

# **Attachment E**

Comparison Survey

## Development Impact Fee Comparison Survey

### Methodology

Willdan collected development impact fee schedules for fees charged under the *Mitigation Fee Act* for seven comparison cities. These comparison jurisdictions are:

- Beverly Hills
- Huntington Beach
- Irvine
- Laguna Beach
- Malibu
- San Clemente
- Santa Monica

Willdan collected data regarding one-time fees and charges charged by the cities used to fund infrastructure and facilities related to new development. Note that this comparison excludes transportation-related impact fees and Quimby fees in-lieu of land dedication, since the City is not updating those fees as part of this effort. Impact fees are not standardized and are assessed by various units of development by different jurisdictions. To create a meaningful comparison of impact fees, Willdan calculated the fees for six prototype projects. **Table 1** presents the project prototype assumptions used in this analysis.

**Table 1: Prototype Assumptions**

Type	Units	Sq. Ft.	Water Meter Size
<u>Single Family Unit</u> 4 Bedroom	1	2,500	
<u>Multifamily Prototype - Apartments</u>			
Studio	40	515	
1 Bedroom	126	755	
2 Bedroom	63	1,259	
Total	229	194,984	
<u>Multifamily Prototype - Condos</u>			
2 Bedroom	27	1,634	
3 Bedroom	40	2,636	
Total	67	149,525	
<u>Retail/Commercial</u>	N/A	5,500	1.5"
<u>Medical Office</u>	N/A	20,000	3"
<u>Mixed Use</u>			
Residential 3 Bedroom	3	2,200	
Commercial		2,600	1.5"

## Results

**Tables 2 through 7** display the fee companions for each prototype, respectively. Some jurisdictions charge impact fees that vary by project location. In these cases, the tables show the range of potential impact fees. **Figures 1 through 6** accompany the tables and illustrate the results in bar graphs.

**Table 2: Single Family Unit Prototype - 2,500 Square Feet**

Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine (Low)	Irvine (High) <sup>1</sup>	Laguna Beach	Malibu	San Clemente (Low) <sup>2</sup>	San Clemente (High) <sup>2</sup>	Santa Monica
Art in Public Places <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	-	185
General Government	-	-	-	-	-	-	-	648	648	-
Fire	4,325	-	844	-	-	-	-	-	-	-
Infrastructure	-	-	-	-	18,054	-	-	-	-	-
Libraries	-	-	1,180	-	-	200	-	-	-	-
Parking <sup>3</sup>	-	-	-	-	-	-	-	-	-	-
Parks <sup>4</sup>	-	-	16,555	-	-	-	4,968	-	-	10,169
Police	2,525	-	362	-	-	-	-	1,883	1,883	-
Recreation	11,750	-	-	-	-	-	-	-	-	-
Sewer	2,250	-	2,594	-	-	4,722	-	-	-	-
Storm Drain	-	-	-	-	-	-	-	60	5,633	-
Water	1,400	-	2,862	-	-	5,151	-	3,156	3,156	-
<b>Total - per Prototype</b>	<b>\$ 22,250</b>	<b>\$ -</b>	<b>\$ 24,397</b>	<b>\$ -</b>	<b>\$ 18,054</b>	<b>\$ 10,073</b>	<b>\$ 4,968</b>	<b>\$ 5,747</b>	<b>\$ 11,320</b>	<b>\$ 10,355</b>

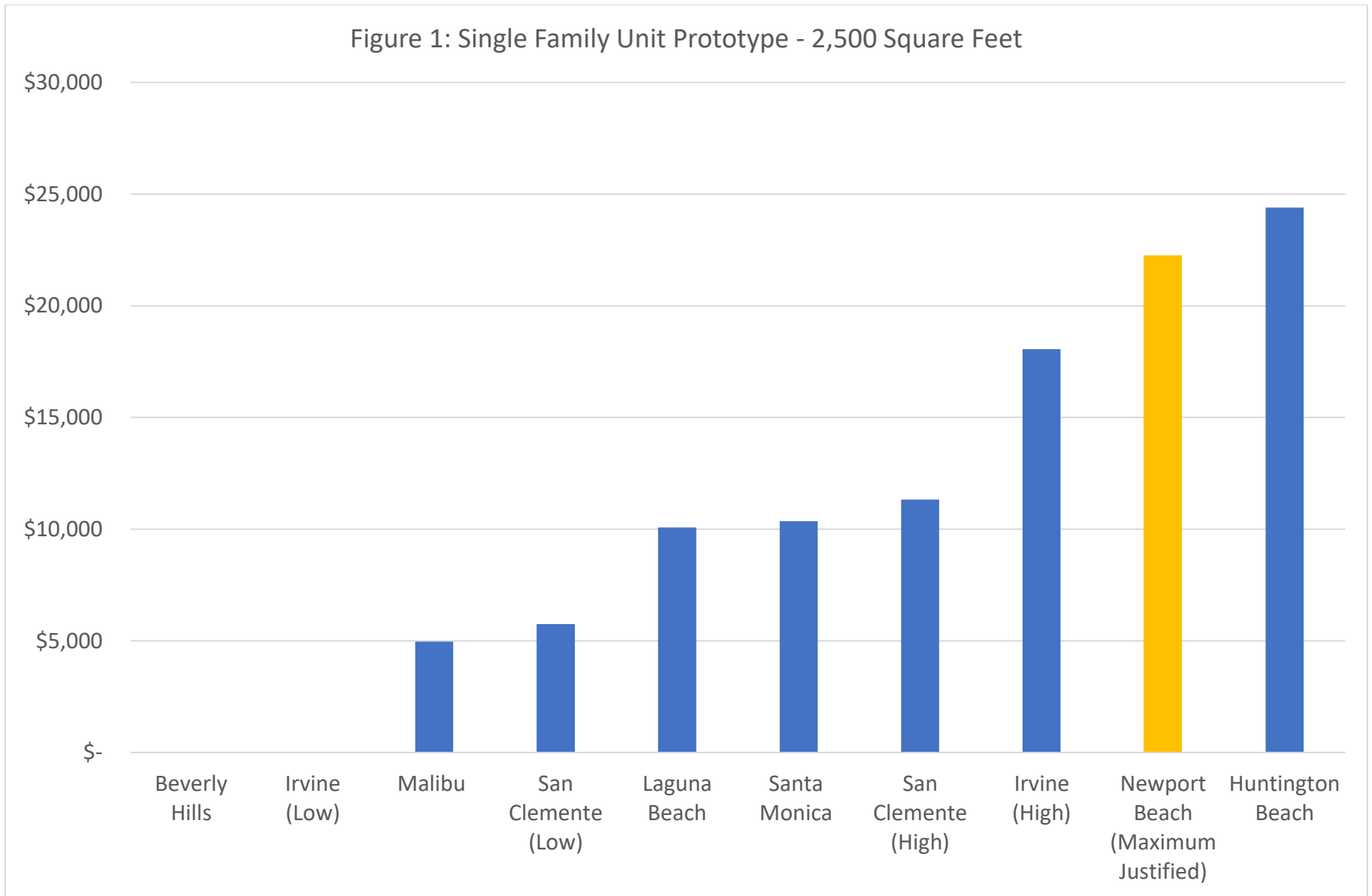
<sup>1</sup> Irvine Infrastructure Fees apply only to the "Irvine Business Complex" area

<sup>2</sup> San Clemente Storm Drain fees vary by project location.

<sup>3</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>4</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.

Figure 1: Single Family Unit Prototype - 2,500 Square Feet



**Table 3: Multifamily Prototype - 229 Apartments**

Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine (Low)	Irvine (High) <sup>1</sup>	Laguna Beach	Malibu	San Clemente (Low) <sup>2</sup>	San Clemente (High) <sup>2</sup>	Santa Monica
Art in Public Places <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	-	42,463
General Government	-	-	-	-	-	-	-	148,429	148,429	-
Fire	337,322	-	80,116	-	-	-	-	-	-	-
Infrastructure	-	-	-	-	4,134,366	-	-	-	-	-
Libraries	-	-	198,424	-	-	45,800	-	-	-	-
Parking <sup>3</sup>	-	-	-	-	-	-	-	-	-	-
Parks <sup>4</sup>	-	-	2,915,820	-	-	-	723,411	-	-	1,261,996
Police	196,934	-	170,944	-	-	-	-	431,180	431,180	-
Recreation	916,425	-	-	-	-	-	-	-	-	-
Sewer	175,486	-	485,741	-	-	876,383	-	-	-	-
Storm Drain	-	-	-	-	-	-	-	3,817	184,280	-
Water	109,191	-	655,398	-	-	1,179,579	-	722,724	722,724	-
<b>Total - per Prototype</b>	<b>\$ 1,735,358</b>	<b>\$ -</b>	<b>\$ 4,506,443</b>	<b>\$ -</b>	<b>\$ 4,134,366</b>	<b>\$ 2,101,762</b>	<b>\$ 723,411</b>	<b>\$ 1,306,149</b>	<b>\$ 1,486,612</b>	<b>\$ 1,304,460</b>

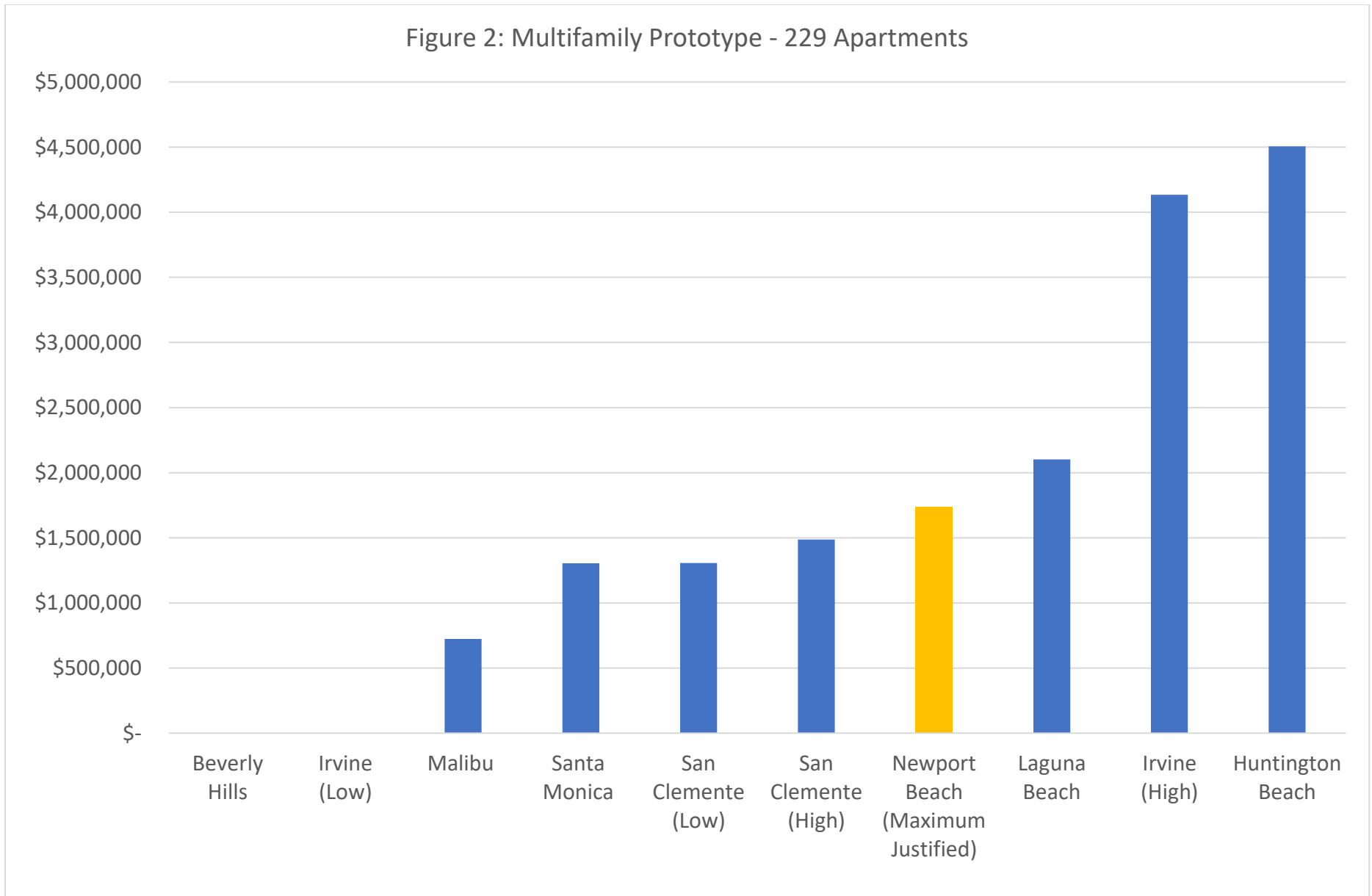
<sup>1</sup> Irvine Infrastructure Fees apply only to the "Irvine Business Complex" area

<sup>2</sup> San Clemente Storm Drain fees vary by project location.

<sup>3</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>4</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.

Figure 2: Multifamily Prototype - 229 Apartments



**Table 4: Multifamily Prototype - 67 Condominiums**

Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine (Low)	Irvine (High) <sup>1</sup>	Laguna Beach	Malibu	San Clemente (Low) <sup>2</sup>	San Clemente (High) <sup>2</sup>	Santa Monica
Art in Public Places <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	-	12,424
General Government	-	-	-	-	-	-	-	43,427	43,427	-
Fire	258,677	-	23,440	-	-	-	-	-	-	-
Infrastructure	-	-	-	-	1,209,618	-	-	-	-	-
Libraries	-	-	58,054	-	-	13,400	-	-	-	-
Parking <sup>3</sup>	-	-	-	-	-	-	-	-	-	-
Parks <sup>4</sup>	-	-	853,100	-	-	-	211,653	-	-	369,230
Police	151,020	-	50,014	-	-	-	-	126,153	126,153	-
Recreation	702,765	-	-	-	-	-	-	-	-	-
Sewer	134,572	-	142,116	-	-	256,409	-	-	-	-
Storm Drain	-	-	-	-	-	-	-	1,117	53,916	-
Water	83,734	-	191,754	-	-	345,117	-	211,452	211,452	-
<b>Total - per Prototype</b>	<b>\$ 1,330,768</b>	<b>\$ -</b>	<b>\$ 1,318,479</b>	<b>\$ -</b>	<b>\$ 1,209,618</b>	<b>\$ 614,926</b>	<b>\$ 211,653</b>	<b>\$ 382,148</b>	<b>\$ 434,948</b>	<b>\$ 381,654</b>

<sup>1</sup> Irvine Infrastructure Fees apply only to the "Irvine Business Complex" area

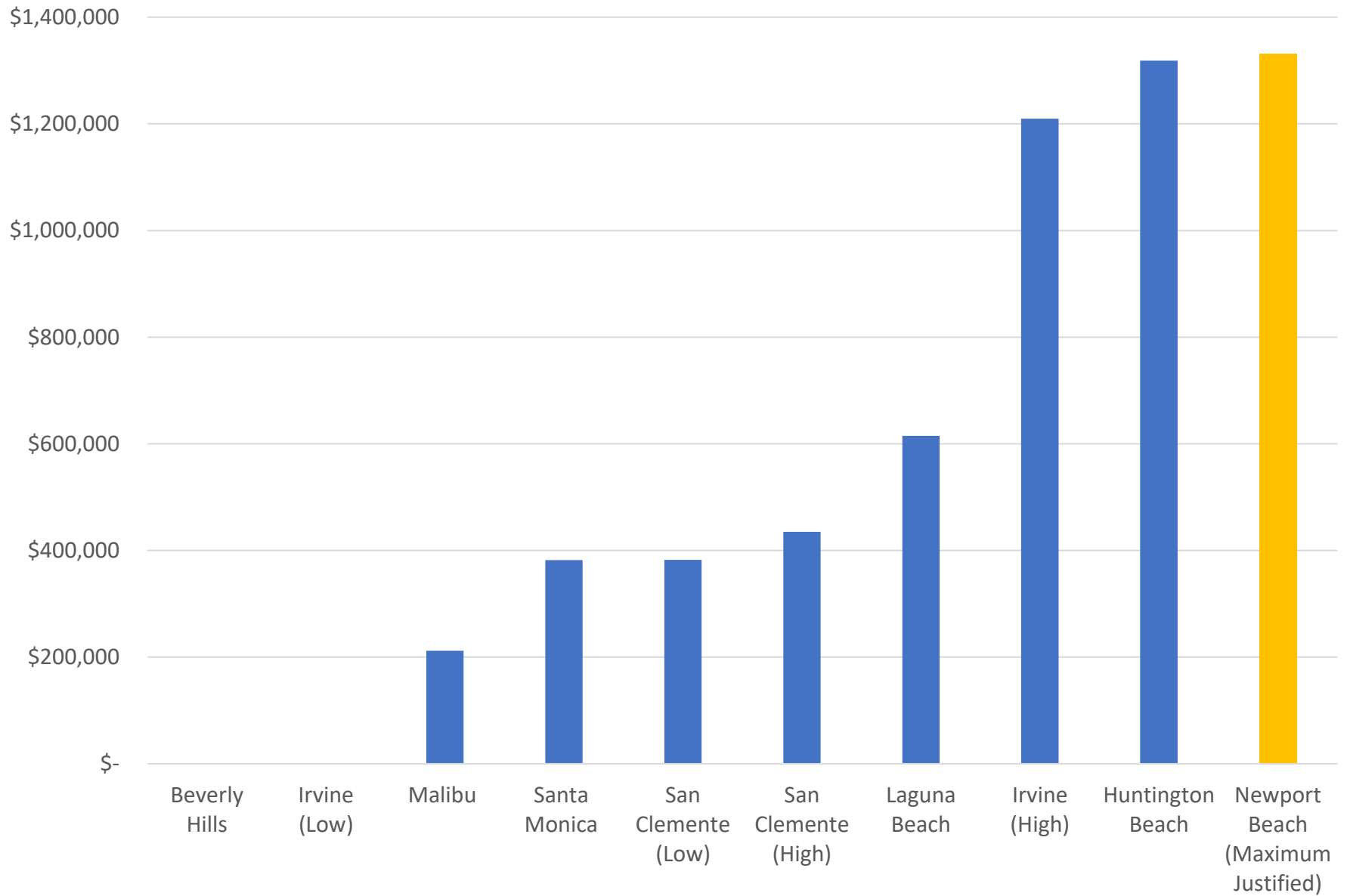
<sup>2</sup> San Clemente Storm Drain fees vary by project location.

<sup>3</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>4</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.



Figure 3: Multifamily Prototype - 67 Condominiums



**Table 5: Retail/Commercial Prototype - 5,500 Square Feet**

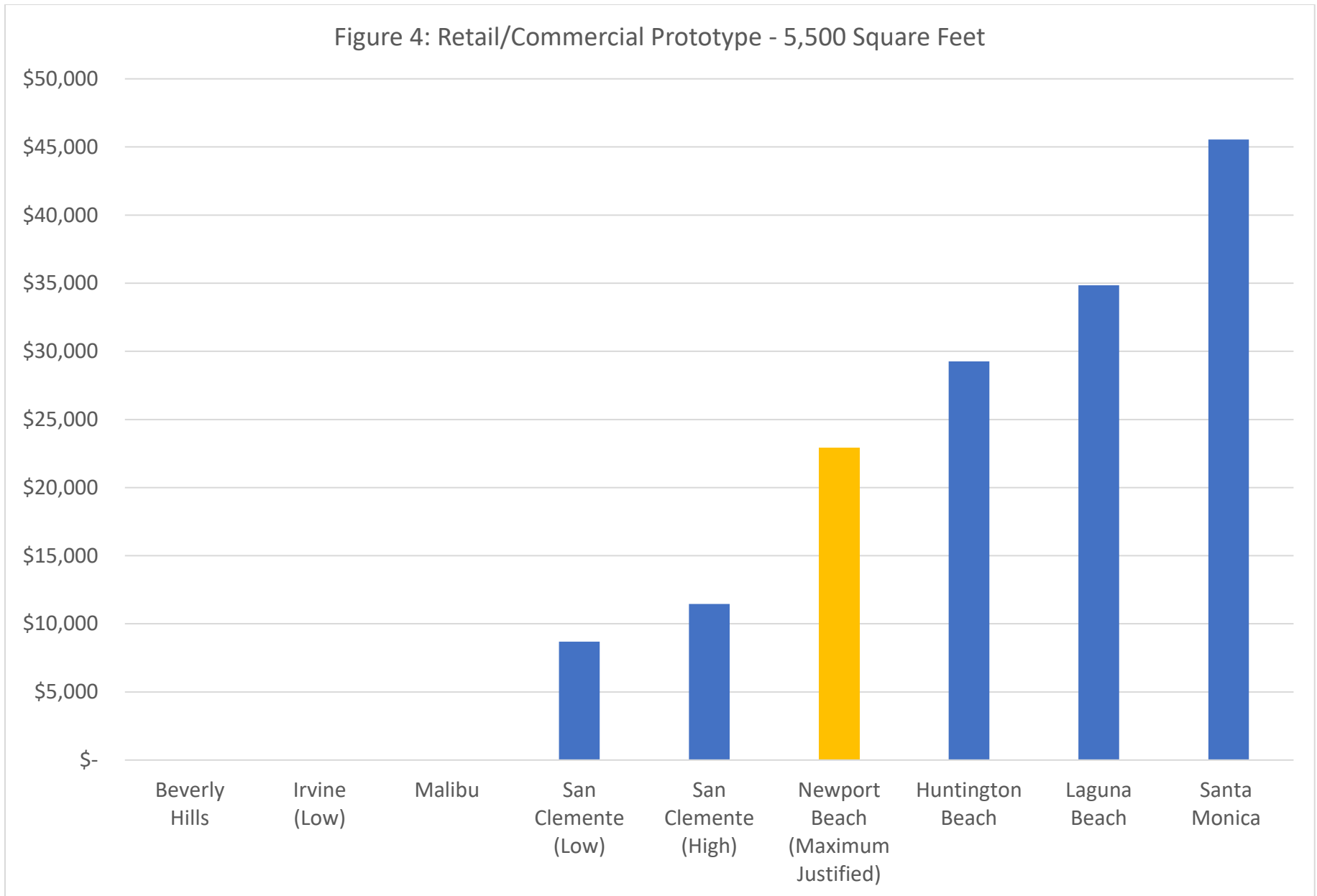
Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine	Laguna Beach	Malibu	San Clemente (Low) <sup>1</sup>	San Clemente (High) <sup>1</sup>	Santa Monica
Art in Public Places <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	34,595
General Government	-	-	-	-	-	-	-	-	-
Fire	10,010	-	1,656	-	-	-	-	-	-
Infrastructure	-	-	-	-	-	-	-	-	-
Libraries	-	-	-	-	-	-	-	-	-
Parking <sup>2</sup>	-	-	-	-	-	-	-	-	-
Parks <sup>3</sup>	-	-	4,934	-	-	-	-	-	10,945
Police	4,070	-	5,242	-	-	-	2,581	2,581	-
Recreation	-	-	-	-	-	-	-	-	-
Sewer	5,005	-	8,844	-	13,722	-	-	-	-
Storm Drain	-	-	-	-	-	-	330	3,098	-
Water	3,850	-	8,585	-	21,121	-	5,775	5,775	-
<b>Total - per Prototype</b>	<b>\$ 22,935</b>	<b>\$ -</b>	<b>\$ 29,260</b>	<b>\$ -</b>	<b>\$ 34,843</b>	<b>\$ -</b>	<b>\$ 8,686</b>	<b>\$ 11,454</b>	<b>\$ 45,540</b>

<sup>1</sup> San Clemente Storm Drain fees vary by project location.

<sup>2</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>3</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.

Figure 4: Retail/Commercial Prototype - 5,500 Square Feet



**Table 6: Medical Office Prototype - 20,000 Square Feet**

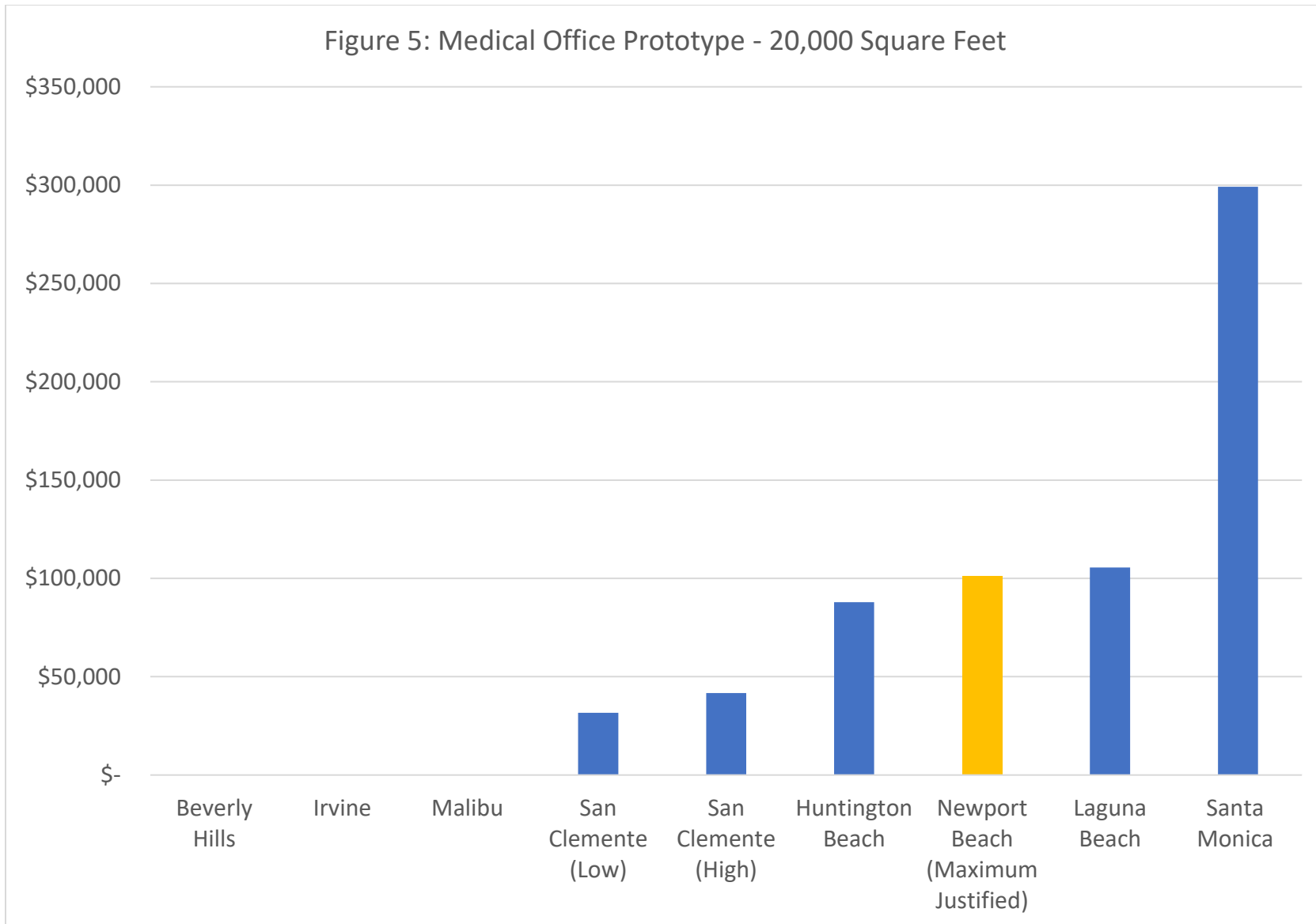
Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine	Laguna Beach	Malibu	San Clemente (Low) <sup>1</sup>	San Clemente (High) <sup>1</sup>	Santa Monica
Art in Public Places <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	176,000
General Government	-	-	-	-	-	-	-	-	-
Fire	55,800	-	6,020	-	-	-	-	-	-
Infrastructure	-	-	-	-	-	-	-	-	-
Libraries	-	-	-	-	-	-	-	-	-
Parking <sup>2</sup>	-	-	-	-	-	-	-	-	-
Parks <sup>3</sup>	-	-	17,940	-	-	-	-	-	61,600
Police	22,800	-	-	-	-	-	9,384	9,384	-
Recreation	-	-	-	-	-	-	-	-	61,600
Sewer	12,400	-	32,434	-	49,648	-	-	-	-
Storm Drain	-	-	-	-	-	-	1,200	11,266	-
Water	10,200	-	31,475	-	55,838	-	21,000	21,000	-
<b>Total - per Prototype</b>	<b>\$ 101,200</b>	<b>\$ -</b>	<b>\$ 87,869</b>	<b>\$ -</b>	<b>\$ 105,486</b>	<b>\$ -</b>	<b>\$ 31,584</b>	<b>\$ 41,650</b>	<b>\$ 299,200</b>

<sup>1</sup> San Clemente Storm Drain fees vary by project location.

<sup>2</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>3</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.

Figure 5: Medical Office Prototype - 20,000 Square Feet



**Table 7: Mixed Use Prototype - 3 Dwelling Units and 2,600 Square Feet of Commercial**

Fee Category	DRAFT Newport Beach	Beverly Hills	Huntington Beach	Irvine (Low)	Irvine (High) <sup>1</sup>	Laguna Beach	Malibu	San Clemente (Low) <sup>2</sup>	San Clemente (High) <sup>2</sup>	Santa Monica
Art in Public Places <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Child Care	-	-	-	-	-	-	-	-	-	16,910
General Government	-	-	-	-	-	-	-	1,944	1,944	-
Fire	16,150	-	1,832	-	-	-	-	-	-	-
Infrastructure	-	-	-	-	54,162	-	-	-	-	-
Libraries	-	-	2,599	-	-	600	-	-	-	-
Parking <sup>3</sup>	-	-	-	-	-	-	-	-	-	-
Parks <sup>4</sup>	-	-	40,531	-	-	-	9,477	-	-	21,707
Police	8,590	-	4,717	-	-	-	-	6,869	6,869	-
Recreation	31,020	-	-	-	-	-	-	-	-	-
Sewer	8,306	-	15,208	-	-	17,968	-	-	-	-
Storm Drain	-	-	-	-	-	-	-	600	5,633	-
Water	5,516	-	17,171	-	-	36,574	-	19,968	19,968	-
Total - per Prototype	\$ 69,582	\$ -	\$ 82,058	\$ -	\$ 54,162	\$ 55,142	\$ 9,477	\$ 29,381	\$ 34,414	\$ 38,617

<sup>1</sup> Irvine Infrastructure Fees apply only to the "Irvine Business Complex" area

<sup>2</sup> San Clemente Storm Drain fees vary by project location.

<sup>3</sup> Public Art fee assumes that art is provided onsite. Parking fee assumes parking is provided onsite.

<sup>4</sup> Park fees included in this table are charged under the Mitigation Fee Act. Quimby Act fees in-lieu of parkland dedication are excluded from this table.

Figure 6: Mixed Use Prototype - 3 Dwelling Units and 2,600 Square Feet of Commercial

