

CITY of IRVINE

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	133,200
Annual Single-Family Units Permitted (1996-98, Avg.):	1,002
Annual Multi-Family Units Permitted (1996-98, Avg.):	528
Total Annual Residential Units Permitted (1996-98, Avg.):	1,530

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 checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input type="checkbox"/> 2. Environmental Assessment / Review Fees	-	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<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 type="checkbox"/> 17. Fire Service Fees	-
<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	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

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

Fee Types Reduced or Waived: School District Fees may be reduced for senior housing and Park In-Lieu Fees may be reduced for affordable housing

iv. Use of Mello-Roos in this Jurisdiction:

single-family	25-50%
multi-family	25-50%

v. Nexus Reports

City Council Ordinance #86-82 (1986) - surcharge fees to recover road wear and tear costs from construction site traffic

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-subdivisions are typically larger

ii. Expected Location of New Subdivision in this Jurisdiction:

Meadowood @ Culver
Northern Irvine

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, soundwalls, 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 signals, windrow preservation, park dedication
-Common Amenities / Open Space:	-no common amenities; private park land on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	61.10
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	161,590
Total Valuation per 25 Unit Subdivision Model	4,039,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	150 hrs @ 87.50/hr	13,125
Zone Change Application Fee ¹	75 hrs @ 87.50/hr	6,563
Planned Unit Development Fee (CUP) ^{1,2}	250 hrs @ 87.50/hr	21,875
Plan Check Fee ⁴	deposit	1,500
Tentative Map Fee ³	15 hrs @ 87.50/hr	1,286
Final Map Fee	5500 flat + 125/unit	8,625
Subtotal Planning Fees		52,974

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee (Plumb., Elect., Mech.)	350 flat + 0.18/sf over 1000sf @ 692/unit	17,300
Building Plan Check Fee (Model)	2900sf @ 0.30/sf (3 @ 870/model)	2,610
Building Plan Check Fee (Production)	2900sf @ 0.015/sf (22 @ 43.50/unit)	957
Permit Issuance Fee	35/permit	875
Automation Fee	5% of (Plan Check Fees + Inspection Fee)	1,043
Energy Enforcement Surcharge	2900sf @ 30/1000sf	2,175
Energy Plan Check Fee	65% of Energy Surcharge @ 56.55/unit	1,414
Fire Department Plan Check Fee	flat per unit	2,438
Landscape Plan Check Fee	0.86 acres of landscaping @ 940/acre	808
Landscape Inspection Fee	0.86 acres of landscaping @ 1660/acre	1,428
Engineering Improvement Plan Check Fee	5 @ 940/acre	4,700

Engineering Improvement Inspection Fee	5 @ 1620/acre	8,100
Precise Grading Plan Check Fee	5 @ 59/0.1 acres	2,950
Preliminary Grading Plan Check Fee	5 @ 11.83/0.1 acres	592
Precise Grading Permit Fee	5 @ 83/0.1 acres	4,158
Preliminary Grading Permit Fee	5 @ 13.05/0.1 acres	653
Grading Permit Issuance Fee	flat	35
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n 16.16	404
Microfilm Fees	30 @ 0.75/page	23
New Address Fee	45 flat + 25 @ 15/new address	420
Road Wear & Tear Slurry Seal Fee	2900sf @ 0.03/sf (max 50/unit)	1,250
City- Storm Drain Plan Check Fee	375LF @ 1.10/LF	413
City - Storm Drain Inspection	375LF @ 2.94/LF	1,103
IRWD - Water Plan Check & Inspection Fee ⁶	10% of Water Improvement val'n (28,925)	2,893
IRWD - Sewer Plan Check & Inspection Fee ⁶	10% of Sewer Improvement val'n (26,700)	2,670
Subtotal Plan Check, Permit & Inspection Fees		61,412

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
IRWD (ID-250)- Sewer Connection Fee ⁶	flat per unit	600	15,000
IRWD (ID-150)- Water Connection Fee ⁶	flat per unit	400	10,000
IRWD - Water Meter Connection Fee ⁶	55/meter	55	1,375
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Gas Connection Fee	flat per unit	25	625
City - Park Land Dedic'n In-Lieu Fee ⁷	flat per unit	13,320	102,090
Saddleback School District - School Fee	1.93/sf	4,825	120,625
City - Transportation Corridor "A" Impact Fee	flat per unit	3,831	95,775
Subtotal Infrastructure, Impact & District Fees			345,740

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	460,126
Total Fees per Unit (total from above / 25 units)	18,405

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

No- Irvine is a master planned community, therefore, single units are not common.

ii. Expected Location of New Infill Unit in this Jurisdiction:

Turtle Rock Drive @ Ridgeline
Southeastern Irvine

iii. Expected Environmental Assessment Determination:

previous Environmental Impact Report

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.	61.10
Private Garage Valuation Price per Sq. Ft.	22
Total Valuation per Model	161,590

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	5 hrs @ 87.50/hr		438
Subtotal Planning Fees			438

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee (Plumb., Elect., Mech.)	350 flat + 0.18/sf over 1000sf @ 692/unit		692
Building Plan Check Fee	2900sf @ 0.30/sf	870	870
Permit Issuance Fee	35/permit	35	35
Automation Fee	5% of (Plan Check Fees + Inspection Fee)		78
Energy Enforcement Surcharge	2900sf @ 30/1000sf	87	87
Energy Plan Check Fee	65% of Energy Surcharge @ 56.55/unit		57
Fire Department Plan Check Fee	flat per unit	97.50	98
Landscape Plan Check Fee	0.034 acres of landscaping @ 940/acre		32
Landscape Inspection Fee	0.034 acres of landscaping @ 1660/acre		56
Precise Grading Plan Check Fee	0.14 @ 59/0.1 acres		83
Precise Grading Permit Fee	0.14 @ 83/0.1 acres		116
Grading Permit Issuance Fee	flat		35
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n	16.16	16
Microfilm Fees	15 @ 0.75/page		11
Road Wear & Tear Slurry Seal Fee	2900sf @ 0.03/sf (max 50/unit)		50
Subtotal Plan Check, Permit & Inspection Fees			2,316

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
IRWD (ID-260)- Sewer Connection Fee ⁶	flat per unit	600	600
IRWD (ID-160)- Water Connection Fee ⁶	flat per unit	400	400
IRWD - Water Meter Connection Fee ⁶	55/meter	55	55
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
Saddleback School District - School Fee	1.93/sf	4,825	4,825
City - Systems Development Charges	1% of unit val'n	1615.90	1,616
City - Transportation Corridor "B" Impact Fee	flat per unit	2,626	2,626
Subtotal Infrastructure, Impact & District Fees			10,157

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **12,911**

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No-projects are typically larger.

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:

Jamboree @ Trevino

Northwestern Irvine

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, soundwalls, 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 signals, windrow preservation, park dedication
-Common Amenities / Open Space:	-no common amenities; public park land dedic'n on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	57.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	62,320
Total Valuation per 45 Unit Subdivision Model	2,804,400

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	150 hrs @ 87.50/hr	13,125
Zone Change Application Fee ¹	75 hrs @ 87.50/hr	6,563
Planned Unit Development Fee (CUP) ^{1,2}	250 hrs @ 87.50/hr	21,875
Plan Check Fee ⁴	deposit	1,500
Subtotal Planning Fees		43,063

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Inspection Fee (Plumb., Elect., Mech.)	1200sf @ 0.21/sf	252
Building Plan Check Fee	1200sf @ 0.25/sf	300
Building Plan Check Fee (Production)	2900sf @ 0.015/sf (22 @ 43.50/unit)	957
Permit Issuance Fee	35/permit	35
Automation Fee	5% of (Plan Check Fees + Inspection Fee)	1,242
Energy Enforcement Surcharge	1200sf @ 30/1000sf	36
Energy Plan Check Fee	65% of Energy Surcharge @ 23.40/unit	1,053
Fire Department Plan Check Fee	flat per unit	97.50
Landscape Plan Check Fee	1.19 acres of landscaping @ 940/acre	1,119
Landscape Inspection Fee	1.19 acres of landscaping @ 1660/acre	1,975
Engineering Improvement Plan Check Fee	3 @ 940/acre	2,820
Engineering Improvement Inspection Fee	3 @ 1620/acre	4,860
Precise Grading Plan Check Fee	3 @ 59/0.1 acres	1,770
Preliminary Grading Plan Check Fee	3 @ 11.83/0.1 acres	355
Precise Grading Permit Fee	3 @ 83/0.1 acres	2,490
Preliminary Grading Permit Fee	3 @ 13.05/0.1 acres	392
Grading Permit Issuance Fee	flat	35
Strong Motion Instrumentation Fee (SMIP)	.0001 val'n	6.23
Microfilm Fees	30 @ 0.75/page	23
New Address Fee	45 flat + 45 @ 15/new address	720
Road Wear & Tear Slurry Seal Fee	1200sf @ 0.03/sf	36
City- Storm Drain Plan Check Fee	460LF @ 1.10/LF	506
City - Storm Drain Inspection	460LF @ 2.94/LF	1,352
IRWD - Water Plan Check & Inspection Fee ⁶	10% of Water Improvement val'n (32,500)	3,250
IRWD - Sewer Plan Check & Inspection Fee ⁶	10% of Sewer Improvement val'n (30,000)	3,000
Subtotal Plan Check, Permit & Inspection Fees		62,242

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
IRWD (ID-250)- Sewer Connection Fee ⁶	flat per unit	600	27,000
IRWD (ID-150)- Water Connection Fee ⁶	flat per unit	400	18,000
IRWD - Water Meter Connection Fee ⁶	55/meter	55	2,475
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
City - Park Land Dedic'n In-Lieu Fee ⁷	flat per unit	9,600	432,000
Saddleback School District - School Fee	1.93/sf	1,930	86,850
City - Systems Development Charges	1% of unit val'n	623.20	28,044
City - Transportation Corridor "A" Impact Fee	flat per unit	2,236	100,620
Subtotal Infrastructure, Impact & District Fees			696,564

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	801,869
Total Fees per Unit (total from above / 45 units)	17,819

Notes: ¹The hours listed are best estimates for this type of a project. A \$12,000 deposit is required to begin the process.

²The environmental assessment is included in this fee. Depending on the analysis required, the total fee could range from approximately \$12,000-32,000.

³A \$4,000 deposit is required to start the process.

⁴Deposit represents typical actual amount.

⁵A \$1500 deposit is required to start the process.

⁶IRWD= Irvine Ranch Water District

⁷Most developers are required to dedicate park land. Thus, a park plan check fee and a park inspection fee would apply. But, because the model developments are much smaller than the typical development in Irvine, an In-Lieu Fee is required. The In-Lieu fee is calculated based on a land valuation of \$900,000.