went into effect on February 10, 2007. Please See Note 11 below	PRICE PER SQ. FT. @ 100% OF 2005 LAND VALUE	FEE PER UNIT  SINGLE FAMILY DETACHED	FEE PER UNIT  SINGLE FAMILY ATTACHED	FEE PER UNIT  MULTI-FAMILY 2-4 Per Bld.	FEE PER UNIT  MULTI-FAMILY 5+ Per Bld.	FEE PER UNIT  SRO* UNIT
4	Alum Rock (East Valley) Downtown Core (1)	\$30.00	\$13,600	\$12,000	\$12,550	\$8,950	\$3,900
1, 2, 12	Blossom Valley Santa Teresa	\$35.00	\$15,850	\$14,000	\$14,650	\$10,450	\$4,550
3, 5, 14	Evergreen Berryessa (North Valley) Cambrian	\$40.00	\$18,150	\$16,000	\$16,750	\$11,900	\$5,200
11, 13	South San Jose Almaden Valley	\$45.00	\$20,400	\$17,950	\$18,850	\$13,400	\$7,100
7	Alviso (7 north of 237) North San Jose ( 7 )	\$55.00	\$24,950	\$21,950	\$23,050	\$16,400	\$7,100
8, 9	Downtown/Central S. J.	\$60.00	\$27,200	\$24,000	\$25,100	\$17,900	\$7,800
15, 18	West San Jose	\$65.00	\$29,500	\$25,950	\$27,200	\$19,400	\$8,400
10	Willow Glen	\$70.00	\$31,750	\$27,950	\$25,100	\$17,900	\$7,800

- \* Single Residency Occupancy Unit (1) In a building of 12 stories or higher
- Low, Very-Low and Extremely-Low Income Restricted Units are exempt from the PDO/PIO requirements. Developer needs to provide City with a copy of the restriction documentation.
  - Private Recreation Credits can equal up to 50% of Parkland Obligation. In order to eligible for Private Recreational Credits, a project must either dedicate land for a public park and/or included (See Item 3)
  - At least one of the following Active Elements – Credits are based on a square footage of the recreation improvement. Credits are not given for the cost of the private recreation improvements. See Credit and Fee Resolution #73587 for additional information.
    - Tot Lots with resilient surface and safety zones
    - Picnic Area with 3 tables, a bbq. pit and trash receptacle
    - Game Court Areas with safety zone
    - Open Turf Playing Areas of at least 8,000 square feet
    - Private Urban Plazas of a size at least 900 square feet
    - Public Garden Spaces of a size at least 900 square feet
    - Pet Amenities of a size at least 300 square feet
    - Private Garden Plots for non-commercial growing 100 sf. min.
  - Swimming pools, spas and recreational rooms can receive credit for square footage up to the total square footage of the qualified recreation element(s) listed in Item 3, or land dedicated to the City for public parkland.
  - Common open space, landscape corridors, walkways, steep topography areas, riparian corridor set back areas, or environmental mitigation areas that preclude recreational activities are not eligible for private recreation credits.
  - Projects of six stories or more as defined in the PDO/PIO are not subject to the Active Element requirement in order to receive private recreational credits for recreational facilities listed in Item 4.
  - Dedication of Community Gardens land is the same as dedicating parklands to the City of San José.
  - Dedication of Dual Use areas (C3 and/or HMP), which has a recreational benefit, may receive a 50% land credit.
  - Dedication of land or easement and/or construction of qualified trail segments will be eligible for credits under the PDO/PIO.
  - The Evergreen Specific Plan Area is exempt from the PDO and PIO under the agreement entitled: "Cooperation agreement by and between the City of San Jose, the Evergreen Specific Plan Property Owners Partnership and the Specific Plan Area Developers." for 2,996 units. Once that number is exceeded, then new units are subject to the PDO or PIO, unless some other agreement is in place.
  - Pipeline Projects – Projects with an approved a Plan Development Permit, a Site Development Permit, Conditional Use Permit, and/or a Tentative Map by July 9, 2007, would be subject to the fees at 70% of the 2001 land values until January 31, 2009.

**PDO / PIO CALCULATIONS**

$$\begin{array}{rclclcl}
 \text{Number of Units} & \times & \text{Person Per Household} & \times & \text{Parkland Requirement Population} & = & \text{Acres Dedicated for Parks} \\
 ?? & \times & \text{PPH} & \times & .003 & = & \text{Obligation}
 \end{array}$$

PPH = 2000 Census Data for Average Number of Persons per Dwelling Type  
 SFD – 3.50 SFA – 3.06 MFA (2- 4 units) – 3.23 MFA (5 or more) – 2.29 SRO – 1.00