



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 19, 2010

ITEM NO:

SUBJECT: AUTHORIZATION OF STAFF TIME TO PREPARE A ONE-YEAR DEVELOPMENT IMPACT FEE DEFERRAL PROGRAM

DATE: JANUARY 7, 2010

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER
KIMBERLY BRANDT, ACTING DEVELOPMENT SVS. DIRECTOR

FOR FURTHER INFORMATION CONTACT: MEL LEE, 714-754-5611
mlee@ci.costa-mesa.ca.us

RECOMMENDATION:

The Planning Commission recommends that the City Council authorize and direct staff to prepare a one-year development Impact Fee Deferral Program.

BACKGROUND AND ANALYSIS:

Council Policy 300-6 requires Council authorization of work assignments which involve more than 4 hours of staff time.

At the December 14, 2009 Planning Commission meeting, the Commission considered a report prepared by staff, at the Commission's request, presenting various alternatives for a possible development fee waiver and/or development impact fee deferral program. The intent of an Impact Fee Deferral Program is to encourage new development within the community during the economic downturn. Of the alternatives presented in the report, the Commission recommended a one-year program similar to ones adopted by other Orange County Cities in 2008 (see Attachment 1).

This program involves deferral of development impact fees (i.e., traffic impact fees, parkland impact fees, etc.), from payment at time of issuance of building permits (before construction of the project begins) to either one of the following:

1. The end of the project construction (usually prior to issuance of a certificate of occupancy for the building) or;
2. One year from the date of issuance of building permits, whichever occurs sooner.

While impact fees will still be collected, the intent is to defer collection of the fee at the time of issuance of building permits for the project.

Planning Commission also considered waiver of user fees (i.e. building permit fees, plan check fees, inspection fees, etc.) for residential projects to stimulate new development. However, given the financial implications of the loss of revenue for fee waivers, Commission was not interested in developing a fee waiver program at this time.

A copy of the reports and meeting minutes excerpts are attached to this memo for reference.

In order for staff to properly research the impact fee deferral programs put in place by other Orange County cities and prepare an ordinance for the City of Costa Mesa, it is estimated that 40 to 60 hours of staff time would be required. In accordance with City Council Policy 300-6, Council authorization is necessary for any work activity that will require more than four hours of staff time.

ALTERNATIVES:

City Council may consider the following alternatives:

1. Authorize and direct staff to develop a one-year development impact fee deferral program as recommended by the Planning Commission.
2. Do not authorize and direct staff to prepare a one-year development impact fee deferral program.

FISCAL REVIEW:

Staff estimates that between 40 to 60 hours would be needed to contact the other Orange County cities that have similar impact fee deferral programs and to structure an Impact Fee Deferral Program for Council consideration. At this time, staff is unable to provide an estimate as to what impact an Impact Fee Deferral Program will have on the City's fiscal budget. If the authorization is approved, staff will provide research and determine what effect, if any, deferral of these fees would have on the City budget.

LEGAL REVIEW:

No legal review is required on this item.

ENVIRONMENTAL REVIEW:

No environmental review is required on this item.

CONCLUSION:

Planning Commission recommended the implementation of an Impact Fee Deferral Program comparable to other Orange County Cities to encourage new development within the community during the economic downturn.



MEL LEE, AICP
Senior Planner



KIMBERLY BRANDT, AICP
Acting Development Svs. Director

- Attachments:
1. Table of O.C. Cities with Impact Fee Deferral Programs
 2. Planning Commission Reports and Correspondence
 3. Planning Commission Minute Excerpts of December 14, 2009
 4. City Council Policy 300-6

Distribution:

- City Manager
- Asst. City Manager
- City Attorney
- Public Services Director
- City Clerk (2)
- Staff (4)
- File (2)

File: 011910ImpactFeeDeferralAuth

Date: 010610

Time: 3:30 p.m.

ATTACHMENT 1

Summary of Impact Fee Deferral Programs

Summary of Development Impact Fee Deferral Programs in Other Orange County Jurisdictions					
Jurisdiction	Program	Deferral Amount Per Unit (Maximum)	Approval Date	Expiration Date	Extension Date
Orange (City)	Permanent Deferral	\$13,000.00	April 2008	None	N/A
Orange (County)	1 Year Deferral	\$40,000.00	May 2008	May 2009	May 2010
Irvine	1 Year Deferral	\$33,000.00	July 2008	July 2009	18 Months
Anaheim	2 Year Deferral	\$10,000.00	July 2008	July 2010	N/A
Mission Viejo	Permanent Deferral	\$20,000.00	July 2008	None	N/A
OC San. Dist.	1 Year Deferral	\$5,000.00	July 2008	July 2009	July 2010
Santa Ana	1 Year Deferral	\$15,852.00	August 2008	October 2009	Pending
Tustin	1 Year Deferral	Based on Density	October 2008	N/A	Pending
Huntington Beach	1 Year Deferral	\$30,000.00	December 2008	December 2009	Pending
Anaheim Union High School Dist.	1 Year Deferral	Based on Sq. Ft. and Unit Count	December 2008	N/A	Pending

N/A – Not Applicable

Source: BIA/OC Survey, November 2009

December 14, 2009

ATTACHMENT 2



James Righeimer, Chair
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

**Orange County
Chapter**

RE: Deferral of collection timing for development impact fees.

Building Industry Association
of Southern California

Chairman Righeimer,

17744 Sky Park Circle
Suite 170
Irvine, California 92614
949.553.9500
fax 949.553.9507
www.biaoc.com
www.modelhometour.org
Your industry's comprehensive
online guide to new homes

I am writing on behalf of the membership of the Building Industry Association Southern California, Orange County Chapter (BIA/OC) to **request that the Planning Commission support collection timing deferral of development impact fees until the issuance of the certificate of occupancy for all residential construction.**

As you know, the housing industry in Orange County is facing troubling times in this distressed market. The sharp decline of the housing market has had sweeping effects on the overall economy in Orange County. The financial strains that our members are enduring have forced massive layoffs over the last year. According to the Construction Industry Research Board (CIRB), business activity in Orange County related to residential development was over \$5 billion in 2006; in 2007 that number dropped to just under \$4 billion, and in 2008 those figures have plunged to little over \$400 million in by the end of July 2009. Negative trends continue to spiral downward.

BIA has identified an opportunity to partner with local jurisdictions to offer some economic stimulus to home builders during these challenging times; development impact fee deferral. This program has been adopted by more than 75 jurisdictions throughout California and continues to be a benefit to our struggling industry.

Fee collection at the front end of the construction process creates a tremendous financial burden to the private sector that can easily be relieved. Deferral of development impact fees will serve as a tremendous stimulus action that will send a clear message that the City of Costa Mesa is committed to partnering with private industry to ensure economic recovery. **We respectfully urge Commissioners to amend the timing of collection of development impact fees until the time at which certificates of occupancy are issued.**

Our membership is committed working collectively with your city in order to get through this unprecedented market shift. We remain a resource to all levels of government on the important issues related to the prosperity of our local communities. Thank you for your thoughtful consideration.

Respectfully,

Kristine E. Thalman.
Chief Executive Officer

Cc. Planning Commission
Khanh Nguyen, Chief Building Official
Mel Lee, Planning Department

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DAVID GREMINGER
FIELDSTONE COMMUNITIES

VICE PRESIDENT
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RANCHO MISSION VIEJO

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TIM MCSUNAS
THE SHOPOFF GROUP

TRADE CONTRACTOR COUNCIL V.P.
JIM YATES
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ASSOCIATE VICE PRESIDENT
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LAER PEARCE & ASSOCIATES

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BILL WATT
BAYWOOD DEVELOPMENT

MEMBER-AT-LARGE
ANDY BERNSTEIN
JACKSON, DEMARCO,
TIDUS & PECKENPAUGH

KRISTINE THALMAN
CHIEF EXECUTIVE OFFICER

City of Costa Mesa

Inter Office Memorandum

TO: PLANNING COMMISSION

FROM: MEL LEE, SENIOR PLANNER *MEL*

DATE: DECEMBER 10, 2009

SUBJECT: SUPPLEMENTAL INFORMATION
PERMIT AND DEVELOPMENT USER FEE WAIVER/IMPACT FEE
DEFERRAL PROGRAMS
PLANNING COMMISSION MEETING OF DECEMBER 14, 2009

Attached is an updated Table A: Comparison of Development User Fees and Impact Fees, reflecting the following changes:

- Costa Mesa's grading permit fee was revised to reflect the correct per unit amount (the amount in the previous table was for the entire development);
- Irvine's building and grading permit fees were revised to reflect the correct per unit amount;
- Drainage impact fees were added where appropriate.

Additionally, for clarification, this table makes a distinction between user fees (building permits, grading permits, etc.) that can be waived and impact fees (traffic, parkland, and drainage fees) that can be deferred.

Attachment: Revised Table A

cc: Acting Development Services Director
Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Table A
Comparison of Development User Fees and Impact Fees (Revised)

Fee Category	Costa Mesa	Fountain Valley	Huntington Beach	Irvine	Newport Beach
Planning	\$1,760.00	\$3,830.00	\$4,415.00	\$10,000 Deposit; \$128.00/hr	\$5,000.00 Deposit; \$160.00/hr
Building Plan Check User Fee	\$1,159.00 (Per Unit)	\$1,042.00 (Per Unit)	\$1,808.00 (Per Unit)	<u>\$1044.00</u> <u>(Per Unit)</u>	\$979.27 (Per Unit)
Building Permit User Fee	\$1,783.35 (Per Unit)	\$1,604.00 (Per Unit)	\$2,288.00 (Per Unit)	\$830.00 (Per Unit)	\$1,360.10 (Per Unit)
Grading Permit User Fee	<u>\$100.0</u> <u>(Per Unit)</u>	\$300.00 (Per Unit)	\$176.12 (Per Unit)	<u>\$115.00</u> <u>(Per Unit)</u>	\$740.00 (Per Unit)
Traffic Impact Fee	Varies \$0.00 to \$181.00 Per Average Daily Trip	\$1,485.00 (Per Unit)	\$1,956.00 (Per Unit)	Varies Based on Project Location	Varies Based on Project Location
Parkland Impact Fee	\$13,572.00 Per Single-Family Unit \$13,829.00 Per Multi-Family Unit	\$7,421.49 (Per Unit)	\$6,700.00 (Per Unit)	\$7,350.00 (Per Unit)	\$26,125.00 (Per Unit)
<u>Drainage Impact Fee</u>	<u>\$1,257.00</u> <u>(Per Unit)</u>	<u>\$305.00</u> <u>(Per Unit)</u>	<u>N/A</u>	<u>N/A</u>	<u>\$201.00</u> <u>(Per Unit)</u>

Source: BIA/OC Land Development Fee Survey 2009-2010



PLANNING COMMISSION AGENDA REPORT

VII.2

MEETING DATE: DECEMBER 14, 2009

ITEM NUMBER:

SUBJECT: PERMIT AND DEVELOPMENT USER FEE WAIVER/IMPACT FEE DEFERRAL PROGRAMS

DATE: DECEMBER 3, 2009

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)

DESCRIPTION

The objectives of this report are twofold:

1. Receive direction from the Planning Commission to request City Council authorization of staff work activity on a User Fee Waiver/Impact Fee Deferral Program.
2. Obtain Commission feedback on which fee relief options (Options A through D) should be further evaluated in the User Fee Waiver/Impact Fee Deferral Program.

RECOMMENDATION

Provide direction as noted above.

MEL LEE, AICP
Senior Planner

KHANH NGUYEN
Acting Asst. Development Svs. Director

BACKGROUND

Commissioners McCarthy and Mensinger requested information regarding possible options for fee waiver and fee deferral programs to be considered by City Council.

This report also provides different options for a proposed User Fee Waiver/Impact Fee Deferral Program, based on background information on the City's current fees, fees from surrounding cities, and any other user fee waiver/impact fee deferral programs from surrounding cities currently in place.

If Planning Commission selects an option for further evaluation, staff will request Council authorization to initiate the subsequent work activity to develop a program for the selected option. Pursuant to Council Policy 300-6, Council authorization is necessary for any work activity that will require more than four hours of staff time.

ANALYSIS

Current City Fee Summary

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) conducts an annual Land Development Fee Survey of Orange County Cities. The fees are based on a hypothetical 50-unit subdivision development. The typical 2009-2010 development fees for Costa Mesa and surrounding cities, based on this hypothetical scenario, is summarized in the table on the following page. The complete fee survey results for the below cities is attached to this report for reference.

Table A
Comparison of Development User Fees and Impact Fees

Fee Category	Costa Mesa	Fountain Valley	Huntington Beach	Irvine	Newport Beach
Planning	\$1,760.00	\$3,830.00	\$4,415.00	\$10,000 Deposit; \$128.00/hr	\$5,000.00 Deposit; \$160.00/hr
Building Plan Check User Fee	\$1,159.00 (Per Unit)	\$1,042.00 (Per Unit)	\$1,808.00 (Per Unit)	\$62.50 (Per Unit)	\$979.27 (Per Unit)
Building Permit User Fee	\$1,783.35 (Per Unit)	\$1,604.00 (Per Unit)	\$2,288.00 (Per Unit)	\$830.00 (Per Unit)	\$1,360.10 (Per Unit)
Grading Permit User Fee	\$3,372.05 (Per Unit)	\$300.00 (Per Unit)	\$176.12 (Per Unit)	\$37.00 (Per Unit)	\$740.00 (Per Unit)
Traffic Impact Fee	Varies \$0.00 to \$181.00 Per Average Daily Trip	\$1,485.00 (Per Unit)	\$1,956.00 (Per Unit)	Varies Based on Project Location	Varies Based on Project Location
Parkland Impact Fee	\$13,572.00 Per Single-Family Unit \$13,829.00 Per Multi-Family Unit	\$7,421.49 (Per Unit)	\$6,700.00 (Per Unit)	\$7,350.00 (Per Unit)	\$26,125.00 (Per Unit)

Source: BIA/OC Land Development Fee Survey 2009-2010

Previous User Fee Waiver/Impact Fee Deferral Programs in Costa Mesa

If a developer requests a waiver of a user fee or the deferral of an impact fee, the request is forwarded to City Council for approval. To date, a request for a fee waiver or deferral has never been denied by the City Council. In addition to individual requests, the City also initiated user fee waiver programs in relation to the Residential Remodeling Incentive Programs (RRIP) in 2005, 2006, 2007, and 2008. The purpose of these programs was to encourage reinvestment in residences within the community. The City also initiated the Build Green Fee Waiver and Rebate Program in 2007 and 2008.

Current Fee Waiver/Deferral Programs in Other Cities

A summary of existing impact fee deferral programs in other cities, based on a survey conducted by BIA/OC, is summarized in the table on the following page.

Table B
Summary of Impact Fee Deferral Programs

Summary of Development Impact Fee Deferral Programs in Other Orange County Jurisdictions					
Jurisdiction	Program	Deferral Amount Per Unit (Maximum)	Approval Date	Expiration Date	Extension Date
Orange (City)	Permanent Deferral	\$13,000.00	April 2008	None	N/A
Orange (County)	1 Year Deferral	\$40,000.00	May 2008	May 2009	May 2010
Irvine	1 Year Deferral	\$33,000.00	July 2008	July 2009	18 Months
Anaheim	2 Year Deferral	\$10,000.00	July 2008	July 2010	N/A
Mission Viejo	Permanent Deferral	\$20,000.00	July 2008	None	N/A
OC San. Dist.	1 Year Deferral	\$5,000.00	July 2008	July 2009	July 2010
Santa Ana	1 Year Deferral	\$15,852.00	August 2008	October 2009	Pending
Tustin	1 Year Deferral	Based on Density	October 2008	N/A	Pending
Huntington Beach	1 Year Deferral	\$30,000.00	December 2008	December 2009	Pending
Anaheim Union High School Dist.	1 Year Deferral	Based on Sq. Ft. and Unit Count	December 2008	N/A	Pending

N/A – Not Applicable

Source: BIA/OC Survey, November 2009

Options for a User Fee Waiver/Impact Deferral Program

Possible additional fee waiver/deferral programs for Costa Mesa may include the following:

- Option A: One Year Impact Fee Deferral Program.

Description: This program involves deferral of development impact fees (i.e., traffic impact fees, parkland impact fees, etc.).

Cities with this program: See above table.

Fiscal implications to Costa Mesa: No immediate fiscal implications due to the deferral of the impact fees to a later date in the development process, (i.e., project completion) the City does not lose any interest on deferred impact fees.

- Option B: User Fee Waiver Program.

Description: This program could consist of a temporary waiver of planning application processing fees, building plan check/inspection fees, etc.

Cities with this program: None.

Fiscal implications to Costa Mesa: Varies. Also, the City loses the interest earned when the fees are waived. Additionally, waiver of planning application fees, permit fees, plan check fees, inspection fees, etc. would range in the amount of \$4,350.00 to \$4,500.00 per unit for a new two-unit residential condominium development.

- Option C: Combination User Fee Waiver and Impact Fee Deferral Program

Description: This program could be a combination of fee deferrals and fee waivers. In addition, this program could also be restricted to the Westside Revitalization area, new condominium projects, or new residential condominium conversion projects in order to promote redevelopment.

Cities with this program: None.

Fiscal implications to Costa Mesa: See Options A and B above.

- Option D: Performance Based Fee Structure.

Description: The program could include possible disincentives for allowing building permits to expire. Currently, building permits expire within six months of issuance unless a City inspection is completed. An inspection will extend the valid date of the building permit for an additional six months. Expired permits may be renewed with minimal financial cost.

Cities with this program: None known at this time, based on preliminary research. In the Cities surveyed by staff, there were no existing "disincentive" programs that would apply a financial penalty for allowing permits to expire.

Fiscal implications to Costa Mesa: Not known at this time.

CONCLUSION:

If Planning Commission selects an above option for further evaluation, staff will request Council authorization to initiate the subsequent work activity to develop a program for the selected option.

Attachments: 1. BIA/OC Land Development Fee Survey 2009-2010 for Costa Mesa and Surrounding Cities

cc: Acting Development Services Director
Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

BIA/OC LAND DEVELOPMENT FEE SURVEY 2009-2010

**City of Costa Mesa
P.O. Box 1200, 77 Fair Drive
Costa Mesa, CA 92626**

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Contact: Wendy Shih (714) 754-5136			
Negative Declaration	\$20.20		\$1,010 or (if needed) total consultant estimate plus 10%
EIR Processing (minor/major)			Total consultant estimate plus 10%
Initial Determination	0		
Fiscal Impact Analysis Fee	0		
Traffic Impact Analysis Fee	0		
Local Coastal Plan	N/A		
Environmental Assessment			Included in Neg. Dec. or EIR
Categorical Exemption	0		
PLANNING			
Contact: Wendy Shih (714) 754-5136			
General Plan Amendment	\$91.20		\$1,000 for screening plus \$3,560 for GPA= \$4,560
Zoning Map Amendment			See "Zone Change"
Development Code Agreement	N/A		
Development Agreement			Time and materials with \$5,000 minimum deposit
Specific Plan Amendment	\$41.80		\$2,090 if amendment required
Master Plan	\$35.20		\$1,760
Zone Change	\$38.20		\$1,910
Tentative Tract Map	\$28.90		\$1,445
Filing			Included in map fee
Revise Approved Map	\$28.90		\$1,445 if revision requires Planning Commission review
Change Map			See "Revise Approved Map"
Conditional Use Permits/Variances	N/A		
Major	N/A		
Minor	N/A		
Extension	N/A		
Site Plan Review			Included in "Master Plan" review
Design Review			Included in "Master Plan" review
Preliminary Plan Review	N/A		
Variance	N/A		
Appeals	\$13.80		\$690
BUILDING-EDITION			
Contact: Building Division (714) 754-5273			
Building -			
Building Plan Review	\$1,159.18		
Permit Issuance Fee	\$1,783.35		Building permit fees based on the 1997 Uniform Administrative Code (UAC) Table 3-A
Permit and Inspection Fee			Included with the building permit
Misc. Fees	N/A		

Valuation	\$240,720.00	\$92.40 for dwelling \$24.30 for garage	Building permit fees based on the 1997 Uniform Administrative Code (UAC) Table 3-A
Plan Check	See plan review		
Extension	N/A		
Re-Roofing	N/A		
Electrical -			
Permit Issuance Fee	\$181.20		Fees based on 1997 UAC Table 3-B
Permit Inspection Fee			Included with the electrical permit
Residential Buildings			Included with the electrical permit
Commercial Buildings	N/A		
Plan Review Fee			Included with the building plan review fee
Power Apparatus			Included with the electrical permit
Services	N/A		
Inspection Fee			Included with the electrical permit
After Hours	N/A		
Mechanical -	\$70.45		Fees based on 1997 UAC Table 3-C (based on number of fixtures provided in the study criteria)
Inspection Fee			Included with the mechanical permit
After Hours			Included with the mechanical permit
Heating			Included with the mechanical permit
Air Circulation			Included with the mechanical permit
Air Distribution			Included with the mechanical permit
Combustion Vent			Included with the mechanical permit
Chimney			Included with the mechanical permit
Compression Boiler			Included with the mechanical permit
Evaporative Cooler			Included with the mechanical permit
Absorption			Included with the mechanical permit
Plumbing -			
Inspection Fee	\$166.60		Fees based on 1997 UAC Table 3-D(based on number of fixtures provided in the study criteria)
Plumbing Fixtures			Included with the plumbing permit

Fire Sprinkler Installation			\$100 plus \$2 per head. Includes 2 inspections.
Gas Piping			Included with the plumbing permit
Plan Review			Included with the plumbing permit
Inspection Fee (after hours)	\$102.46		Per Hour
Grading -			
Permit Fee	\$3,372.05		Fee for the full 10 acres
Plan Check & Inspection Fee	\$2,191.84		
Geotechnical Review Fee	included		
SMIP	\$24.07		Attached to building permit fee
Energy			Included with the building permit
Issuance	N/A		
Landscape	0		Planning – part of plan check
Model Home/ Repeat Tract Discount	N/A		
Onsite Improvement			Included with the grading permit
WATER			
Portable Water			Assessed by Mesa Consolidated Water District (949) 631-1200 or Irvine Ranch Water District (949) 453-5300
Reclaimed			
Service Call Fee			
Construction Water Meter			
Water Supply Facilities Fee			
Waterline Assessment Fee			
Water Annexation Fee			
Water (Hydrology) Studies			
ENGINEERING & SUBDIVISION	Contact: Gary Wong (714) 754-5671		
Final Tract Map Check	(Avg. 10 hrs X \$90/hr = \$900) \$900 divide by 50 units = \$18/unit		Basic rate \$90/hour
Storm Drain	(\$6,283/acre X 10 acres = \$62,830) Divide by 50 units = \$1257/unit		Based on "low density residential"
Street Improvement	\$280,000 divide by 50 units = \$5600/unit		Based on \$280k for Site Improvement from "Study Criteria"
Grading			See Building-Grading above
Offsite Plan Check	(Avg. 10 hrs X \$90/hr = \$900)		Basic rate \$90/hr

	\$900 divide by 50 units = \$18/unit		
Public Works Plan Check			See "Offsite Plan Check" above
Lot line Adjustment	\$800		Per Planning fee schedule
Building Addressing	0		Assignment by Planning
CAPITAL FACILITIES & CONNECTIONS			
Sewer			Assessed by Sanitary District (949) 645-8400
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	\$74,224		By Transportation Services
Park Facilities (In - Lieu)	\$13,572		
Landscape Inspection Fee	0		Part of plan check
SCHOOL FACILITIES			
School District(s):	\$4,600		\$1.84 per square foot for Newport Mesa Unified School District
	\$6,575		\$2.63 per square foot for Santa Ana Unified School District
SIGN FEES			
Sign Permit Fee	N/A		
Abandonment of Signs	N/A		
Temporary Banner Permit	N/A		
OTHER FEES			
In-lieu Affordable Housing Fee	N/A		
Transportation Corridor	\$3,417		Assessed by San Joaquin Hills Transportation Corridor Agency

BIA/OC LAND DEVELOPMENT FEE SURVEY 2009-2010

City of Fountain Valley
10200 Slater Avenue, C-8030
Fountain Valley, CA 92708

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	\$3,425.00		
EIR Processing (minor/major)	Cost + 15%		
Initial Determination	\$1,455.00		
Fiscal Impact Analysis Fee			Public Works
Traffic Impact Analysis Fee			Public Works
Local Coastal Plan	N/A		
Environmental Assessment	N/A		
Categorical Exemption	\$495.00		
PLANNING			
General Plan Amendment	\$9265.00		
Zoning Map Amendment	N/A		See Zone Change
Development Code Agreement	N/A		See Development Agreement
Development Agreement	\$7,460.00		
Specific Plan Amendment	\$5,495.00		
Master Plan	\$3,830.00		Precise Plan
Zone Change	\$4,795.00		
Tentative Tract Map	\$4,580.00		
Filing	N/A		
Revise Approved Map	N/A		
Change Map	N/A		
Conditional Use Permits/Variances	\$3,455.00		New CUP
Major	\$2,415.00		CUP Modification
Minor	\$330.00		CUP Transfer
Extension	\$850.00		
Site Plan Review	\$3,830.00		Precise Plan
Design Review	\$1,645.00		Development Review
Preliminary Plan Review	N/A		
Variance	\$2,960 (major), \$770 (minor)		
Appeals	\$2,280.00		
BUILDING-EDITION 2007 CBC			
Building –			
Building Plan Review	1042.60		
Permit Issuance Fee	15.00		
Permit and Inspection Fee	1604.00		
Misc. Fees	7.00		
Valuation	166,850		
Plan Check (OTHER DEAPRTMENTS)	235.10		
Extension	No fee		
Re-Roofing			

Electrical			
Permit Issuance Fee	15.00		
Permit Inspection Fee	105.80		
Residential Buildings			
Commercial Buildings			
Plan Review Fee	65% of permit fee		
Power Apparatus	13.80-41.41		
Services	31.65-138.50		
Inspection Fee			
After Hours	321.39-357.07		
Mechanical			
Inspection Fee	72.65		
After Hours	321.39-357.07		
Heating	27.10		
Air Circulation	27.10		
Air Distribution	27.10		
Combustion Vent	27.10		
Chimney	Included in building fee		
Compression Boiler	54.20		
Evaporative Cooler	54.20		
Absorption	54.20		
Plumbing			
Inspection Fee	273.00		
Plumbing Fixtures	21.00		
Fire Sprinkler Installation	n/a		
Gas Piping	21.00		
Plan Review	65% of permit fee		
Inspection Fee (after hours)	321.39-357.07		
Grading			
Permit Fee	\$300.00		160.00
Plan Check & Inspection Fee	\$285.00		Plan check is hourly, inspection is \$80 per hour
Geotechnical Review Fee	\$750.00		1050.00
SMIP	\$16.69		
Energy			
Issuance	15.00		
Landscape	15.00		
Model Home/ Repeat Tract Discount			
Onsite Improvement			
O. C. SANITATION DISTRICT	\$5,949.00	PER UNIT	
WATER			
Portable Water	\$1.71	Per Unit	
Reclaimed	\$.086 - \$1.36	Per Unit	
Service Call Fee	\$75	Per Visit	\$150 for after hours
Construction Water Meter	\$185		Plus \$500 water usage deposit
Water Supply Faculties Fee	\$137.47/DU		Per ¾" meter
Waterline Assessment Fee	\$4.65		Per frontage foot

Water Annexation Fee	\$697.27		Gross Acre
Water (Hydrology) Studies			
ENGINEERING & SUBDIVISION			
Final Tract Map Check	\$16		\$1,155 + reproduction
Storm Drain	\$305		Flat fee
Street Improvement	\$255		\$255 for 1 st 50 L.F.
Grading			
Offsite Plan Check	Deposit		Deposit determined by staff
Public Works Plan Check			
Lot line Adjustment	\$685		\$685 – per lot line adjustment
CAPITAL FACILITIES & CONNECTIONS			
Sewer	\$931/DU		Depends on size
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	\$1,485		Each traffic study
Park Facilities (In – Lieu)	\$7,421.49		Per residential unit
Landscape Inspection Fee	\$380 min		\$230 + \$150 per sheet
SCHOOL FACILITIES			
School District(s):			
Garden Grove Unified School District	\$7425.00	RES. \$2.97 SF	
Huntington Beach Union H.S.	\$7425.00	RES. \$2.97 SF	
SIGN FEES			
Sign Permit Fee	BASED ON VALUATION		
Abandonment of Signs			
Temporary Banner Permit			
OTHER FEES			
Development Mitigation Impact Fee	\$5,339		3% of building valuation

BIA/OC LAND DEVELOPMENT FEE SURVEY 2009-2010

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	\$51.48		\$2,574
EIR Processing (minor/major)	\$1,598.80 + costs		\$79,940 + consultant costs
Initial Determination			n/a
Fiscal Impact Analysis Fee			n/a
Traffic Impact Analysis Fee			
Local Coastal Plan	\$52.83		\$5,283 (CDP -50% w CUP)
Environmental Assessment	\$170.88		\$8,544
Categorical Exemption	\$4.16		\$208
PLANNING			
General Plan Amendment	\$745.26		\$37,263 (major)
Zoning Map Amendment	\$303.26		\$15,163(Major)
Development Code Agreement			n/a
Development Agreement	\$609.64		\$30,482 + costs
Specific Plan Amendment	\$78.20		\$3,910 (EPA)
Master Plan			n/a
Zone Change			(ZMA/GPA)
Tentative Tract Map	\$452.66		\$21,133 +\$30/lot
Filing			
Revise Approved Map			
Change Map			
Conditional Use Permits/Variances			
Major	\$159.84		\$7,992
Minor			
Extension	\$7.70		\$385
Site Plan Review	\$88.30		\$4,415
Design Review	\$18.10		\$905
Preliminary Plan Review	\$50.76		\$2,538 (half applied to app)
Variance	\$34.53		\$3,453 (50% with CUP)
Appeals	\$54.08		\$2,704
General Plan Maintenance Fee -- new	\$185		\$1.85 per \$1,000 valuation
BUILDING-EDITION			
Building -			
Building Plan Review	\$1,808		Production unit 26 % = \$470
Permit Issuance Fee	\$31.20		
Permit and Inspection Fee	\$2,288		50 units = \$114,436
Misc. Fees			
Valuation	\$257,163		
Plan Check	\$1,596		
Extension	\$104		
Re-Roofing			n/a
Electrical			
Permit Issuance Fee	\$31.20		

Permit Inspection Fee		
Residential Buildings	\$140.92	Per study criteria
Commercial Buildings	\$140.92	Per study criteria
Plan Review Fee	\$105.69	
Power Apparatus	-	n/a
Services	-	n/a
Inspection Fee	\$0.12/SF	Included in above
After Hours	\$125/hr	
Mechanical		
Inspection Fee	\$214.24	Per study criteria
After Hours	\$125/hr	
Heating	\$62.40	
Air Circulation	\$32.24	
Air Distribution	\$32.24	
Combustion Vent	\$32.24	
Chimney	\$32.24	
Compression Boiler	\$67.60	
Evaporative Cooler	\$32.24	
Absorption	-	
Plumbing		
Inspection Fee	\$214.24	Per study criteria
Plumbing Fixtures	\$29.12/each	
Fire Sprinkler Installation	-	
Gas Piping	\$26.00	
Plan Review	\$265.57	
Inspection Fee (after hours)	\$125.00	
Grading		
Permit Fee	\$176.12	
Plan Check & Inspection Fee	\$97.17	
Geotechnical Review Fee		n/a
SMIP	\$25.72	
Energy	\$11.00	Building Standards Fee
Issuance		
Landscape	\$495.00	
Model Home/ Repeat Tract Discount	\$470.00	Production unit 26 % = \$470
Onsite Improvement		
WATER		
Portable Water	-	
Reclaimed	-	
Service Call Fee	-	
Construction Water Meter		
Water Supply Facilities Fee	\$5,059.00	
Waterline Assessment Fee	-	
Water Annexation Fee	-	
Water (Hydrology) Studies	\$85.38	
ENGINEERING & SUBDIVISION		
Final Tract Map Check	\$41.66	
Storm Drain		Incl. in PW plan ck fee
Street Improvement		Incl. in PW plan ck fee
Grading		Incl. in PW plan ck fee
Offsite Plan Check		Incl. in PW plan ck fee

Public Works Plan Check	\$325.16		
Lot line Adjustment			
Building Addressing			
CAPITAL FACILITIES & CONNECTIONS			
Sewer	\$1,973.00		
Maintenance & Inspection Fee	-		
Line Assessment	-		
Studies	\$92.58		Assume \$40/hr plan ck Fee
Sanitation District Annex.	-		
Other Traffic Impact/ Road fees	\$1,956/DU		(12 trips/DU @ \$163/trip)
Park Facilities (In - Lieu)	\$6,700		\$335,000 (+ appraisal cost)
Landscape Inspection Fee	\$235.00		
SCHOOL FACILITIES			
School District(s):			
Huntington Beach Union H.S. District			
SIGN FEES			
Sign Permit Fee			N/A
Abandonment of Signs			N/A
Temporary Banner Permit	\$1.56		\$78
OTHER FEES			
Library Fee			
Downtown Specific Plan	\$166.20		\$831/acre
Final Tract-Planning	\$31.40		\$1,570
Landscape Plan Check	-		Included above
Addressing	\$20.08		\$1,004/project

BIA/OC LAND DEVELOPMENT FEE SURVEY 2009-2010

City of Irvine
P.O. Box 19575, One Civic Center Plaza
Irvine, CA 92623

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (If applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration	Varies		\$30,000 deposit for EIR, separate contract if EIR is required. Negative declaration and categorical exemption included in case below.
EIR Processing (minor/major)			N/A
Initial Determination			N/A
Fiscal Impact Analysis Fee			N/A
Traffic Impact Analysis Fee			N/A
Local Coastal Plan			N/A
Environmental Assessment			N/A
Categorical Exemption			N/A
PLANNING			
			Contact: Steve Weiss
General Plan Amendment			\$12,000 deposit; \$128.00/hr
Zoning Map Amendment			N/A
Development Code Agreement			N/A
Development Agreement			\$10,000 deposit; \$128.00/hr
Specific Plan Amendment			N/A
Master Plan			\$10,000 deposit; \$128.00/hr
Zone Change			\$12,000 deposit; \$128.00/hr
Tentative Tract Map			
Filing			\$4,000 deposit; \$128.00/hr
Revise Approved Map			N/A
Change Map			N/A
Conditional Use Permits/Variances			
Major			\$12,000 deposit; \$128.00/hr
Minor			\$1,500 deposit; \$128.00/hr
Extension			\$1,500 deposit; \$128.00/hr
Site Plan Review			N/A
Design Review			N/A
Preliminary Plan Review			N/A
Variance			\$1,500 deposit; \$128.00/hr
Appeals			\$245 deposit; \$128.00/hr
BUILDING-EDITION			
2007 CBC			
Building --			
Building Plan Review	\$62.50		Standard production rate. Model plan check \$1044 ea.
Permit Issuance Fee	\$37.00		Flat fee
Permit and Inspection Fee	\$830.75		<u>Includes all electrical, mechanical and plumbing fees</u>

Misc. Fees	\$50.00		Slurry seal for road wear & tear
Valuation	\$166,850		Based on study criteria
Plan Check			
Extension			
Re-Roofing	\$129.00		Residential
Electrical	\$0		Included in permit fees
Permit Issuance Fee			
Permit Inspection Fee			
Residential Buildings			
Commercial Buildings			
Plan Review Fee			
Power Apparatus Services			
Inspection Fee			
After Hours			
Mechanical	\$0		Included in permit fees
Inspection Fee			
After Hours			
Heating			
Air Circulation			
Air Distribution			
Combustion Vent			
Chimney			
Compression Boiler			
Evaporative Cooler			
Absorption			
Plumbing	\$0		Included in permit fees
Inspection Fee			
Plumbing Fixtures			
Fire Sprinkler Installation			
Gas Piping			
Plan Review			
Inspection Fee (after hours)	\$120.00		Per hour
Grading			
Permit Fee	\$37.00		Issuance fee
Plan Check & Inspection Fee	\$115 plan check, \$260 inspection		Plan check: \$575.00/ac. Inspection: \$1300.00/ac. Includes WQMP review.
Geotechnical Review Fee			N/A
SMIP	\$23.60		Based on valuation of \$166.850
Energy	\$68.25		Plan check, inspection \$111.00
Issuance	\$37.00		Flat fee
Landscape	Based on acreage of landscape area		\$1247.00/ac
Model Home/ Repeat Tract Discount	Yes		See plan check above
Onsite Improvement			N/A
WATER			Contact IRWD
Portable Water	IRWD		Contact IRWD
Reclaimed	IRWD		Contact IRWD

Service Call Fee	IRWD	Contact IRWD
Construction Water Meter	IRWD	Contact IRWD
Water Supply Facilities Fee	IRWD	Contact IRWD
Waterline Assessment Fee	IRWD	Contact IRWD
Water Annexation Fee	IRWD	Contact IRWD
Water (Hydrology) Studies	\$36.40	\$182.00/ac
ENGINEERING & SUBDIVISION		
Final Tract Map Check	\$278.60	41 to 100 Lot/Parcel: \$ 12,900.00 + \$103 per lot over 40 lots
Storm Drain	\$24.00	Based on 600 LF or 24" drain
Street Improvement		Plan check: \$1345.00/ac., Inspection: \$2441.00/ac.
Grading		See under Grading
Offsite Plan Check		See street improvement
Public Works Plan Check		
Lot line Adjustment		\$3508.00 per submittal
Building Addressing		Part of tentative map process
CAPITAL FACILITIES & CONNECTIONS		
Sewer	IRWD	Contact IRWD
Maintenance & Inspection Fee	IRWD	Contact IRWD
Line Assessment	IRWD	Contact IRWD
Studies	IRWD	Contact IRWD
Sanitation District Annex.		Contact IRWD
Other Traffic Impact/ Road fees		Transportation Corridor Agency Fee and other traffic impact fee depended on location of the project.
Park Facilities (In - Lieu)	\$7350.00	Only applies if In-Lieu option chosen
Landscape Inspection Fee	Based on acreage of landscape area	\$1810.00/ac. up to 10 ac.
SCHOOL FACILITIES		
	\$13,300	2500 livable square feet @ 5.32 per square foot.
School District(s):		Irvine, Tustin, Santa Ana, Saddleback
SIGN FEES		
Sign Permit Fee		\$123.00/sign
Abandonment of Signs		
Temporary Banner Permit		\$18.00/application + \$26.00 Inspection fee
OTHER FEES		
Systems Development	\$1668.50	Based on 1% of valuation of \$166,850
Orange County Fire Authority		Contact OCFA

BIA/OC LAND DEVELOPMENT FEE SURVEY 2009-2010

City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92658

FEE CATEGORY	PER UNIT RATE	PER UNIT RATE MULTIFAMILY (if applicable)	NOTES
ENVIRONMENTAL			
Negative Declaration			\$160/hour (\$750 deposit)
EIR Processing (minor/major)			\$160/hour (\$750 deposit)
Initial Determination			\$160/hour (\$750 deposit)
Fiscal Impact Analysis Fee			\$160/hour (\$750 deposit)
Traffic Impact Analysis Fee			\$160/hour (\$750 deposit)
Local Coastal Plan			\$160/hour (\$750 deposit)
Environmental Assessment			\$160/hour (\$750 deposit)
Categorical Exemption			\$160/hour (\$750 deposit)
PLANNING			
General Plan Amendment			\$160/hour (\$5,000 deposit)
Zoning Map Amendment			\$160/hour (\$2,200 deposit)
Development Code Agreement			\$160/hour (\$1,500 deposit)
Development Agreement			\$160/hour (\$5,000 deposit)
Specific Plan Amendment			\$160/hour (\$2,200 deposit)
Master Plan			\$160/hour (\$5,000 deposit)
Zone Change			\$160/hour (\$2,200 deposit)
Tentative Tract Map			\$160/hour (\$2,200 deposit)
Filing			\$160/hour (\$2,200 deposit)
Revise Approved Map			\$160/hour (\$2,200 deposit)
Change Map			\$160/hour (\$2,200 deposit)
Conditional Use Permits/Variances			
Major			\$160/hour (\$2,200 deposit)
Minor			\$1,920.00
Extension			\$830.00
Site Plan Review			\$160/hour (\$2,200 deposit)
Design Review			\$160/hour (\$1,500 deposit)
Preliminary Plan Review			n/a
Variance			\$160/hour (\$2,200 deposit)
Appeals			\$2,800 or \$3,070
BUILDING-EDITION			
	2007		
Building -			
Building Plan Review	\$979.27		
Permit Issuance Fee	-----		
Permit and Inspection Fee	\$1360.10		
Misc. Fees	-----		
Valuation	\$166,850		
Plan Check			
Extension	\$50.00		
Re-Roofing	\$206.20	Based on \$10,000 valuation	
Electrical			See breakdown below

Permit Issuance Fee	\$32.10		
Permit Inspection Fee	\$95.21		
Residential Buildings	N/A		
Commercial Buildings	N/A		
Plan Review Fee	\$23.80		
Power Apparatus	\$32.10		
Services	\$36.70		
Inspection Fee	\$95.21		
After Hours	\$220.00		
Mechanical			See breakdown below
Inspection Fee	\$68.00		
After Hours	\$220.00		
Heating	\$17.90		
Air Circulation	\$12.50		
Air Distribution	\$12.50		
Combustion Vent	\$17.90		
Chimney			
Compression Boiler	\$17.90		
Evaporative Cooler	\$17.90		
Absorption	\$17.90		
Plumbing			See breakdown below
Inspection Fee	\$136.01		
Plumbing Fixtures	\$12.50	Per fixture	
Fire Sprinkler Installation	\$189.64	Based on \$5,000 valuation	
Gas Piping	\$6.30		
Plan Review	\$34.00		
Inspection Fee (after hours)	\$220.00		
Grading			See breakdown below
Permit Fee	\$740.00	Based on no c.y. cut or fill	
Plan Check & Inspection Fee	\$532.80		
Geotechnical Review Fee	\$2,000	minimum	
SMIP	\$16.69		
Energy	\$100.11		
Issuance	\$32.10		
Landscape	N/A		
Model Home/ Repeat Tract Discount 25%	\$244.82		
Onsite Improvement	N/A		
WATER			
Portable Water	N/A		
Reclaimed	N/A		
Service Call Fee	N/A		
Construction Water Meter		\$370/DU	Water Meter & Connection
Water Supply Faculties Fee	N/A		
Waterline Assessment Fee	N/A		
Water Annexation Fee	N/A		
Water (Hydrology) Studies	N/A		
ENGINEERING & SUBDIVISION			
Final Tract Map Check			\$3,270.00

Storm Drain			6.5% up to \$100K, \$8,680 + 5% from \$100K to \$400K, \$28,710 + 4% over \$400K, \$350 min fee
Street Improvement			6.5% up to \$100K, \$8,680 + 5% from \$100K to \$400K, \$28,710 + 4% over \$400K, \$350 min fee
Grading			Approx \$3000
Offsite Plan Check	N/A		
Public Works Plan Check			\$120/hr
Lot line Adjustment			\$1,019.70
Building Addressing	N/A		
CAPITAL FACILITIES & CONNECTIONS			
Sewer	\$180/DU		Connection Fee
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	VARIES		
Park Facilities (In - Lieu)	\$26,125		
Landscape Inspection Fee			
Drainage			
SCHOOL FACILITIES			
School District(s):			
Newport Mesa Unified School District	\$4600.00		
SIGN FEES			
Sign Permit Fee	N/A		
Abandonment of Signs	N/A		
Temporary Banner Permit	\$38.50		
OTHER FEES			
Fair Share	\$1990/DU	\$1555	Traffic Fair Share Fee

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission
From: Hilda Veturis, Management Analyst *H.V.*
Date: November 24, 2009
Subject: Parkland, Traffic and Drainage Impact Fees

This report is in response to the Planning Commission's request for information regarding various city fees including: parkland, traffic and drainage impact fees.

Parkland Impact Fees

This report will initially address parkland impact fees. Pursuant to Title 13 - Costa Mesa Zoning Code, Chapter XI, Subdivisions, Article 5 – Park and Recreation Dedications, parkland funds are collected for the purpose of providing recreational and leisure activities and services within a designated open space area in conjunction with residential subdivisions. Section 13-251 of that Article, specifically states, "Every residential subdivider who creates a subdivision shall be required to dedicate a portion of the land, pay a fee in lieu thereof, or do a combination of both, as established in this article for the purpose of providing park land and recreational facilities to serve future residents of the subdivision."

Parkland impact fee are based on (1) current average park land acquisition costs of residential land for neighborhood and community parks; and, (2) the 2000 Census population density standards. Parkland fees only apply to new residential subdivisions. Parkland impact fees are not applicable to home remodeling, new home construction on an existing lot, or construction of apartments (excluding Sakioka Lot #1 pursuant to a development agreement), unless a subdivision map is needed. The table below describes residential projects required to pay parkland impact fees.

<i>Developments Subject to Parkland Impact Fees</i>	
SUBJECT to Parkland Impact Fees	NOT SUBJECT to Park Impact Fees
<ul style="list-style-type: none"> • New common-interest condominium subdivisions • New single-family "detached" subdivisions • New townhouse "attached" subdivisions • New Live/Work Units • New condominiums in mixed-use developments 	<ul style="list-style-type: none"> • New apartments • Conversion of apartments to condominiums (unless new additional units are added) • Granny units and accessory apartments • Single-family home remodels or additions

Parkland impact fees are \$13,572 per single-family residence and \$13,829 per multi-family residence. The funds are spent in the areas related to where they were originally collected for direct benefit. The funds must be spent within five years of receipt. The following reflects where the funds have been spent over the past few years.

Project	Description	Status	Amount Spent
<u>Fairview Park</u> 2525 Placentia Avenue			
1. Area "D"	Fairview Park Master Plan-(west side of park) D.G. Trails, gathering area, delineation fence, stairway access on bluff.	1. Construction Completed	\$266,000
2. Wetlands	Master Plan-(north side) Wetlands and riparian areas restoration of lakes, cascades, decks and landscaping.	2. Under Construction	\$247,000
<u>Tewinkle Park</u> 970 Arlington			
3. Lake System renovation and landscaping	New water filtration system of existing lakes with the renovation of lakes, cascades, decks and landscaping.	3. Construction Completed	\$254,000
4. Sport complex	New facility - baseball and softball fields.	4. Construction Completed	\$154,000
5. Angels Playground	New facility - 100% accessible playground and picnic areas.	5. Construction Completed	\$130,000
6. Skate Park	New facility - state of the art Skate Park for all ages.	6. Construction Completed	\$471,000
7. Bark Park Lighting	New lighting of existing Bark Park – light posts installation throughout park.	7. Construction Completed	\$153,000
<u>Brentwood Park</u> 265 E. Brentwood			
	1) Land purchase 2) Demolish structures, Master Plan, and Grading	Planning/Design/Engineering	1) \$3,571,000 2) \$178,000
<u>Joann Bike Trail</u>			
	Landscaping and Beautification	Planning/Design/Engineering	\$24,000
<u>Athletic Field Lighting</u>			
	Install sports lighting	Construction Completed	\$658,000

As of October 31, 2009 the amount available for future appropriations from the Park Development Fee Fund is \$0. With the consideration of repayment to the General Fund for the purchase of parkland to expand Brentwood Park, the fund has no money available for future Park Developments at this time.

Traffic Impact Fees

Pursuant to Title 13 - Costa Mesa Zoning Code, Chapter XII, Special Fee Assessments, Article 3 – Transportation System Management, traffic fees are collected for the purpose of providing transportation/circulation improvements within the City of Costa Mesa which are related directly to the incremental traffic/vehicle burden imposed upon the City's transportation/circulation system by the development of new commercial, industrial and residential uses as permitted by

the 2002 General Plan. As there is a need to improve and enhance the City's transportation network due to added traffic, there is a direct reasonable nexus between the amount of traffic impact fees charged and the impact the developer imposes on the system. As such, the new development projects paying the fee will receive a direct benefit from the transportation/circulation facilities funded by the fee.

As approved by the City Council, the amount of traffic impact fee is \$181.00 per each new average daily vehicle trip end generated by all new commercial, industrial and residential developments. **Traffic impact fees can only be used for those transportation/circulation improvements and services identified in the updated 2009 Traffic Impact Fee Study and as shown in the City's General Plan.** It is the responsibility of the Director of Public Services to annually review the fee amount to determine that it does not exceed the cost of transportation/circulation improvements to accommodate the traffic/vehicles generated by new commercial, industrial and residential development that pay the fee.

The traffic impact fee for all new residential, commercial and industrial developments are assessed on an incremental basis as follows:

Traffic Impact Fee Schedule	
Average Daily Trip Ends (ADT)	Traffic Impact Fee
0 to 25 ADT	\$ 0/ADT
26 to 50 ADT for incremental trips exceeding 25 ADT	\$ 50/ADT
51 to 75 ADT for incremental trips exceeding 50 ADT	\$ 75/ADT
76 to 100 ADT for incremental trips exceeding 75 ADT	\$100/ADT
> 100 ADT for incremental trips exceeding 100 ADT	\$181/ADT

The above incremental assessment is also available for expansion or modification of existing residential, commercial and industrial developments. The applicable increment traffic impact fee is assessed on the increased number of average daily trips generated by the proposed project. Any project which generates 100 ADTs or more, and which expands or modifies the existing development, shall not receive a reduction in traffic impact fees or an incremental incentive.

The following reflects where the funds have been spent over the past few years.

Project	Description	Status	Amount Spent
1. I-405 NB Bristol Braid	Joint City/Orange County Transportation Authority (OCTA) project at I-405/SR-55. This projects is for construction of braid structure between I-405 Bristol Street Offramp and SR-55 SB/I-405 NB Connector Ramp	Construction Completed	\$5,249,708
2. I-405 Anton Boulevard Onramp	Part of City/OCTA project for new onramp to NB I-405 from Anton Boulevard	Construction Completed	\$1,690,784
3. Avenue of the Arts Offramp	Part of City/OCTA project for new off-ramp from NB I-405 to Avenue of the Arts	Construction Completed	\$325,854

4. Orange Avenue/17 th Street	Construction of right-turn lanes, bus turnouts, medians and landscape improvements	Construction Completed	\$316,713
5. Santa Ana Avenue/17 th Street	Construction of right-turn lanes, bus turnouts, medians and landscape improvements	Construction Completed	\$310,665
6. Harbor Boulevard/I-405 Improvements	Construction of tieback wall, new NB onramp lane between the wall and columns, widening of Harbor Boulevard	Construction Completed	\$2,018,282

At present, the following improvements are under design and will require use of the traffic impact fee funding for construction:

- Harbor Boulevard – Adams Avenue: Widening of intersection to provide third eastbound left-turn lane and a second southbound right-turn lane. Estimated construction and right-of-way cost is \$4.5 million. (Garfield Avenue/Gisler Avenue Santa Ana River Crossing (SARX) mitigation as well as General Plan project)
- Harbor Boulevard – Wilson Street: Widening of intersection to provide a westbound right-turn lane. Estimated construction cost is \$400,000 (General Plan project)
- Bear Street – Baker Street: Widening of intersection to provide a third westbound through lane. Estimated construction cost is \$300,000 (General Plan project)
- East 17th Street – Irvine Avenue and Tustin Avenue: Widening of intersections to provide right-turn lanes, bus turnouts, medians and landscaping. Estimated construction cost is \$1,200,000 (General Plan project)

The City will use available traffic impact fees as a match to secure grant funds for the above projects.

As of October 31, 2009 the amount available for future appropriations from the Traffic Impact Fees Fund is \$3,158,169.

Drainage Impact Fees

The drainage impact fee is imposed pursuant to Title 15, Chapter III of the City's Municipal Code on any new development or redevelopment project in the City. The fees are intended for the construction or upgrade of drainage facilities in conformance with the City's Master Drainage Plan. Drainage Impact Fees for the system upgrades are levied only on new developments or parcels that redevelop or substantially remodel. The fees are based on the various different land uses shown in the following schedule:

Drainage Fee Schedule	
Land Use	Fee per Acre
Residential:	
1) Low Density	1) \$ 6,283
2) Medium Density	2) \$ 7,539
3) High Density	3) \$10,052
Commercial/Industrial:	\$11,309

Over the past several years the following projects have been completed using Drainage Impact Fees:

NO.	PROJECTS	COST
1	AVIEMORE STORM DRAIN LINING (From Aviemore to Talbert Nature Preserve	\$30,000
2	JAVA STORM DRAIN LINING (from Java to Mesa Verde golf course)	\$24,000
3	JAMAICA STORM DRAIN LINING (from Jamaica to golf course)	\$22,000
4	17TH AND PLACENTIA STORM DRAIN LINING (from Placentia to Pomona)	\$90,000
5	FAIR DRIVE STORM DRAIN (from Vanguard to Fairview)	\$500,000
*6	WALNUT PLACE STORM DRAIN (from Walnut Place to Irvine Avenue)	\$600,000
SUBTOTAL:		\$1,266,000

(*This project is also listed as No. 1 on the 20-year CIP Priority List shown on Attachment 1.)

The City Council in August 2006 approved a 20-year priority list for storm drain improvements throughout the city. It is important to note that when funding becomes available, the drainage fee funds must be used towards the projects listed on the Drainage Project Priority List shown on Attachment 1. As of FY 2009-2010, priority No. 1 (the Walnut Place Storm Drain Project) has been completed.

As of October 31, 2009 the amount available for future appropriations from the Drainage Fees Fund is \$398,740.

Attachment 1: 20-Year CIP Priority List

- cc: Public Services Director
- City Engineer
- Senior Engineer
- Transportation Svs. Manager
- Parks Project Manager
- ✓ Staff

File: 112409PCMemoFees	Date: 112409	Time: 1:30 p.m.
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20-year CIP Priority List

Apr-06

Priority	Name	From	to	CBI	*D above TC	Cost
1	Walnut Street SD System	Walnut (@ Knuckle)	Irvine & Costa Mesa	0.75	0 to 0.25'	\$334,421
2	Mesa Verde SD System	Ceylon Drive	Carri Lane	0.586	0.26' to 0.5'	\$400,076
3	Fairview Road SD System	Belfast/Warren	Fairview/McCormack	0.786	0 to 0.5'	\$788,034
4	Watson Lane SD System	College	Dublin Street	0.34	0 to 0.25'	\$414,128
5	Van Buren St. SD System	Atlanta	Charlston St.	0.237	0 to 0.25'	\$619,666
6	Fordham SD. System	Fair Drive	Hanover Drive	0.708	26' to .75'	\$1,308,922
7	Anaheim/Superior SD System	Plummer St.	18th & Crestmont	0.7	0.26' to 0.75'	\$939,407
8	Anaheim/Superior SD System Phase I	18th & Crestmont	Park Drive	0.747	0.51 to 0.75	\$881,415
9	Anaheim/Superior SD System Phase II	Park Drive	17th & Pomona	0.75	0.51 to 0.75	\$1,402,848
10	Anaheim/Superior SD System Phase III	17th & Pomona	Ohms & Farad	0.82	1.01' to 1.25'	\$1,056,998
11	Anaheim/Superior SD System Phase IV	Ohms & Farad	16th & Superior	0.847	1.26 to 1.54	\$1,242,030
12	Anaheim/Superior SD System Phase V	Brentwood	Rue De Cannes	0.719	0.76' to 1.0'	\$793,037
13	Brentwood/Santa Ana SD System	Westminster & Sherwood	21st & Santa Ana	0.861	0 to 0.5'	\$647,464
14	Cherry Lake SD System Phase I	21st & Santa Ana	22nd & Santa Ana	0.645	.26' to .5'	\$1,277,594
15	Cherry Lake SD System Phase II	22nd & Santa Ana	Vista Baya & Santa Ana	0.381	0.51 to 0.75	\$796,537
16	Cherry Lake SD System Phase III	Vista Baya & Santa Ana	Waterman Way	0.415	0 to 0.5'	\$638,932
17	Cherry Lake SD System Phase IV	Waterman Way	Cherry Lake	0.529	0 to 0.5'	\$1,370,425
18	Cherry Lake SD System Phase V	Waterman Way	Cherry Lake	0.529	0 to 0.5'	\$1,370,425
18	West 19th St. SD System	Monrovia Ave.	Westerly City Limits	0.628	0 to 0.25'	\$823,392
19	West 18th St. SD System	Monrovia Ave.	Westerly City Limits	0.597	0 to 0.25'	\$653,489
20	East 17th Street SD System	Tustin Ave.	Irvine Ave.	0.375	0.26' to 0.5'	\$1,176,785
TOTAL						\$17,565,600

* Depth above the top of curb with a 25-year storm event

ATTACHMENT 3

12-14-09 PC Minute Excerpt for Fee Waiver Programs - Unofficial Until Approved

2. Fee Waiver Programs

Senior Planner Mel Lee reviewed the information in the staff report and noted this item was suggested by the Planning Commission. He stated that he obtained a copy of the most recent Building Industry Impact Fee Deferral Programs, including the four options.

Commissioner McCarthy said this will spur good development in the City.

Mr. Lee noted that if a fee waiver request was received, it went to the City Council. He recalled that one developer requested a Planning Processing Fee waiver last year.

The Chair and Mr. Lee discussed the Master Plan Fees and Impact Fees, and following the rest of the cities relating to Parkland and Drainage Impact Fees.

Commissioner McCarthy commented that there should be a deferral of Impact Fees to promote good development, and be approved by the City Council.

Commissioner Mensinger pointed out that developers choose areas to develop based on markets and the ability to defer costs.

Vice Chair Clark commented that deferring fees is a great idea and the Certificate of Occupancy Fee has no meaning until the units are sold. He also said User Fees are cost recovery dollars we collect up front.

The Chair stated that he notes a consensus for Option A: One Year Impact Fee Deferral Program. The remaining Commissioners did not disagree.

City Engineer Ernesto Munoz cautioned the Commission regarding Drainage Impact Fees, and stated that the fees are collected at the time that it is provided by the Subdivision Map Act. He said the reason why these fees are collected prior to approval of the map is to preclude the possibility of someone subdividing a piece of land and subsequently selling the parcels without meeting the development conditions. Once the map is approved, the land is subdivided and the developer can sell the subdivided lots without executing any of the improvements on those parcels. The new owners will be saddled with the responsibility of making those improvements upon requesting permits from the City to build on the lots. Once the map is approved and recorded, the City has limited recourse to go after the developer to pay for any fees. He also said that many developments cannot move forward without utilities, of which drainage facilities are one. Mr. Munoz pointed out that he assumes the City Attorney's Office will be looking into this request.

A discussion ensued among the Commissioners regarding Drainage Impact Fees and buying property, payment prior to the tract map, and the listing of fees. The Chair noted that legal council is needed.

Mr. Munoz stated that in his 30 years of experience, he has seen developers actually walk away from properties, sell the maps or sell the properties, and the new developer expects the agency to come up with those improvements. This can result in a lawsuit.

The Chair and Mr. Lee discussed getting direction from the City Council.

ATTACHMENT 4
CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
CITY COUNCIL RELATIONS WITH EMPLOYEES	300-6	02-01-99 Rev. 07-15-02	1 of 2

PURPOSE

Costa Mesa Municipal Code Section 2-106 sets forth general provisions relating to communications between the City Council and City employees. The intent of this section of the code is to provide a framework for processing requests for information from the City Council through the City Manager. As the demand for information has increased and the manner in which information is communicated has changed with advanced technologies, the need has arisen to refine protocol under the Code. Section 2-106 provides that the City Council and City Manager may "... vary the provisions of this section by the establishment of contrary policies". The intent of this policy is to establish those "contrary policies" in terms of City Council, Commissions and Committees' relations with City employees.

POLICY

It is the purpose of this policy to:

1. Ensure clear guidelines for City Council, Commissions and Committees and City staff in terms of requesting and providing information, research, studies and similar staff responsibilities.
2. Designate appropriate levels of responsibility in responding to requests for information from the City Council, Commissions and Committees in a timely and accurate fashion.
3. Require that all reports, studies, memorandum and related staff work be provided concurrently to all members of the City Council.

PROCEDURE

1. Routine Inquiries

These requests involve the basic "day-to-day" Council Member inquiries, which typically can be handled via the telephone or email. Such requests generally include matters such as meeting schedules, complaint status, reporting service requests, etc. These typically do not require a written report. Such requests may be directed to the City staff assigned responsibility for the program/service under inquiry by a Council Member.

2. Requests for Limited Studies

On occasion, Council Members, Commission and Committees will have an interest or need for City staff to research a given subject or issue. Such requests, for purposes of this policy, are those which are defined as taking four (4) hours or less of a City staff

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

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CITY COUNCIL RELATIONS WITH EMPLOYEES	300-6	02-01-99 Rev. 07-15-02	2 of 2

member's time to complete and result in a written report, memorandum, correspondence or similar document. For requests of this nature, the Council Member shall make the request through either the City Manager or the appropriate Department Director. Commissions and Committees may likewise request limited studies by majority vote from a noticed, regular meeting. It is the responsibility of the City Manager or appropriate Department Director, upon receipt of the request, to make a determination as to whether the request can be completed within the time frame above.

3. Requests for Substantial Research

New proposals, concepts and ideas brought forward to the full City Council for formal consideration, often require substantial research by City staff beforehand. For purposes of this policy, substantial research is defined as requiring more than four (4) hours of a City staff member's time to complete. Council Members making such requests shall direct same to the City Manager, except for requests for legal research, which shall be directed to the City Attorney. Commissions and Committees shall forward requests for substantial research to the City Council for authorization. The City Manager and the requesting Council Member shall meet to establish the scope of the research desired. If the research can be accommodated within existing staffing levels, and without impact on current assignments, budget or a commitment of City equipment or facilities, the City Manager will assign the research to the appropriate Department Director.

4. Provisions of Reports, Studies and Documents

All reports, studies, memorandums, correspondence and related documents prepared pursuant to the provisions of this policy must be provided concurrently to each member of the City Council with a copy to the City Manager. It is the responsibility of the City staff member preparing the preceding to ensure that the information provided is timely, accurate and complete. It is the responsibility of the Department Director to review all such staff work and to ensure it is distributed in accordance with the preceding directive.