

CITY of DANA POINT

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	36,850
Annual Single-Family Units Permitted (1996-98, Avg.):	41
Annual Multi-Family Units Permitted (1996-98, Avg.):	1
Total Annual Residential Units Permitted (1996-98, Avg.):	42

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

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	N

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

Nexus Report (1994)

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	Niguete Rd. @ PCH North Central Dana Point
iii. Expected Environmental Assessment Determination:	Full Environmental Impact Report
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required, In-Lieu Fee only
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain depending on location

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.70
Private Garage Valuation Price per Sq. Ft.	25.80
Total Valuation per Unit	232,070
Total Valuation per 25 Unit Subdivision Model	5,801,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	flat	5,571
Zone Change Application Fee		-
Planned Unit Development Fee		-
Tentative Map Fee	flat	3,439
Final Map Fee	deposit ²	1,566
Certificate of Compliance	deposit ²	324
Administrative Review Fee	flat	300
Plan Check Fee	flat	196
Site Development Permit (CUP)	flat	2,943
Development Agreement Fee	deposit ²	5,571
Environmental Impact Report ³	\$3500 Consultant Fee + 10%	3,850
Subtotal Planning Fees		23,760

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,897
Building Plan Check Fee	schedule based on val'n	1,327
Building Permit Issuance Fee	15/permit	15
Engineering Improvement Plan Check Fee	1% of improvement val'n over 200,000 (based on val'n of 500,000)	3,000
Engineering Improvement Inspection Fee	4.2% of improvement val'n over 200,000 (based on val'n of 500,000)	12,600
Drainage Improvement Inspection Fee	schedule based on storm drain improvement val'n (24,375)	267
Drainage Improvement Plan Check Fee	130% of Drainage Inspection Fee	347
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n	23.20
Grading Plan Check Fee	schedule based on CY	1,160

Grading Permit & Inspection Fee	schedule based on CY		1,340
Electrical Permit Fee	per fixture count	102	2,550
Plumbing Permit Fee	per fixture count	128	3,200
Mechanical Permit Fee	per fixture count	46	1,150
Electrical Permit Issuance Fee	15/permit	15	375
Plumbing Permit Issuance Fee	15/permit	15	375
Mechanical Permit Issuance Fee	15/permit	15	375
Subtotal Plan Check, Permit & Inspection Fees			108,294

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
So.Coast Water - Water Meter Connection Fee	175/meter	175	4,375
So.Coast Water - Impact Fee ⁴	flat per unit	5,096	127,400
Capistrano USD - School Impact Fee	1.93/sf	4,825	120,625
City - Transportation Impact Fee	1 @ 456.53/peak-hr trip (456.53/unit)		11,413
TCA - San Joaquin Hills "B" Impact Fee ⁵	flat per unit	2,626	65,650
Orange County - CARITS Fee ⁶	flat per unit	1,508	37,700
SDG&E - Electrical Connection Fee	flat per unit	15	375
SDG&E - Gas Connection Fee	flat per unit	15	375
City - Park Land Dedic'n In-Lieu Fee	schedule based on units/acre @ 6000/unit		150,000
City - Affordable Housing Dedic'n In-Lieu Fee	flat per unit	540	13,500
City - Fire Protection Impact Fee	5 @ 324.81/acre		1,624
City - General Government Impact Fee (Streets)	1 @ 21.20/avg daily trip (21.20/unit)		530
Subtotal Infrastructure, Impact & District Fees			533,567

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	665,621
Total Fees per Unit (total from above / 25 units)	26,625

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Infill Unit in this Jurisdiction:** 33971 Granada
Central Dana Point
- 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:	-project dependent

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	106.00
Private Garage Valuation Price per Sq. Ft.	27.75
Total Valuation per Model	278,875

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	flat		196
Subtotal Planning Fees			196

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	2,150	2,150
Building Plan Check Fee	schedule based on val'n	1,505	1,505
Building Permit Issuance Fee	15/permit	15	15
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n	27.88	28
Grading Plan Check Fee	schedule based on CY		880
Grading Permit & Inspection Fee	schedule based on CY		900
Electrical Permit Fee	per fixture count	102	102
Plumbing Permit Fee	per fixture count	128	128
Mechanical Permit Fee	per fixture count	46	46
Electrical Permit Issuance Fee	15/permit	15	15
Plumbing Permit Issuance Fee	15/permit	15	15
Mechanical Permit Issuance Fee	15/permit	15	15
Subtotal Plan Check, Permit & Inspection Fees			5,799

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
So.Coast Water - Water Meter Connection Fee	175/meter	175	175
So.Coast Water - Impact Fee ⁴	flat per unit	5,096	5,096
Capistrano USD - School Impact Fee	1.93/sf	4,825	4,825
City - Transportation Impact Fee	1 @ 456.53/peak-hr trip (456.53/unit)		457
TCA - San Joaquin Hills "B" Impact Fee ⁵	flat per unit	2,626	2,626
Orange County - CARITS Fee ⁶	flat per unit	1,508	1,508
SDG&E - Electrical Connection Fee	flat per unit	15	15
SDG&E - Gas Connection Fee	flat per unit	15	15
City - Park Land Dedic'n In-Lieu Fee	schedule based on units/acre @ 6800/unit		6,800
City - Coastal Access Fee	flat		273
City - Fire Protection Impact Fee	.14 @ 324.81/acre		46
City - General Government Impact Fee (Streets)	1 @ 21.20/avg daily trip (21.20/unit)		21
Subtotal Infrastructure, Impact & District Fees			21,857

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	27,852
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D. 45 UNIT MULTI-FAMILY MODEL

- i. Project Typical for Jurisdiction?** No-most multi-family developments are condominiums, not apartments.
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Niguele Rd. @ Pacific Coast Highway
Western Dana Point
- iii. Expected Environmental Assessment Determination:** Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required, In-lieu fee only
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-project dependent

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	62.20
Private Garage Valuation Price per Sq. Ft.	25.80
Total Valuation per Unit	69,760
Total Valuation per 45 Unit Multi-Family Development Model	3,139,200

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	flat		5,571
Zone Change Application Fee			-
Planned Unit Development Fee			-
Administrative Review Fee	flat		300
Plan Check Fee	flat		196
Site Development Permit (CUP)	flat		2,943
Development Agreement Fee	deposit ²		5,571
Environmental Impact Report ³	\$3500 Consultant Fee + 10%		3,850
Subtotal Planning Fees			18,431

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	555	24,975
Building Plan Check Fee	schedule based on val'n	793	33,685
Building Permit Issuance Fee	15/permit	15	675
Engineering Improvement Plan Check Fee	1% of improvement val'n over 200,000 (based on val'n of 500,000)		3,000
Engineering Improvement Inspection Fee	4.2% of improvement val'n over 200,000 (based on val'n of 500,000)		12,600
Drainage Improvement Inspection Fee	schedule based on storm drain improvement val'n (29,900)		313
Drainage Improvement Plan Check Fee	130% of Drainage Inspection Fee		407
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n	6.97	314
Grading Plan Check Fee	schedule based on CY		1,090
Grading Permit & Inspection Fee	schedule based on CY		1,230
Electrical Permit Fee	per fixture count	87	3,915
Plumbing Permit Fee	per fixture count	114	5,130
Mechanical Permit Fee	per fixture count	46	2,070
Electrical Permit Issuance Fee	15/permit	15	675
Plumbing Permit Issuance Fee	15/permit	15	675
Mechanical Permit Issuance Fee	15/permit	15	675
Subtotal Plan Check, Permit & Inspection Fees			91,429

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
So.Coast Water - Water Meter Connection Fee	175/meter	175	7,875
So.Coast Water - Impact Fee ⁴	flat per unit	3,472	156,240
Capistrano USD - School Impact Fee	1.93/sf	1,930	86,850
City - Transportation Impact Fee	0.6 @ 456.53/peak-hr trip (273.92/unit)		12,326
TCA - San Joaquin Hills "B" Impact Fee ⁵	flat per unit	1,533	68,985
Orange County - CARITS Fee ⁶	flat per unit	1,206	54,270
SDG&E - Electrical Connection Fee	flat per unit	15	675
SDG&E - Gas Connection Fee	flat per unit	15	675
City - Park Land Dedic'n In-Lieu Fee	schedule based on units/acre @ 4500/unit		202,500
City - Affordable Housing Dedic'n In-Lieu Fee	flat per unit	540	24,300
City - Fire Protection Impact Fee	3 @ 324.81/acre		974
City - General Government Impact Fee (Streets)	0.6 @ 21.20/avg daily trip (12.72/unit)		572
Subtotal Infrastructure, Impact & District Fees			616,242

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	726,102
Total Fees per Unit (total from above / 45 units)	16,136

Notes: ¹The city only charges the highest of Planning Fees (General Plan Amendment and Zone Change) if done in conjunction. As such, the General Plan Amendment Fee would be the only fee required.

²Deposit represents typical actual amount.

³The city hires a consultant to complete the Environmental Impact Report. The cost usually ranges from \$1000-\$5000 for the consultant, and then the city charges a 10% city surcharge fee.

⁴Impact fee is for water, sewer, and storm drains.

⁵TCA is the Transportation Corridor Agency. There are 3 fee zones for the transportation corridor fee.

⁶CARITS is the Coastal Area Road Improvement and Traffic Signal Impact Fee. It is collected by the city for Orange County.