

# CITY of ARCADIA

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	52,500
Annual Single-Family Units Permitted (1996-98, Avg.):	125
Annual Multi-Family Units Permitted (1996-98, Avg.):	16
Total Annual Residential Units Permitted (1996-98, Avg.):	141

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
1. Planning Department Plan Check Fees		14. Watershed / Aquifer Fees	
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
2. Environmental Assessment / Review Fees		15. Local Traffic Mitigation Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
3. Building Department Plan Check Fees		16. Reg'l Traffic / Highway Mit'n Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
4. Building Department Permit Fees		17. Fire Service Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
5. Engineering / Public Works Dept. Fees		18. Police Service Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
6. Grading Permit Fees		19. Public Safety Fees	
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	Y
7. Electrical Permit Fees		20. School District Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
8. Mechanical Permit Fees		21. School District Mitigation Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
9. Plumbing Permit Fees		22. Community / Capital Facility Fees	
<input checked="" type="checkbox"/> Y	N	<input checked="" type="checkbox"/> Y	N
10. Electricity / Gas Connection Fees		23. Park Land Dedication / In-Lieu Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
11. Sanitary Sewer Connection Fees		24. Open Space Dedication / In-Lieu Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
12. Storm Drainage Connection Fees		25. Afford. Hous'g Dedic'n / In-Lieu-Fees	
<input checked="" type="checkbox"/> Y	N	<input type="checkbox"/> N	-
13. Water Connection Fees		26. Special Assessment District Fees	

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived:      General Plan allows for waivers of any fees.

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

None available.

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

- i. Project Typical for Jurisdiction?** No-minimum lot size in Arcadia is 7,500sf.
- ii. Expected Location of New Subdivision in this Jurisdiction:** Foothill @ Baldwin
- iii. Expected Environmental Assessment Determination:** Location dependent
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of city well, streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; no open space requirement
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association if built in an existing HOA
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	98.21
Private Garage Valuation Price per Sq. Ft.	26.57
Total Valuation per Unit	256,153
Total Valuation per 25 Unit Subdivision Model	6,403,825

### vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	2,000
Zone Change Application Fee	flat	2,000
Planned Unit Development Fee (CUP)	flat	1,600
Tentative Map Fee	1463 flat + 89/lot	3,688
Final Map Fee	flat	275
Environmental Assessment Fees		-
<b>Subtotal Planning Fees</b>		<b>9,563</b>

### vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	2307.30
Building Plan Check Fee	65% of Bldg Permit Fee @ 1499.75/unit	37,495
Building Permit Issuance Fee	flat per unit	40.25
Energy Plan Check Fee	20% of Bldg Permit Fee @ 461.46/unit	11,537
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25.62
Grading Plan Check Fee	flat	70
Grading Permit Fee	schedule based on CY	422
Grading Permit Issuance Fee	flat	40
Electrical Permit Fee	per fixture count	223
Plumbing Permit Fee	per fixture count	311
Mechanical Permit Fee	per fixture count	30
Electrical Permit Issuance Fee	flat per unit	40.25
Plumbing Permit Issuance Fee	flat per unit	40.25
Mechanical Permit Issuance Fee	flat per unit	40.25

Curb Painting	50/address	50	1,250
Copy Fees	30 @ 0.15/sheet		5
LA Co. Sanitation - Sewer Permit Fee	50/permit	50	1,250
LA Co. Sanitation - Sewer Connect Inspection <sup>1</sup>	flat per unit	50	1,250
LA Co. Fld Control - Drainage Plan Check Fee	flat		100
LA Co. Fld Control - Drainage Inspection Fee	flat per 8-24" pipe		300
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>130,167</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Connection Fee <sup>2</sup>	flat per unit	2946.07	73,652
City - Sewer Connection Fee	6930sf/unit @ 2.50/100sf of lot = 173.25/unit		4,331
LA Co. Sanitation Sewer Dist. 15 - Impact Fee	flat per unit	1,250	31,250
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
City - Solid Waste Fee	6.25/permit	6.25	156
City - Park Land Dedic'n In-Lieu Fee	flat per unit	185	4,625
Arcadia USD - School Impact Fee	1.93/sf	4,825	120,625
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>235,514</b>

**ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>375,244</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>15,010</b>

**C. SINGLE-FAMILY INFILL UNIT MODEL**

- i. Project Typical for Jurisdiction?** No-minimum lot size in Arcadia is 7,500sf.
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Holly @ Norman Ave.
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards; street trees, driveway
- Typical Reporting: -soils, flood plain, drainage basin, traffic

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	98.21
Private Garage Valuation Price per Sq. Ft.	26.57
Total Valuation per Model	256,153

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
None			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	2307.30	2,307
Building Plan Check Fee	65% of Bldg Permit Fee @ 1499.75/unit		1,500
Building Permit Issuance Fee	flat per unit	40.25	40

Energy Plan Check Fee	20% of Bldg Permit Fee @ 461.46/unit	461
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	26
Electrical Permit Fee	per fixture count	223
Plumbing Permit Fee	per fixture count	311
Mechanical Permit Fee	per fixture count	30
Electrical Permit Issuance Fee	flat per unit	40.25
Plumbing Permit Issuance Fee	flat per unit	40.25
Mechanical Permit Issuance Fee	flat per unit	40.25
Curb Painting	50/address	50
Copy Fees	15 @ 0.15/sheet	2
LA Co. Sanitation - Sewer Permit Fee	50/permit	50
LA Co. Sanitation - Sewer Connect Inspection <sup>1</sup>	flat per unit	50
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>5,170</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Connection Fee	flat per unit	2545.80	2,546
City - Sewer Connection Fee	6000sf/unit @ 2.50/100sf of lot = 150/unit		150
LA Co. Sanitation Sewer Dist. 15 - Impact Fee	flat per unit	1,250	1,250
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
City - Solid Waste Fee	6.25/permit	6.25	6
City - Park Land Dedic'n In-Lieu Fee	flat per unit	185	185
Arcadia USD - School Impact Fee	1.93/sf	4,825	4,825
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>8,997</b>

**ix. Totals**

**Total Fees for Single-Family Infill Unit Model** (total of subtotals above) **14,167**

**D. 45 UNIT MULTI-FAMILY MODEL**

- i. Project Typical for Jurisdiction?** No-there is no site this size.
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** No possible site
- iii. Expected Environmental Assessment Determination:** Exemption if zoning allows
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of city well, streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; 2% of total lot area must be common open space
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-none required
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	69.35
Private Garage Valuation Price per Sq. Ft.	26.57
Total Valuation per Unit	74,664
Total Valuation per 45 Unit Subdivision Model	3,359,880

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,000
Zone Change Application Fee	flat		2,000
Planned Unit Development Fee (CUP)	flat		1,600
Architectural Design Review Fee	deposit		200
Environmental Assessment Fees			-
<b>Subtotal Planning Fees</b>			<b>5,800</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1015.25	45,686
Building Plan Check Fee	65% of Bldg Permit Fee @ 659.91/unit		29,696
Building Permit Issuance Fee	flat per unit	40.25	1,800
Fire Plan Check Fee	9.75% of Bldg Permit Fee @ 98.99/unit		4,455
Energy Plan Check Fee	20% of Bldg Permit Fee @ 203.05/unit		9,137
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.47	336
Grading Plan Check Fee	flat		70
Grading Permit Fee	schedule based on CY		405
Grading Permit Issuance Fee	flat		40
Electrical Permit Fee	per fixture count	111	4,995
Plumbing Permit Fee	per fixture count	277	12,465
Mechanical Permit Fee	per fixture count	30	1,350
Electrical Permit Issuance Fee	flat per unit	40.25	1,811
Plumbing Permit Issuance Fee	flat per unit	40.25	1,811
Mechanical Permit Issuance Fee	flat per unit	40.25	1,811
Copy Fees	30 @ 0.15/sheet		5
LA Co. Sanitation - Sewer Permit Fee	50/permit	50	2,250
LA Co. Sanitation - Sewer Connect Inspection	4hr @ 40/hr		160
LA Co. Fld Control - Drainage Plan Check Fee	flat		100
LA Co. Fld Control - Drainage Inspection Fee	flat per 8-24" pipe		300
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>118,683</b>

**viii. Infrastructure, Impact & District Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
City - Water Connection Fee <sup>3</sup>	flat per unit	2857.60	128,592
City - Sewer Connection Fee	130,680sf/total project @ 2.50/100sf of lot		3,267
LA Co. Sanitation Sewer Dist. 15 - Impact Fee	flat per unit	750	33,750
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
City - Solid Waste Fee	6.25/permit	6.25	281
City - Park Land Dedic'n In-Lieu Fee	flat per unit	185	8,325
Arcadia USD - School Impact Fee	1.93/sf	1,930	86,850
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>262,640</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>387,123</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>8,603</b>

**Notes:** <sup>1</sup>This inspection fee is charged at \$40/hr, but a best estimate puts the cost at \$50/unit.

<sup>2</sup>The Water Connection Fee includes three fire hydrants for the project.

<sup>3</sup>The Water Connection Fee includes a fire service connection and landscape irrigation service.