

# DEVELOPMENT IMPACT FEES:

## Chapter 5.02 CITYWIDE DEVELOPMENT IMPACT FEES

[http://qcode.us/codes/placentia/view.php?topic=5-5\\_02&showAll=1&frames=on](http://qcode.us/codes/placentia/view.php?topic=5-5_02&showAll=1&frames=on)

FIGURE 1 – SUMMARY OF CITYWIDE DEVELOPMENT IMPACT FEES

Land Use Categories	Unit	Public Safety	Park and Recreation	Quimby In-Lieu	Sewer <sup>1</sup>	Traffic <sup>1</sup>	Storm Drainage (Area A)	Storm Drainage (Area C)
Single Family Detached Housing	DU	\$1,049	\$3,051	\$4,586	\$1,356	\$1,411	\$262	\$119
Single Family Attached Housing	DU	\$851	\$2,476	\$3,731	\$997	\$1,411	\$213	\$97
Multi-Family Housing	DU	\$966	\$2,808	\$4,227	\$761	\$875	\$163	\$74
Mobile Homes	DU	\$768	\$2,234	\$3,359	\$886	\$832	\$245	\$111
Retail / Commercial	BSF	\$0.71	-	-	\$0.69	\$1.47	\$0.17	\$0.07
Office	BSF	\$1.02	-	-	\$1.03	\$2.10	\$0.11	\$0.05
Industrial	BSF	\$0.51	-	-	\$0.41	\$0.83	\$0.30	\$0.13

Notes:

<sup>1</sup> New development with the City's TOD area is not subject to the Sewer Impact Fee, the Traffic Impact Fee and the Storm Drainage Impact Fee.

## Chapter 5.03 TRANSIT ORIENTED DEVELOPMENT (TOD) DEVELOPMENT IMPACT FEES

[http://qcode.us/codes/placentia/view.php?topic=5-5\\_03&showAll=1&frames=on](http://qcode.us/codes/placentia/view.php?topic=5-5_03&showAll=1&frames=on)

FIGURE 1 – SUMMARY OF TOD DEVELOPMENT IMPACT FEES

Land Use Category	Unit <sup>1</sup>	TOD Traffic Impact Fee	TOD Sewer Impact Fee	TOD Streetscape Impact Fee	Total TOD Impact Fees <sup>2</sup>
Single Family Detached Housing	DU	\$1,941	\$5,460	\$6,419	<b>\$13,820</b>
Single Family Attached Housing	DU	\$1,941	\$3,943	\$5,211	<b>\$11,095</b>
Multi-Family Housing	DU	\$1,203	\$3,336	\$5,910	<b>\$10,449</b>
Mobile Home	DU	\$1,145	\$3,336	\$4,701	<b>\$9,182</b>
Retail / Commercial	BSF	\$2.02	\$3.03	\$5.48	<b>\$10.53</b>
Office	BSF	\$2.89	\$4.55	\$6.55	<b>\$13.99</b>
Industrial	BSF	\$1.14	\$1.82	\$4.30	<b>\$7.26</b>

Notes:

<sup>1</sup> DU = Dwelling unit; BSF = building area square foot.

<sup>2</sup> A fee credit must be given for demolished existing housing units or nonresidential building square footage as part of a redevelopment project.

**Chapter 5.30 AFFORDABLE HOUSING FEES FOR RESIDENTIAL DEVELOPMENTS**

[http://qcode.us/codes/placentia/view.php?topic=5-5\\_30&showAll=1&frames=on](http://qcode.us/codes/placentia/view.php?topic=5-5_30&showAll=1&frames=on)

Project Type	Residential Affordable Housing Impact Fee Per Unit
Single Family Homes	\$7,000
Condominiums	\$5,000
Apartments	\$2,000

**Community Facilities District No. (CFD TOD) 2018-01) Assessment Rates**

<b>Land Use Category</b>	<b>FY 2018-19 Assessment Rate</b>
Single Family Detached Housing	\$138.00/DU*
Single Family Attached Housing	\$112.00/DU
Multi-Family Housing	\$127.00/DU
Retail/Other	\$0.09/BSF**
Office	\$0.13/BSF
Industrial	\$0.06/BSF

\*DU = Dwelling unit

\*\*BSF = Building square foot

**Community Facilities District (CFD) No. 2014-01 Public Safety CFD**

<b>Land Use Category</b>	<b>FY 2018-19 Assessment Rate</b>
Single Family Residential Property (Class I):	\$273.49/Unit
Multifamily Residential Property:	\$206.64/Unit

**Landscape Maintenance District (LMD) 92-1 Assessment Rates**

<b>Land Use Category</b>	<b>Assessment Rate</b>
Single Family (Class I):	\$154.87/Parcel
Commercial/Industrial (Class II):	\$1,548.70/Acre
Multi-Family (Class III):	\$108.41/Unit
Undeveloped (Class IV):	\$774.35/Acre

**Assessment Definitions:**

1. Class I - Single family detached residential, including condominium form of ownership of single-family detached dwellings.
2. Class II - Developed commercial, industrial, and institutional where a map or a building permit for construction has been issued as of March 15 of the prior Fiscal Year.
3. Class III – Multi-family residential and attached residential, approved project where a map has been recorded or a building permit for construction of dwelling units has been issued as of March 15 of the prior Fiscal Year.

4. Class IV – Undeveloped and all other properties that are not in Class I, II, or III regardless if they have been approved for future development or are in the process of securing development approval as of June 15 of the prior Fiscal Year.

**Street Lighting District (SLD) 81-1 Assessment Rates**

<b>Land Use Category</b>	<b>Assessment Rate</b>
Single Family Residential (Zone A):	\$27.38/ Parcel
Commercial/Industrial (Zone B):	\$164.28/Acre
Non-developed parcels with recorded tentative/final map (Zone D):	\$8.21/Unit

**Zone Assessment Definitions:**

1. Zone A: Single Family residential, whether detached or condominium.
2. Zone B: Commercial, industrial, churches, apartments, etc., either developed or in process of development.
3. Zone C: Parcels in the former Santa Fe Lighting District No. 1. This zone designation was originally established to distinguish specific non-residential parcels that were previously part of the Santa Fe Lighting District No. 1 and were annexed to this District. Originally, the assessments for these parcels included a temporary loan. The loan recoupment has been satisfied and these parcels are now included as part of Zone B.
4. Zone D: Parcels that have a recorded tentative or final map, but are not yet developed.
5. Zone E: Open Space, street areas, or landscape strip parcels are considered to receive no benefit. Parcels within this zone are exempt from assessment.

## OUTSIDE AGENCY FEES:

**Please verify with outside agency fees with each respective agency.**

## LIBRARY DISTRICT FEES:

**Library District fees will need to be paid at the Placentia Library:**

**411 E Chapman Ave, Placentia, CA 92870**

**Table 3.3: Fee Schedule - Existing Standard**

Land Use	Costs per Capita <sup>1</sup>	Density <sup>2</sup>	Fee <sup>1</sup>	Administration Cost <sup>2</sup>	Total Fee <sup>1</sup>	Fee Per Sq Ft <sup>3</sup>
<i>Residential</i>						
Single Family	\$ 406	3.30	\$ 1,340	\$ 43	\$ 1,383	\$ 0.92
Multi-family	\$ 406	2.66	1,080	38	1,118	1.12
<i>Nonresidential</i>						
Commercial	\$ 41	2.10	\$ 86	\$ 18	\$ 104	\$ 0.10
Office	\$ 41	3.05	125	19	144	0.14
Industrial	\$ 41	1.40	57	17	74	0.07

<sup>1</sup> Per dwelling unit for residential or per 1,000 square feet for nonresidential.

<sup>2</sup> Library Administrative cost are calculated as two percent of the impact fee. City administrative cost are \$15.92 per fee. Administrative costs include such as costs for fee studies, collection, accounting, and annual reporting required by the California Government Code.

<sup>3</sup> District wide the historical average single family home square footage is estimated at 1,500 and the historical average multi family home square footage is estimated at 1,000. These estimates are to reflect the existing inventory of homes, which have contributed historically to the library facilities.

Source: MuniFinancial.

**OC SANITATION FEES:**

**TABLE A**

**CAPITAL FACILITIES CAPACITY CHARGES (CFCC) Effective July 1, 2018**

**NON-RESIDENTIAL**

<u>Use Category</u>	<u>Rate Basis</u>	<u>Base Charge</u>
Low Demand <sup>2</sup>	Per 1,000 square feet <sup>1</sup>	\$ 332.00 <sup>1</sup>
Average Demand <sup>4,5</sup>	Per 1,000 square feet	\$2,066.00 <sup>1</sup>
High Demand <sup>3</sup>	Per 1,000 square feet	\$4,908.00 <sup>1</sup>

<sup>1</sup>Provided that the minimum Capital Facilities Capacity Charge for such new construction shall be \$4,228; and all calculations shall be on a 1,000 square foot, or portion thereof, basis.

<sup>2</sup>Low Demand connections are the following categories of users: Parking Structures; Nurseries; Warehouses; Churches; Truck Terminals; RV Parks; RV Storage Yards; Lumber/Construction Yards; Public Storage Buildings; and other facilities whose wastewater discharge is similar to these listed categories. Parking Structures not connected to the sewer will not be charged.

<sup>3</sup>High Demand connections are the following categories of users: Food/Beverage Service Establishments; Supermarkets (with bakery, meat counter, and/or food service); Car Washes; Coin Laundries; Amusement Parks; Shopping Centers with one or more Food/Beverage Service Establishments; Food Courts; Food Processing Facilities; Textile Manufacturers; Breweries; and other facilities whose wastewater discharge is similar to these listed categories.

<sup>4</sup>All other connections are Average Demand users including: Church Offices and Schools; Hotels, Shopping Centers/Strip Malls without food/beverage service establishments, Music Halls without food facilities, Office buildings, Senior Housing with individual living units without kitchens but with a common kitchen.

<sup>5</sup> Residential Accessory Structures such as workshops and hobby shops that connect to the sewer, will be charged at the average demand rate and the minimum charge does not apply.

**TABLE B**

**CAPITAL FACILITIES CAPACITY CHARGES (CFCC) Effective July 1, 2018**  
**RESIDENTIAL (PER UNIT)\***

Single Family Residential (SFR) <sup>1</sup>	<u>Base Charge</u>
5+ Bedrooms	\$5,877.00
4 Bedrooms	\$5,031.00
3 Bedrooms	\$4,228.00
2 Bedrooms	\$3,425.00
1 Bedroom	\$2,621.00
Multi-Family Residential (MFR) <sup>2</sup>	<u>Base Charge</u>
4+ Bedrooms	\$4,566.00
3 Bedrooms	\$3,763.00
2 Bedrooms	\$2,960.00
1 Bedroom	\$2,114.00
Studio <sup>3</sup>	\$1,353.00

\*The Base Rate for Residential CFCC is the 3 Bedroom SFR with all others having a rate that is a percentage of the base rate depending on the size of the unit. The schedule for the base rate shall be as follows:

<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>
\$4,228	\$4,601	\$4,973	\$5,346	\$5,719

<sup>1</sup> Bedroom additions are considered a change of use and a CFCC must be paid. Enclosed loft additions, bonus rooms, offices, workout rooms, media rooms, libraries and any other enclosed addition which could potentially be used as a bedroom are included in this category. The classification of these additions will be reviewed and determined by staff.

<sup>2</sup> MFR units consist of multiple attached units that receive one secured property tax bill such as apartments. Senior housing with individual living units that include a kitchen are considered MFR units.

<sup>3</sup> Studio – one single room with no separating doors or openings leading to another part of the room (except for a bathroom).

Live/Work units will be charged at the residential rate for the living quarters and at the non-residential rate for the work portion square footage.

## SCHOOL DISTRICT FEES:

**School District Fees will need to be paid at the School District located at:**

**1301 E Orangethorpe Ave, Placentia, CA 92870**

[https://www.pylusd.org/apps/pages/index.jsp?uREC\\_ID=185006&type=d&pREC\\_ID=462436](https://www.pylusd.org/apps/pages/index.jsp?uREC_ID=185006&type=d&pREC_ID=462436)

[Maintenance & Facilities](#) » Developer Fees

## Developer Fees

The Placentia-Yorba Linda Unified School District ADOPTED Resolution No. 26 on April 12, 2016 imposing fees pursuant to A.B. 1600, effective June 13, 2016.

Below is the list of the current fees per square foot:

Residential	
New/Additional ( 500 sq ft and above)	\$ 3.48
Commercial	
Retail and Services	\$ .455
Research and Development	\$ .56
Industrial/Warehouse/Manufacturing	\$ .539
Hospital	\$ .551
Hotel/Motel	\$ .227
Senior Living	\$ .56
Office	\$ .56

Please bring a copy of your application for Permit from the city showing the new or additional square footage.

Placentia-Yorba Linda Unified School District accepts checks or cash only.

If you have any further questions please call 714-985-8440.

 [COMMERCIAL SCHOOL FEE STUDY 3.28.16](#)

 [RESIDENTIAL SCHOOL FEE STUDY 3.28.16](#)

 [RESOLUTION NO. 26 APPROVED 4.12.16](#)

Home

Developer Fees

Find Your School

IPM

Grounds

Pesticide / Herbicide  
Possible Use List 2017/2018

Community Facilities District  
#1 (CFD #1)