

UNINCORPORATED ORANGE COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	198,300
Annual Single-Family Units Permitted (1996-98, Avg.):	2,692
Annual Multi-Family Units Permitted (1996-98, Avg.):	1,614
Total Annual Residential Units Permitted (1996-98, Avg.):	4,306

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

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

iv. Use of Mello-Roos in this Jurisdiction:

Fee Types Reduced or Waived:	-Fire and Library Development Fees	
single-family		Not used
multi-family		Not used

v. Nexus Reports:

- Local Park Code (1999) - park land dedication in-lieu fees
- Planning & Devt Services Subdiv'n Fee Study (1999) - var. subdivision fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Southern Orange County
Crown Valley Parkway in Ladera Ranch

iii. Expected Environmental Assessment Determination: Addendum to EIR / Mitigated Neg Dec

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, 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 signs, striping of roadways
-Common Amenities / Open Space:	-common amenities taken care of in master plan; none for this devt
-Affordable Housing Dedication:	-taken care of in master plan
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood, drainage, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	51.5
Private Garage Valuation Price per Sq. Ft.	18.30
Total Valuation per Unit	136,070
Total Valuation per 25 Unit Subdivision Model	3,401,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	deposit ^{1,2,8}	5,000
General Plan Amendment Fee	included in Application Fee	-
Zone Change Application Fee	included in Application Fee	-
Planned Unit Development Fee	included in Application Fee	-
Public Hearing Fee	included in Application Fee	-
Development Agreement Fee ⁸	included in Application Fee	-
Preliminary Map Fee	deposit ¹	2,000
Tentative Map Fee	deposit ¹	7,500
Final Map Fee	1296 flat + 72/lot	3,096
Addendum to EIR	deposit ^{1,8}	2,000
Subtotal Planning Fees		19,596

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (includes Elec, Mech, Plumb)	schedule based on val'n	1,042
Building Plan Check Fee (Model)	65% of Bldg Permit Fee (3 @ 677/model)	2,031
Building Plan Check Fee (Production)	25% of Model Bldg Plan Check Fee (22 @ 169.25/unit)	3,724
Building Permit Issuance Fee	flat per unit	15
Grading Plan Check Fee	2800 deposit ³	1,960
Grading Permit Fee	deposit ¹	2,800
Landscape Plan Check Fee	365 flat + 0.5% of landscape val'n (215,175)	1,441
Landscape Inspection Fee	355 flat + 0.5% of landscape val'n (215,175)	1,431
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.61
SMWD - Sewer Improvement Plan Check Fee ⁴	6.6% of sewer improvement val'n (26,700)	1,762

SMWD - Water Improvement Plan Check Fee ⁴	6.6% of water improvement val'n (28,925)	1,909
County - Sewer Improvement Plan Check Fee	4% of sewer improvement val'n (26,700)	1,068
County - Water Improvement Plan Check Fee	3% of water improvement val'n (28,925)	868
County - Storm Drain Improve. Plan Check Fee	5.1% of storm drain improvement val'n (24,375)	1,243
County - Street Improvement Plan Check Fee	5.1% of street improvement val'n (97,500)	4,973
Public Improvements Inspection Fee	1400 flat + 4% of imprvts valuation (500,000)	21,400
Sewer + Water Main Inspection Fees	LF of water & sewer main (1000) x .1	100
Subtotal Plan Check, Permit & Inspection Fees		73,475

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Capistrano USD - School Impact Fee	1.93/sf	4,825	120,625
County - Fire Development Fees ⁸	flat per unit	181	4,525
County - Library Development Fees ⁸	flat per unit	200	5,000
County - Park Fees ^{5,8}	flat per unit	15,408	385,200
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
Subtotal Infrastructure, Impact & District Fees			516,225

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	609,296
Total Fees per Unit (total from above / 25 units)	24,372

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Central Orange County
Hewes @ Foothill
- iii. Expected Environmental Assessment Determination:** Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

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

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	72.90
Private Garage Valuation Price per Sq. Ft.	18.30
Total Valuation per Model	189,570

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None	flat		0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (includes Elec, Mech, Plumb)	schedule based on val'n	1,330	1,330
Building Plan Check Fee	65% of Bldg Permit Fee @ 864/unit		864
Building Permit Issuance Fee	flat per unit	15	15
Grading Plan Check Fee	2800 deposit ⁶		700
Grading Permit Fee	2800 deposit ⁶		980
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	13.61	14
Subtotal Plan Check, Permit & Inspection Fees			3,903

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Orange USD - School Impact Fee	1.93/sf	4,825	4,825
County - Park Fees ⁵	flat per unit	3,520	3,520
IRWD - Water District Fees ⁷			-
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
Subtotal Infrastructure, Impact & District Fees			8,380

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **12,283**

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: Southern Orange County
Crown Valley Parkway in Ladera Ranch

iii. Expected Environmental Assessment Determination: Addendum to EIR / Mitigated Neg Dec

iv. Typical Jurisdictional Requirements for this Model:

- | | |
|-----------------------------------|---|
| -Off-Site Improvements: | -1/2 street, 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 signs, striping of roadways |
| -Common Amenities / Open Space: | -common amenities taken care of in master plan; 10% open space req't |
| -Affordable Housing Dedication: | -taken care of in master plan |
| -Project Management Requirements: | -Conditions of Approval |
| -Typical Reporting: | -soils, flood, drainage, traffic |

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	49.80
Private Garage Valuation Price per Sq. Ft.	18.30
Total Valuation per Unit	53,460
Total Valuation per 45 Unit Subdivision Model	2,405,700

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	deposit ^{1,2, 8}		2,000
General Plan Amendment Fee	included in Application Fee		-
Zone Change Application Fee	included in Application Fee		-
Planned Unit Development Fee	included in Application Fee		-
Public Hearing Fee	included in Application Fee		-
Development Agreement Fee	included in Application Fee		-
Addendum to EIR ⁸	deposit ¹		2,000
Subtotal Planning Fees			4,000

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (includes Elec, Mech, Plumb)	schedule based on bldg valuation		13,715
Building Plan Check Fee	approx 65% of Bldg Permit Fee		8,883
Building Permit Issuance Fee	flat per building	15	90
Grading Plan Check Fee	2800 deposit ³		1,960
Grading Permit Fee	deposit ¹		2,800
Landscape Plan Check Fee	365 flat + 0.5% of landscape val'n (268,900)		1,710
Landscape Inspection Fee	355 flat + 0.5% of landscape val'n (268,900)		1,700
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.35	241
SMWD - Sewer Improvement Plan Check Fee ⁴	6.6% of sewer improvement val'n (30,000)		1,980
SMWD - Water Improvement Plan Check Fee ⁴	6.6% of water improvement val'n (32,500)		2,145
County - Sewer Improvement Plan Check Fee	4% of sewer improvement val'n (30,000)		1,200
County - Water Improvement Plan Check Fee	3% of water improvement val'n (32,500)		975
County - Storm Drain Improve. Plan Check Fee	5.1% of storm drain improvement val'n (29,900)		1,525
County - Street Improvement Plan Check Fee	5.1% of street improvement val'n (109,500)		5,585
Public Improvements Inspection Fee	1400 flat + 4% of imprvts valuation (500,000)		21,400
Sewer + Water Main Inspection Fees	LF of water & sewer main (1000) x .1		100
Subtotal Plan Check, Permit & Inspection Fees			66,009

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Capistrano USD - School Impact Fee	1.93/sf	1,930	86,850
County - Fire Development Fees ⁸	flat per unit	181	8,145
County - Library Development Fees ⁸	flat per unit	200	9,000
County - Park Fees ^{5,8}	flat per unit	9,324	419,580
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
Subtotal Infrastructure, Impact & District Fees			524,450

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	594,459
Total Fees per Unit (total from above / 45 units)	13,210

Notes: ¹ Deposit based on typical actual cost.

² All Planning Reviews are made under this single deposit.

³ Typically, 25-35% of the deposit is refunded. The total fee reflects this.

⁴ SMWD refers to the Santa Margarita Water District. The district does not collect sewer or water impact fees as these facilities are funded through general obligation bonds.

⁵ Fee is based on land valuation of \$600,000 for both the single family units and for the multi-family units. Number of persons per dwelling unit is 3.21 for the single family and 2.59 for the multi-family. The multi-family development assume 6 acres of park land per 1000 people and the single family developments assume 8 acres of park land per 1000 people. Land values are taken from Orange County's Local Park Code table of land values.

⁶ The full deposit is required, but the total fee represents a best estimate of typical actual cost.

⁷ Irvine Ranch Water District does not have any fees in the Foothill Ranch Area. When the original development was built, the developer put in all of the water and sewer infrastructure, therefore the IRWD does not have any capital outlay to recover. This case is an exception in the district.

⁸ Many fees were previously paid in the larger master planning effort and development agreement for the full Ladera Ranch Planned Community. The development agreement covering the Ladera Ranch Planned Community mandated up front payments for most community amenities, park lands, planning fees, fire service fees, library fees and other impact fees. Fees listed herein with this notation have been presented for comparison purposes only, and do not reflect the previous payment during the master planning entitlement effort. Fees with this notation have been included and calculated per the County's standard fee assessment procedures for similar project types, as if these projects were not part of the larger master planning and development agreement process at Ladera Ranch.