



# 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)

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## 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
<b>ENVIRONMENTAL</b>			
<b>Contact: Wendy Shih (714) 754-5136</b>			
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		
<b>PLANNING</b>			
<b>Contact: Wendy Shih (714) 754-5136</b>			
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
<b>BUILDING-EDITION</b>			
<b>Contact: Building Division (714) 754-5273</b>			
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
<b>WATER</b>			
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			
<b>ENGINEERING &amp; SUBDIVISION</b>	<b>Contact: Gary Wong (714) 754-5671</b>		
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
<b>CAPITAL FACILITIES &amp; CONNECTIONS</b>			
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
<b>SCHOOL FACILITIES</b>			
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
<b>SIGN FEES</b>			
Sign Permit Fee	N/A		
Abandonment of Signs	N/A		
Temporary Banner Permit	N/A		
<b>OTHER FEES</b>			
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
<b>ENVIRONMENTAL</b>			
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		
<b>PLANNING</b>			
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		
<b>BUILDING-EDITION 2007 CBC</b>			
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	
<b>WATER</b>			
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 Facilities Fee	\$137.47/DU		Per 3/4" meter
Waterline Assessment Fee	\$4.65		Per frontage foot

Water Annexation Fee	\$697.27		Gross Acre
Water (Hydrology) Studies			
<b>ENGINEERING &amp; SUBDIVISION</b>			
Final Tract Map Check	\$16		\$1,155 + reproduction
Storm Drain	\$305		Flat fee
Street Improvement	\$255		\$255 for 1 <sup>st</sup> 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
<b>CAPITAL FACILITIES &amp; CONNECTIONS</b>			
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
<b>SCHOOL FACILITIES</b>			
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	
<b>SIGN FEES</b>			
Sign Permit Fee	BASED ON VALUATION		
Abandonment of Signs			
Temporary Banner Permit			
<b>OTHER FEES</b>			
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
<b>ENVIRONMENTAL</b>			
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
<b>PLANNING</b>			
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 -- <i>new</i>	\$185		\$1.85 per \$1,000 valuation
<b>BUILDING-EDITION</b>			
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		
<b>Mechanical</b>			
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	-		
<b>Plumbing</b>			
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		
<b>Grading</b>			
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			
<b>WATER</b>			
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		
<b>ENGINEERING &amp; SUBDIVISION</b>			
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			
<b>CAPITAL FACILITIES &amp; CONNECTIONS</b>			
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		
<b>SCHOOL FACILITIES</b>			
School District(s):			
Huntington Beach Union H.S. District			
<b>SIGN FEES</b>			
Sign Permit Fee			N/A
Abandonment of Signs			N/A
Temporary Banner Permit	\$1.56		\$78
<b>OTHER FEES</b>			
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
<b>ENVIRONMENTAL</b>			
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
<b>PLANNING</b>			
			<b>Contact: Steve Weiss</b>
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
<b>BUILDING-EDITION</b>			
2007 CBC			<b>Contact: Eric Tolles</b>
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		Includes all electrical, mechanical and plumbing fees

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
<b>WATER</b>			<b>Contact IRWD</b>
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
<b>ENGINEERING &amp; SUBDIVISION</b>		
Final Tract Map Check	\$278.60	Contact: Mark Carroll 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
<b>CAPITAL FACILITIES &amp; CONNECTIONS</b>		
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.
<b>SCHOOL FACILITIES</b>		
	\$13,300	2500 livable square feet @ 5.32 per square foot.
School District(s):		Irvine, Tustin, Santa Ana, Saddleback
<b>SIGN FEES</b>		
Sign Permit Fee		\$123.00/sign
Abandonment of Signs		
Temporary Banner Permit		\$18.00/application + \$26.00 Inspection fee
<b>OTHER FEES</b>		
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
<b>ENVIRONMENTAL</b>			
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)
<b>PLANNING</b>			
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
<b>BUILDING-EDITION</b>			
	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		
<b>WATER</b>			
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		
<b>ENGINEERING &amp; SUBDIVISION</b>			
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		
<b>CAPITAL FACILITIES &amp; CONNECTIONS</b>			
Sewer	\$180/DU		Connection Fee
Maintenance & Inspection Fee			
Line Assessment			
Studies			
Sanitation District Annex.			
Other Traffic Impact/ Road fees	VARIABLES		
Park Facilities (In - Lieu)	\$26,125		
Landscape Inspection Fee			
Drainage			
<b>SCHOOL FACILITIES</b>			
School District(s):			
Newport Mesa Unified School District	\$4600.00		
<b>SIGN FEES</b>			
Sign Permit Fee	N/A		
Abandonment of Signs	N/A		
Temporary Banner Permit	\$38.50		
<b>OTHER FEES</b>			
Fair Share	\$1990/DU	\$1555	Traffic Fair Share Fee