

# Development Application & Impact Fees Information Resources



**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>TYPE OF CHARGE (See "Criteria for Determining Planning Fees" below)</u>	<u>FY 08-09 Fees</u> <small>(1) (10)</small>
Appeals	½ Application Fee
Certificate of Compliance	\$95.00
City Attorney / Special Counsel / City and Agency Staff / Outside Consultants	Actual Costs <sup>(2)</sup>
Code Amendment <sup>(2) (10)</sup>	\$950.00
Concept Plan Review <sup>(2) (10)</sup>	\$3,000 Deposit <sup>(9)</sup>
Conditional Use Permits and Amendments <sup>(2) (10)</sup>	
Major	\$3,000 Deposit <sup>(9)</sup>
Minor (new development)	\$665.00
Minor (existing development)	\$350.00
Amendment to Conditions of Approval	\$350.00
ABC License	\$255.00
Time Extensions	\$250.00
Design Reviews and Amendments <sup>(2) (10)</sup>	
Major New	\$3,000 Deposit <sup>(9)</sup>
Major Remodel	\$635.00
Minor New	\$510.00
Minor Remodel	\$350.00
Sign	\$65.00
Amendment to Conditions of Approval	\$350.00
Time Extensions	\$250.00
Development Agreements <sup>(2) (10)</sup>	\$2,000 <sup>(2) (11) (12)</sup>
Miscellaneous Research / Legal opinions for Extraordinary Research (City Attorney; Special Counsel Fees; City and/or Agency staff; and outside consultant costs)	Actual Costs
Environmental	
EIR Major (Deposit)	\$4,000 <sup>(2)(4)</sup>
EIR Minor (Deposit)	\$2,500 <sup>(2)(4)</sup>
Supplemental EIR	Actual Cost <sup>(2)</sup>
Addendum EIR	Actual Cost <sup>(2)</sup>
Initial Study	\$95.00
Negative Declaration	\$125.00 <sup>(4)</sup>

**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>TYPE OF CHARGE (See "Criteria for Determining Planning Fees" below)</u>	<u>FY 08-09 Fees</u> <small>(1) (10)</small>
Notice of Completion	\$50.00
Notice of Determination	\$25.00
Notice of Exemption	\$25.00 <sup>(4)</sup>
General Plan Amendments	
Land Use Map	\$985.00
Major Text Amendment	\$2,000 <sup>(2)</sup>
Minor Text Amendment	\$750.00
Large Family Day Care Review	\$350.00
Lot Line Adjustment	\$255.00
Lot Merger	\$190.00
Miscellaneous Documents	\$190.00 <sup>(3)</sup>
Newsrack Permit	
(per permit location)	\$125.00
(4+ permit locations)	\$500.00 deposit
Temporary Use Permit (TUP)	\$95.00
Time extension on TUPs	\$50.00
Subdivisions and Amendments <sup>(2) (10)</sup>	
Tentative Tract Map	\$3,000 Deposit <sup>(9)</sup>
Tentative Parcel Map	\$3,000 Deposit <sup>(9)</sup>
Tentative Tract Map (ET Project)	\$2,730
Tentative Tract Map (ET Sector)	\$5,715
Final Tract Map	\$1,335
Final Parcel Map	\$1,110
Amendment to Conditions of Approval	\$350.00
Reversion to Acreage	Map Fee + \$65.00
Time Extension	\$250.00
Master Association Documents, CC&R review	Actual Cost <sup>(2)</sup>
Use Interpretations	\$125.00
Variances and Amendments <sup>(2) (10)</sup>	
Major	\$3,000 Deposit <sup>(9)</sup>
Minor	\$380.00

**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>TYPE OF CHARGE (See "Criteria for Determining Planning Fees" below)</u>	<u>FY 08-09 Fees</u> (1) (10)
Amendments to Conditions of Approval	\$350.00
Time Extensions	\$250.00
Zone Change	\$950.00
Zoning Administrator Action	
Administrative Adjustment/Minor Adjustments	\$95.00
Soil Remediation	\$95.00
Minor Conditional Use permits (existing development)	(5)
Time Extensions	(6)
Amendment to Conditions of Approval	(7)
Design Review (RDA)	(8)
Written zoning confirmation/non-conforming status letter (Hourly)	\$50.00
Planning review of plan check submittals	20% of Building Division Plan Check or Permit Fee

**CRITERIA FOR DETERMINING PLANNING FEES**

**CONDITIONAL USE PERMITS**

- MAJOR CUP:** New uses in combination with new construction or existing development in excess of 5,000 square feet of floor area, new auto services or repair related uses, and new apartment or condominium projects in excess of 3 dwelling units, condominium conversions.
- MINOR CUP:** New uses in combination with new construction or existing development with 5,000 square feet or less of floor area, new uses within existing structures, expanded or modified existing uses, signs, new apartment or condominium project with 3 dwelling units or less, second single family dwellings.

## CRITERIA FOR DETERMINING PLANNING FEES

### DESIGN REVIEW

- MAJOR NEW:** New development in excess of 5,000 square feet of floor area or building relocations.
- MINOR NEW:** New development with less than 5,000 square feet of floor area.
- MAJOR REMODEL:** Modifications to existing structures or site which include an increase in existing floor area in excess of 50%, and/or existing façade or site modifications which constitute a change in 3 or more major design elements on a building elevation or site which result in a complete façade upgrade. Definition of an element includes windows, doors, colors, materials, parking lot changes, etc.
- MINOR REMODEL:** Modifications to existing structures which include an increase in existing floor area of 50% or less, and/or existing façade or site modifications which constitute a change in 3 or less major design elements which do not result in a complete façade upgrade, single family homes not part of a subdivision, residential room additions, and new or modified accessory structures associated with existing development.

### VARIANCES

- MAJOR VARIANCE:** New development that deviates from a specific development standard, all existing development which deviates from a standard by more than 10%.
- MINOR VARIANCE:** Existing development that deviates from a specific development standard by less than 10%, new single family homes not part of a subdivision, or projects where the site will contain less than 3 new apartments or new condominiums.

**NOTE:** Where there is a question as to what category a project should be classified, the Director reserves the right to determine the applicable category a project should fall within.

#### Footnotes:

- (1) Includes cursory review of applications by building staff.
- (2) City Attorney; Special Counsel; City and Agency staff; and outside consultant fees to be reimbursed at the actual cost incurred to City.
- (3) Examples: Parking Agreements, Access Agreements, Deed Restrictions.

Footnotes:

- (4) The applicant will be required to provide the City with a cashier's check for \$43, payable to the Orange County Clerk-Recorder within 48 hours of project approval, for filing of environmental documents. Substantial additional fees may be required by the Orange County Clerk-Recorder when the City files the Notice of Determination, in accordance with AB 3158, as established by the California State Department of Fish and Game. If additional fees are required, the applicant will be required to provide the City with a cashier's check for the additional fees, payable to the Orange County Clerk-Recorder within 48 hours of project approval.
- (5) See fee for Minor CUP (existing development).
- (6) See fee for Time Extensions (CUP, Design Review, Variance and Subdivision)
- (7) See fee for Amendment to Conditions of Approval (CUP, Design Review, Variance, and Subdivision)
- (8) See fees for Design Reviews.
- (9) Initial deposit fees are required at the time of application submittal for large developments. Actual staff costs will be subtracted from the deposit and any additional staff costs incurred above the initial deposit will be due to the City.
- (10) Fees are intended to cover the cost of processing a standard application typically including but not more than two (2) meetings with the applicant. Requests or requirements for additional staff meetings, responses to correspondence/e-mails, the need for the City to engage outside consultants are to be reimbursed at actual staff and City Attorney/Special Counsel costs.
- (11) This fee is for a Development Agreement as provided for under Government Code Section 65864 and does not apply to an Agency or City "Disposition and Development Agreement". A deposit of \$2,000 shall be required and actual costs reimbursed based on the same parameters as established in footnote 2, unless an agreement is reached with the developer to modify this requirement.
- (12) Initial and any on-going deposits and costs to reimburse the City or Agency for actual city attorney, special counsel or actual staff or outside consultant costs unless an agreement is reached with developer to modify this requirement.

**APPLICATION FEES FOR PERMITS IDENTIFIED IN ARTICLE 3 OF THE TUSTIN CITY CODE**

	<u>FY 08-09 Fees</u>
Adult Entertainment Booking Agency Permit	\$100.00
Amusement Activity Permit	\$100.00
Appeal Fee	\$250.00
Autobroker Permit	\$100.00
Bingo Permit	\$100.00
Check Casher Permit	\$100.00
Extraordinary Research or background investigation (Hourly - 2 Hours Minimum)	\$50.00
Fortunetelling Permit	\$100.00
Large Outdoor Gathering Permit	\$100.00
Live Entertainment Permit	\$100.00
Massage Operator Permit	\$100.00
Massage Operator Permit (renewal)	\$50.00
Massage Technician Permit	\$100.00
Massage Technician Permit (renewal)	\$50.00
Mobile Automobile Services Permit	\$100.00
Mobile Ice Cream Vendor Permit	\$100.00
Pawnbroker Permit	\$100.00
Secondhand Dealer Permit	\$100.00
Tattoo/Body Piercing/Permanent Cosmetics Permit	\$100.00
Weapons Business Permit	\$100.00

**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>Document</u>	<u>No. of Pages</u>	<u>FY 08-09 Fees</u>
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**MISCELLANEOUS DOCUMENT FEES**

First Street Specific Plan	107	\$ 10.70
1. Design Guidelines	39	\$3.90
2. Policy / Dev. Regs.	68	\$6.80
East Tustin Specific Plan	316	\$31.60
1. Development Standards pages 3-1 to 3 -58)	58	\$5.80
2. Land Use Map	1	\$2.00
Auto Center Mtr. Plan	114	\$11.40

**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>Document</u>	<u>No. of Pages</u>	<u>FY 08-09 Fees</u>
1. Design Criteria	71	\$7.10
2. Development Regulations	20	\$2.00
3. Sign Criteria	23	\$2.30
Entire General Plan with Binder		\$50.60
1. Land Use	71	\$7.10
2. Housing	80	\$8.00
3. Open Space	80	\$8.00
4. Noise	31	\$3.10
5. Circulation	52	\$5.20
6. Growth Management	21	\$2.10
7. Safety	38	\$3.80
8. Glossary and Introduction	33	\$3.30
9. Land Use Map (north and south)		\$4.50
Irvine Industrial Complex	19	\$1.90
Red Hill Industrial Complex	21	\$2.10
Zoning Code	94	\$9.40
1. Zoning Map	1	\$2.00
2. Individual Districts	vary	free
3. Sign Code (new)	72	\$7.20
East Tustin Phase I Standards	40	\$4.00
Redevelopment Plan		
1. Town Center & Amendments	30	\$3.00
2. South Central Plan	40	\$4.00
3. Redevelopment Map	1	\$2.00
4. Pacific Center East	461	\$46.10
a. Specific Plan	63	\$6.30
b. EIR	109	\$10.90
c. Technical Appendices	150	\$15.00
d. Final EIR	139	\$13.90
5. Citizen Guide to Redevelopment		\$3.00



**PLANNING DIVISION AND REDEVELOPMENT FEES**

<u>Document</u>	<u>No. of Pages</u>	<u>FY 08-09 Fees</u>
Other Documents		
Unreinforced Masonry Bldg.	35	\$3.50
Residential Builder Package		free
Landscape & Irrigation Standards		free
Other Applications		free
Parking & Landscape Standards		free
Grading Manual	70	\$7.00
Grading Ordinance	10	\$1.00
Historical Survey	161	\$16.10
Historical Resources Survey Report	49	\$4.90
 CONSOLIDATED PLAN (No Charge Per Federal Law)		 free
 East Tustin EIR 85-2	 302	 \$30.20
 Cultural Resources District – Residential Guidelines	 145	 \$14.50

**BUILDING DIVISION FEES**

**BUILDING PERMIT AND PLAN CHECK FEES**

SEE EXHIBIT 1

Additional Plan Check required by changes, additions or revisions to approved plans (Hourly - Minimum 2 hours)	\$84.00
Plan Check outside of normal business hours or applicant requested fast-tracking (Hourly - Minimum 3 hours) <sup>(3*)</sup> <sup>(4)</sup>	\$126.00
Re-inspection Fee <sup>2</sup> (Hourly - Minimum 2 hours)	\$72.00
Inspections outside of normal business hours (Hourly - Minimum 4 hours) <sup>(2*)</sup>	\$108.00



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## **Development Impact Fees**

### **Introduction:**

The information in this handout is intended to provide you with an overview of the development impact fees that may be applicable to your project in the City of Tustin. For further assistance, you may visit the Planning Department or call us at (714) 573-3140, and we will gladly answer any questions.

### **What Are Development Impact Fees?**

Development impact fees are one-time charges applied to new development projects. Impact fees are usually due prior to the issuance of grading or building permit(s). The City of Tustin has the following development impact fees, which are periodically changed by outside agencies:

- New Construction Fees
- Park Fees (in-lieu of dedication)
- School District Fees
- Transportation Corridor Fees
- Recycling & Demolition Fees
- Affordable Housing In-Lieu Fees

### **Why Does the City Require Development Impact Fees?**

New construction or development projects increase the demand for city services, infrastructure, and public facilities. Impact fees paid to the City help to maintain the City's roadways, infrastructure, parks, school buildings, and other facilities. With the impact fees, the City can continue to accommodate and facilitate growth, as well as provide for the community.

### **When will I know how much I have to pay?**

You will be contacted and given a total by the Building Division once the number is finalized. If you would like an estimate the Building Division can provide you with one or an estimate can be calculated with the fee rate provided in the Development Impact Fees Chart.

# City of Tustin Development Impact Fees

FEE TYPE	LAND USE	IMPACT FEE RATE
<b><u>New Construction Fees</u></b>	<input type="checkbox"/> Residential	Single Family Dwellings Duplexes Multifamily dwellings, Townhouses, or Condominiums Mobile home park pads \$350.00 per unit \$350.00 per unit \$350.00 per unit plus \$100.00 per bedroom over one (1) in each unit \$100.00 per pad
	<input type="checkbox"/> Commercial/Industrial	Commercial/Industrial Hotel or motel rental unit without a kitchen \$0.10 per sq. ft. of gross floor area, including any area upon or within a building designed for parking \$100.00 per unit
	<p>The fee is calculated on a per unit basis for each project, reflecting the fair market value of land required for park purposes. The value shall be determined by a Master Appraisal Institute (MAI) appraiser acceptable to the City and the expense of the subdivider.</p>	
	<p><b>DCCSP:</b> The fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication.</p>	
	<p><b>RHASP:</b> Calculate the amount of land which would otherwise be required for dedication:                      (# of Dwellings) x (0.003 Acre/Person) x (2.24 Person/Dwelling Unit)                      Afterwards multiply the amount of land computed required for dedication by \$2,500,000/Acre</p>	
<b><u>Park Fees</u></b>	<p>When a public park or public recreational facility is not provided within a proposed residential subdivision, the subdivision is less than fifty (50) parcels, or the project is a conversion of an existing apartment complex to a multi-owner occupancy not exempted in the Subdivision Code, a park fee will be required. <b>A park fee is also required for non-subdivisions within the Downtown Commercial Core Specific Plan (DCCSP) and the Red Hill Avenue Specific Plan (RHASP).</b></p>	
	<input type="checkbox"/> Residential	\$4.08 per sq. ft. of building area
	<input type="checkbox"/> Commercial/Industrial	\$0.66 per sq. ft. of building area
	<input type="checkbox"/> Residential	\$4.08 per sq. ft. of building area
	<input type="checkbox"/> Commercial/Industrial	\$0.66 per sq. ft. of building area
<b><u>School District Fees</u></b> (Updated every July 1st)	Tustin Unified School District Irvine Unified School District	\$4.08 per sq. ft. of building area \$0.66 per sq. ft. of building area \$4.08 per sq. ft. of building area \$0.66 per sq. ft. of building area

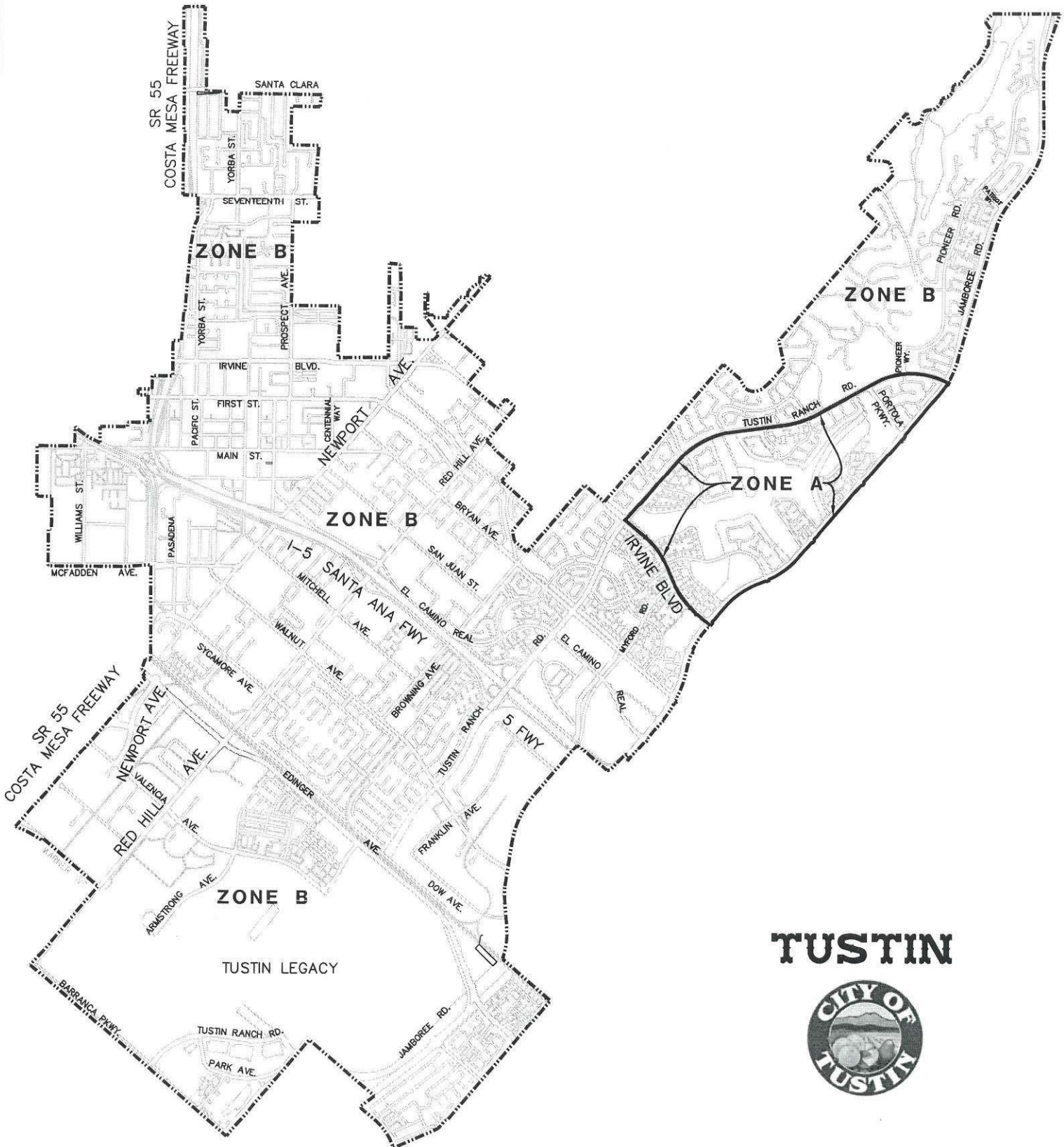
# City of Tustin Development Impact Fees

<b>FEE TYPE</b>	<b>LAND USE</b>	<b>IMPACT FEE RATE</b>
<u>Transportation Corridor Fees</u> Foothill/Eastern Transportation Corridor Agency (Updated every July 1st)	□ Zone A	Single Family
		Multi-Family
		Non-Residential
	□ Zone B	Single Family
		Multi-Family
		Non-Residential
<u>Recycling &amp; Demolition Fee</u>	Single Family Residential	Minimum \$500 / Maximum \$2,500 + \$50 (non-refundable application fee)
	Commercial & Multi Family	Minimum \$2,500 / Maximum \$25,000 + \$50 (non-refundable application fee)
<u>Affordable Housing Fees</u>	Any residential project providing voluntary workforce housing incentive units pursuant to Subsection (a)(3) of Tustin City Code B9923 must also pay the City a voluntary workforce housing incentive program in-lieu fee calculated by either:  Effective January 2020 – January 2021 Fee=\$12,755 p/unit	1: Multiplying the voluntary workforce housing incentive program in-lieu fee by one-half (½) the number of base units provided on-site  $(\text{In-Lieu Fee}) \times \frac{(\text{Base Units Provided On-site})}{2}$
		2: Multiplying the voluntary workforce housing incentive program in-lieu fee by one-half (½) the residential project's total square feet of residential area  $(\text{In-Lieu Fee}) \times \frac{(\text{Residential Project's Total Sq.Ft. of Residential Area})}{2}$
		For residential projects where an application was received but not deemed complete on or before April 17, 2018, use calculations from 2 above.



NOT TO SCALE

# MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM FOOTHILL/EASTERN TRANSPORTATION CORRIDOR AGENCY



# TUSTIN

