



**Desert Valleys Builders Association
Residential Development Fee Study
(Coachella Valley and Imperial County)**

- November 2014 -



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Executive Summary

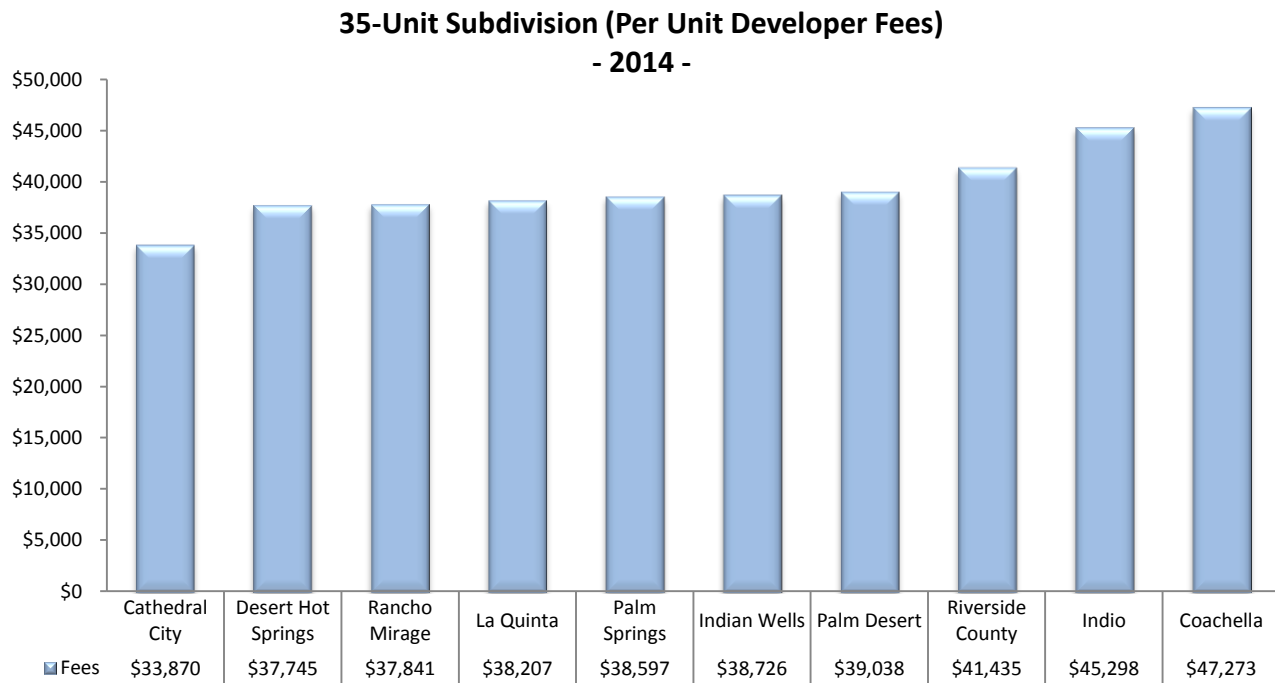
The Desert Valleys Builders Association (DVBA) periodically commissions studies to examine the estimated development fees imposed within the Coachella Valley and Imperial County. To complete its current study, the DVBA assumes two development scenarios. The first scenario assumes **development of 60 single family tract homes** on a 10 acre parcel of previously undeveloped land. The second scenario assumes **development of 35 single family tract homes** on a 10 acre parcel of previously undeveloped land. The DVBA completed similar studies in 2005 and 2007. Periodic updates of the study allow for the comparison of fee changes over time. 2007 to 2014 fee comparison information is provided in the summary sheets for each agency.

The categories of fees examined include:

- **Building Fees** such as new construction plan review and permitting
- **Impact/Developer/Capacity Fees** such as water, sewer, school, parks, and streets fees
- **Planning Fees** such as initial environmental assessments, general plan and zoning amendments
- **Engineering Fees** such as final map review and site improvement plan review and inspection

Findings - Riverside County

The chart below illustrates the estimated "per unit" development fees for a 35-home subdivision.

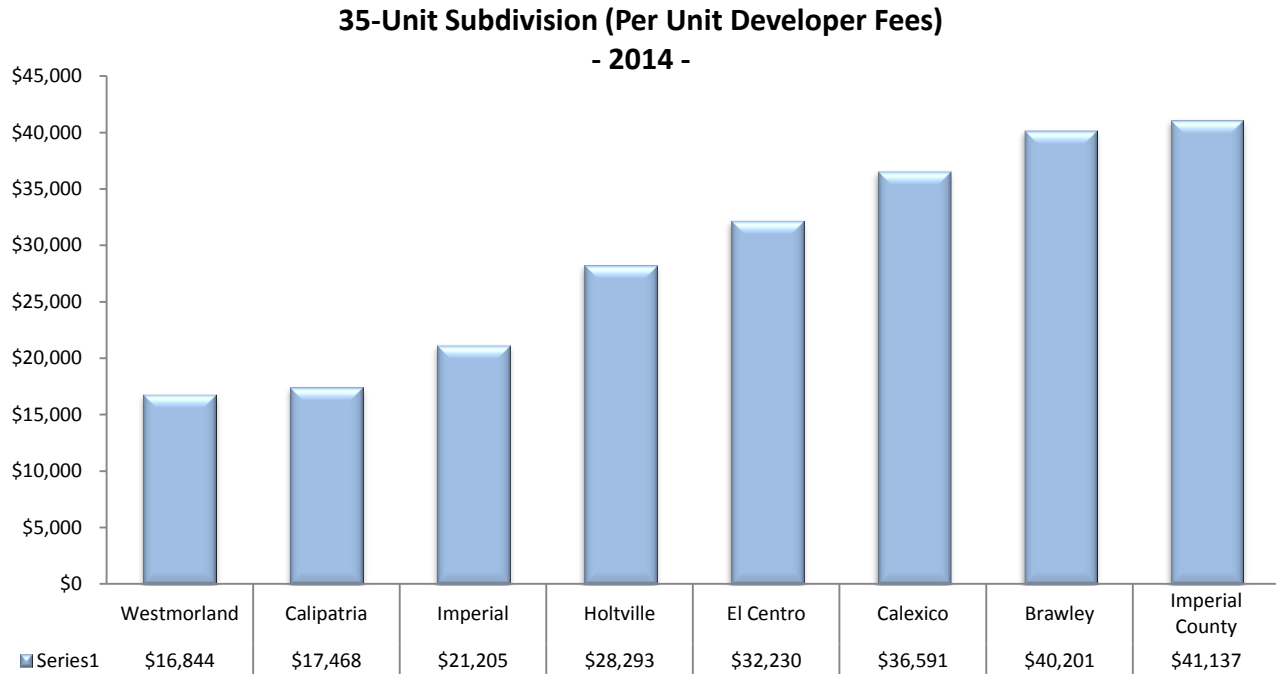


Cathedral City, at the low end of the fee spectrum has not updated the majority of its fees since the prior study was completed in 2007. Estimated fees for Desert Hot Springs, Indian Wells, La Quinta, Palm Desert, Palm Springs, Rancho Mirage, and unincorporated areas in the Coachella Valley are fairly similar. Desert Hot Springs (DHS), is in the process of completing a fee study and adopting updated fees. Any fee modifications made by DHS will be reflected in a subsequent study. Additionally, although Riverside County has instituted a 50% reduction in development impact fees for the unincorporated areas in the Coachella Valley, this study assumes full collection of fees. Fees for the cities of Coachella and Indio are at the upper end of the fee spectrum.

When land value is incorporated into the total cost of development, the cities of Cathedral City, Coachella, Desert Hot Springs, Indio, and the unincorporated areas in the Coachella Valley are at the low end of the total development cost spectrum. Indian Wells, La Quinta, Palm Desert, and Rancho Mirage fall within the middle of the total development cost spectrum when land value is considered along with fees. Palm Springs, due to the highest assumed per acre land value in the Coachella Valley is at the upper end of the spectrum for total development costs.

Findings - Imperial County

The chart below illustrates the estimated "per unit" development fees for a 35-home subdivision.



The cities of Calipatria, Imperial, and Westmorland are at the low end of the development fee spectrum. Calipatria receives water service from Golden State Water Company. Fees for connecting to a City water system and receiving allocated capacity typically represent a significant portion of total development fees. Unfortunately, estimated water capacity fees were not available for the City of Calipatria since Golden State Water Company calculates fees on a project specific basis and was unable to provide estimates without development plans and location. Even with the inclusion of water capacity fees Calipatria would likely remain at the low end of the fee spectrum, however the amounts shown above are artificially low. Fees for the cities of Holtville and El Centro fall within the middle of the fee spectrum. Fees for Brawley, Calexico, and the unincorporated areas of Imperial County lie at the upper end of the fee spectrum. Brawley's fees were significantly influenced by an assumed 1" water meter size requirement. The water meter size assumption is discussed in the Initial Assumptions section of this report. This study assumes development in unincorporated Imperial County will occur in Heber.

When land value is incorporated into the total cost of development, the cities of Calipatria, Imperial, and Westmorland are at the low end of the cost spectrum. The cities of Holtville and El Centro fall within the middle of the cost spectrum. Brawley, Calexico, and the unincorporated areas of Imperial County lie at the upper end of the spectrum for total development costs.

Survey Methodology

This study estimates the development fees charged on new residential development projects in the jurisdiction of the Desert Valleys Builders Association. Included in this year's study are the cities and the unincorporated Riverside County areas in the Coachella Valley, as well as the cities and the unincorporated areas of Imperial County. Each area was researched thoroughly to determine its individual building permit, impact, planning, and engineering fees. Data was gathered using fee schedules provided by agency staff via website or email along with fee information and clarification provided via phone. The study criteria were applied to the acquired fee schedules, to calculate estimated fees for services. Additionally, when needed, visits were made to agencies to meet with staff.

This study is based on two hypothetical subdivisions, each consisting of either 35 or 60 detached units, situated on a ten acre parcel of land. To complete the study, rough estimates were developed for the per acre value of land for each city and unincorporated area studied, as well as the number of plan sheets and estimated cost of various civil improvements such as streets, storm drains, water, and sewer lines.

The study was conducted by ClearSource Financial Consulting (ClearSource), and relies heavily on its interpretation of agency fee schedules and verbal feedback provided by each city, water district, sanitary district, and school district. ClearSource specializes in conducting development services fee studies, and regional fee comparisons, and has a high degree of confidence in the outcomes presented in this study. While each agency indicated that providing an exact fee calculation is impractical without an active project with a known location, including precise estimates of land values, improvements, plan submittal sheets, and grading and construction information, it is believed that the fees provided in this study provide for a proper "order of magnitude" agency-to-agency fee comparison. An "order of magnitude" fee comparison is able to be conducted since the majority of developer fees are comprised of impact fees which can typically be estimated based on the project specifications provided as part of this study.

A summary of initial assumptions and project specifications are listed on the following pages.

Initial Assumptions and Types of Fees Examined

General assumptions and descriptions of the categories of fees examined include:

- **Building Fees** - A 2,500 square foot single-family dwelling with a 400 square foot garage serves as the model home in each subdivision. The home is assumed to include typical features such as a range, dishwasher, washer/dryer, outlets, air conditioning/furnace, tubs, showers, toilets, and other fixtures. Typical building fees include new construction plan review and permitting, mechanical, electrical, and plumbing inspection, strong motion instrumentation fees, as well as other fees that may or may not be charged for activities such as digitization and electronic storage of plans and other building documents.

- **Impact Fees** - These fees are also commonly called developer fees, capacity fees, capital fees, and in-lieu fees. The most common impact fees listed in the report are school district developer fees, water and sewer connection and capacity fees, and fees to offset the impact of development on certain capital facilities such as police and fire facilities, general government facilities, parks, and streets. Additionally, in Riverside County, a Transportation Uniform Mitigation Fee commonly called a "TUMF" fee is collected, as well as a Coachella Valley Multiple Species Habitat Conservation Plan fee, commonly called a "CVMSHCP" fee or a "Multi-Species" fee. The TUMF and Multi-Species fees are not collected in Imperial County.

The estimated water meter connection and capacity fees increased significantly for multiple cities from the amounts indicated in the 2007 study. A significant portion of the estimated fee increase is due to a shift in the assumed meter size installed for each home. The 2014 study assumes each home will receive a 1" water meter, while the 2007 study assumed homes would receive a 3/4" meter. The 2014 study assumes a 1" meter will be required to meet current fire sprinkler "gallon per minute" water requirements. It is possible that a development may only require 3/4" meters to meet fire requirements, depending on the location of the development, but for the sake of consistency for agency-to-agency comparisons a 1" meter requirement was assumed for all agencies examined.

- **Planning Fees** - The study assumes each project will require an initial environmental assessment that will result in a "negative declaration". While some cities indicated that it would be unlikely for developments of this type to result in a negative declaration, others indicated that a negative declaration would be possible depending on the location of development and other development factors. Preparation and review of an Environmental Impact Report can result in costs and fees of upwards of \$100,000. Since cities are not able to conclusively determine whether an environmental impact report would be required without additional project information that would be impractical to provide for this study, assuming a negative declaration for each city eliminates any potential skew of city-to-city fee comparisons. For consistency, the study also assumes the subdivision will be a planned unit development, and require a General Plan amendment, a zone change, a tentative tract map, and any mandatory design/architecture/landscape reviews required by the respective agencies included in this study.

- **Engineering Fees** - Engineering fees were calculated based on a rough estimate of civil improvement costs and plan/map sheets required for the project. This study also attempted to capture outside agency plan review and inspection fees for water and sewer improvement review and inspection.

Project Specifications

Project #1: 60 Units

Project #2: 35 Units

Size: 10 acres

Dimensions: 660' x 660'

Permitted Density: 6.0 Dwelling Units/Acre ; 3.5 Dwelling Units/Acre

Models: Three identical single family units of 2,500 SF with a 400 SF garage

Electrical: Range, Dishwasher, 220-Dryer, 50 outlets

Plumbing: Two tub-shower combinations, 11 fixtures

Mechanical: Air conditioning, 12 outlets, 3 appliances

Improvements (Engineer's Estimate):				
Description	Quantity	Cost Per Unit	Total	# of Sheets
Grading	150,000 CY	\$2	\$300,000	2
Sanitary Sewer	2,000 LF	\$50	\$100,000	2 plus Title
Storm Drain	500 LF	\$100	\$50,000	2
Street Improvements	2,500 LF	\$200	\$500,000	3 plus Title
Utilities	2,000 LF	\$80	\$160,000	2
Water System	2,000 LF	\$90	\$180,000	2 plus Title
Total			\$1,290,000	

Estimated Land Value				
County	Riverside County			Imperial County
City/Area	Palm Springs	Indian Wells La Quinta Palm Desert Rancho Mirage	All Other Coachella Valley Cities and Unincorporated Areas	All Cities and Unincorporated Areas
Per Acre	\$550,000	\$275,000	\$75,000	\$10,000
Total (10 Acres)	\$5,500,000	\$2,750,000	\$750,000	\$100,000

Summary Information

Riverside County / Coachella Valley

Cathedral City
Coachella
Desert Hot Springs
Indian Wells
Indio
La Quinta
Palm Desert
Palm Springs
Rancho Mirage
Unincorporated Riverside County

Cathedral City

Summary Data Tables and Charts

2014 Fees

Fee Totals	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,443	\$146,573	\$2,443	\$85,501
Impact Fees	\$27,828	\$1,669,666	\$29,282	\$1,024,880
Planning Fees	\$363	\$21,775	\$609	\$21,300
Engineering Fees	\$905	\$54,293	\$1,536	\$53,768
Total	\$31,538	\$1,892,307	\$33,870	\$1,185,449

2007 Fees

Fee Totals	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,303	\$138,194	\$2,303	\$80,613
Impact Fees	\$23,125	\$1,387,486	\$24,259	\$849,075
Planning Fees	\$343	\$20,594	\$575	\$20,119
Engineering Fees	\$691	\$41,481	\$1,136	\$39,746
Total	\$26,463	\$1,587,756	\$28,273	\$989,554

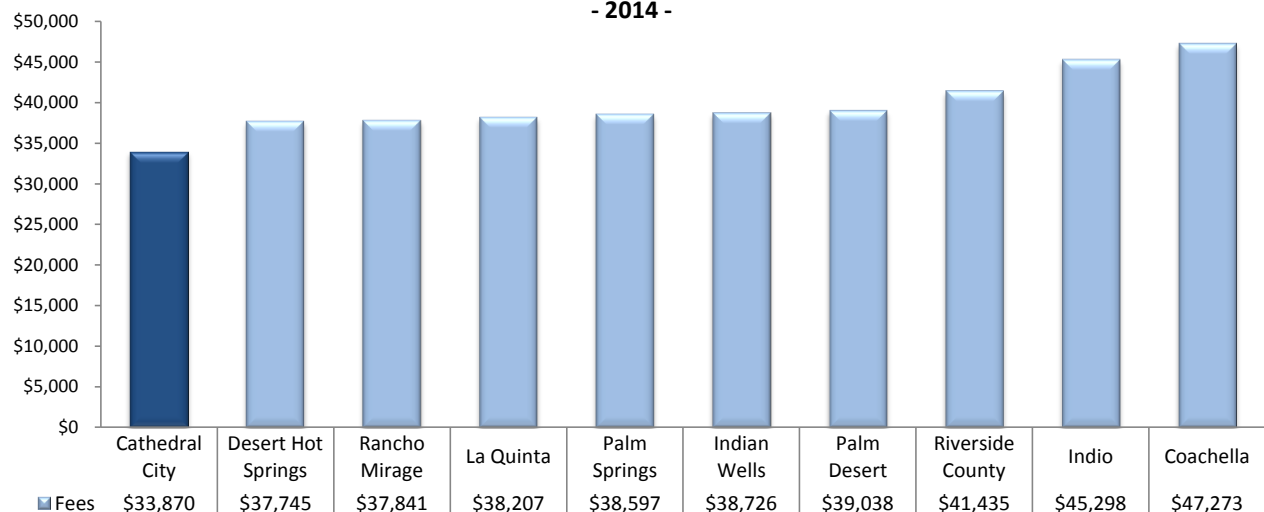
20% Fee Increase
\$6,000 per unit

Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision	35-unit Subdivision	60-unit Subdivision	35-unit Subdivision
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	8%	8%	7%	7%	9%	9%	8%	8%
Impact Fees	88%	88%	86%	86%	87%	87%	86%	86%
Planning Fees	1%	1%	2%	2%	1%	1%	2%	2%
Engineering Fees	3%	3%	5%	5%	3%	3%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conservation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Coachella

Summary Data Tables and Charts

2014 Fees

2007 Fees

Fee Totals

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$5,984	\$359,019	\$6,056	\$211,974
Impact Fees	\$37,236	\$2,234,151	\$38,690	\$1,354,163
Planning Fees	\$552	\$33,100	\$935	\$32,725
Engineering Fees	\$932	\$55,942	\$1,591	\$55,692
Total	\$44,704	\$2,682,213	\$47,273	\$1,654,555

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$5,109	\$306,524	\$5,109	\$178,806
Impact Fees	\$27,988	\$1,679,282	\$28,271	\$989,470
Planning Fees	\$568	\$34,064	\$920	\$32,189
Engineering Fees	\$788	\$47,281	\$1,337	\$46,781
Total	\$34,453	\$2,067,151	\$35,636	\$1,247,246

33% Fee Increase
\$12,000 per unit

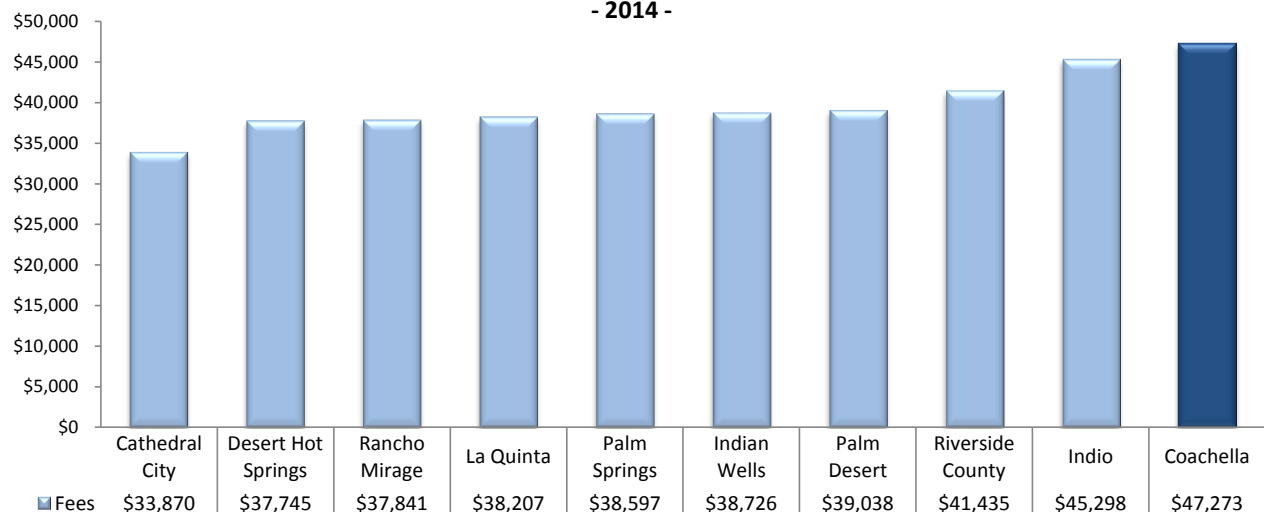
Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	13%	13%	13%	13%
Impact Fees	83%	83%	82%	82%
Planning Fees	1%	1%	2%	2%
Engineering Fees	2%	2%	3%	3%
Total	100%	100%	100%	100%

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	15%	15%	14%	14%
Impact Fees	81%	81%	79%	79%
Planning Fees	2%	2%	3%	3%
Engineering Fees	2%	2%	4%	4%
Total	100%	100%	100%	100%

Development impact fees represent roughly 80% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conversation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Desert Hot Springs

Summary Data Tables and Charts

2014 Fees

2007 Fees

Fee Totals

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,140	\$128,375	\$2,147	\$75,131
Impact Fees	\$32,366	\$1,941,967	\$32,366	\$1,132,814
Planning Fees	\$824	\$49,430	\$1,412	\$49,430
Engineering Fees	\$1,093	\$65,558	\$1,820	\$63,683
Total	\$36,422	\$2,185,330	\$37,745	\$1,321,058

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$3,201	\$192,084	\$3,201	\$112,049
Impact Fees	\$29,268	\$1,756,094	\$29,654	\$1,037,894
Planning Fees	\$998	\$59,896	\$1,711	\$59,896
Engineering Fees	\$356	\$21,367	\$610	\$21,367
Total	\$33,824	\$2,029,441	\$35,177	\$1,231,206

7% Fee Increase
\$3,000 per unit

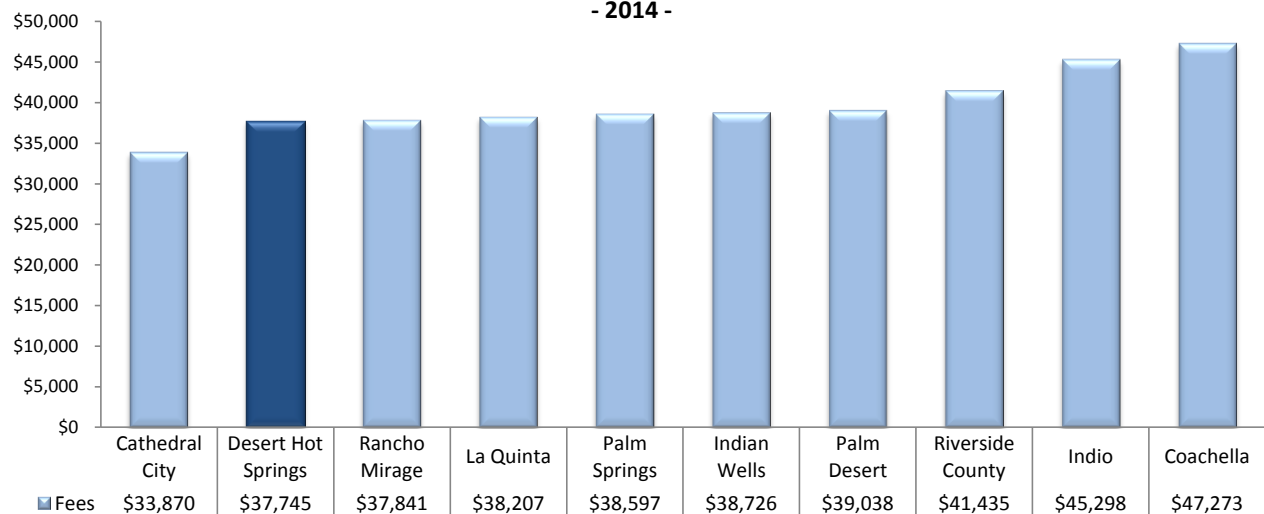
Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	6%	6%	6%	6%
Impact Fees	89%	89%	86%	86%
Planning Fees	2%	2%	4%	4%
Engineering Fees	3%	3%	5%	5%
Total	100%	100%	100%	100%

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	9%	9%	9%	9%
Impact Fees	87%	87%	84%	84%
Planning Fees	3%	3%	5%	5%
Engineering Fees	1%	1%	2%	2%
Total	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conversation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Indian Wells

Summary Data Tables and Charts

2014 Fees

Fee Totals	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$5,105	\$306,300	\$5,105	\$178,675
Impact Fees	\$29,918	\$1,795,066	\$31,372	\$1,098,030
Planning Fees	\$525	\$31,480	\$892	\$31,230
Engineering Fees	\$791	\$47,482	\$1,357	\$47,482
Total	\$36,339	\$2,180,329	\$38,726	\$1,355,418

2007 Fees

60-unit Subdivision		35-unit Subdivision	
Per Unit	Total	Per Unit	Total
\$4,901	\$294,085	\$4,901	\$171,550
\$23,248	\$1,394,891	\$24,665	\$863,274
\$566	\$33,933	\$982	\$34,383
\$723	\$43,390	\$1,240	\$43,390
\$29,439	\$1,766,300	\$31,788	\$1,112,597

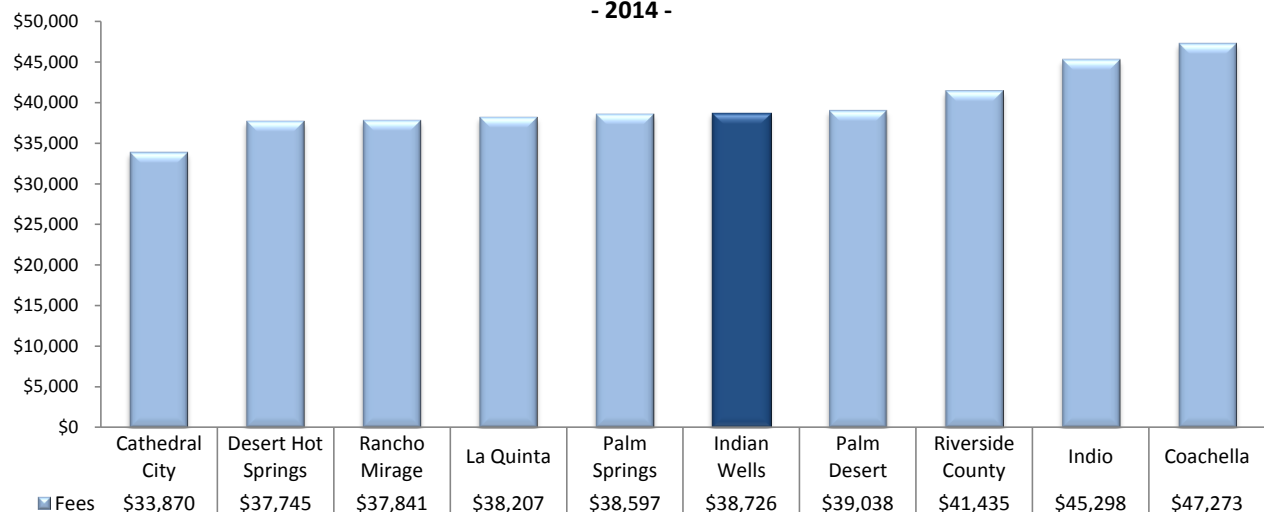
22% Fee Increase
\$7,000 per unit

Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	14%	14%	13%	13%	17%	17%	15%	15%
Impact Fees	82%	82%	81%	81%	79%	79%	78%	78%
Planning Fees	1%	1%	2%	2%	2%	2%	3%	3%
Engineering Fees	2%	2%	4%	4%	2%	2%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 80% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conversation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Indio

Summary Data Tables and Charts

2014 Fees

2007 Fees

Fee Totals

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,276	\$136,541	\$2,276	\$79,649	\$2,871	\$172,274	\$2,871	\$100,493
Impact Fees	\$35,690	\$2,141,398	\$37,313	\$1,305,963	\$30,706	\$1,842,352	\$32,055	\$1,121,922
Planning Fees	\$1,181	\$70,845	\$1,810	\$63,345	\$390	\$23,428	\$669	\$23,428
Engineering Fees	\$2,665	\$159,882	\$3,899	\$136,482	\$113	\$6,750	\$193	\$6,750
Total	\$41,811	\$2,508,666	\$45,298	\$1,585,439	\$34,080	\$2,044,803	\$35,788	\$1,252,593

27% Fee Increase
\$10,000 per unit

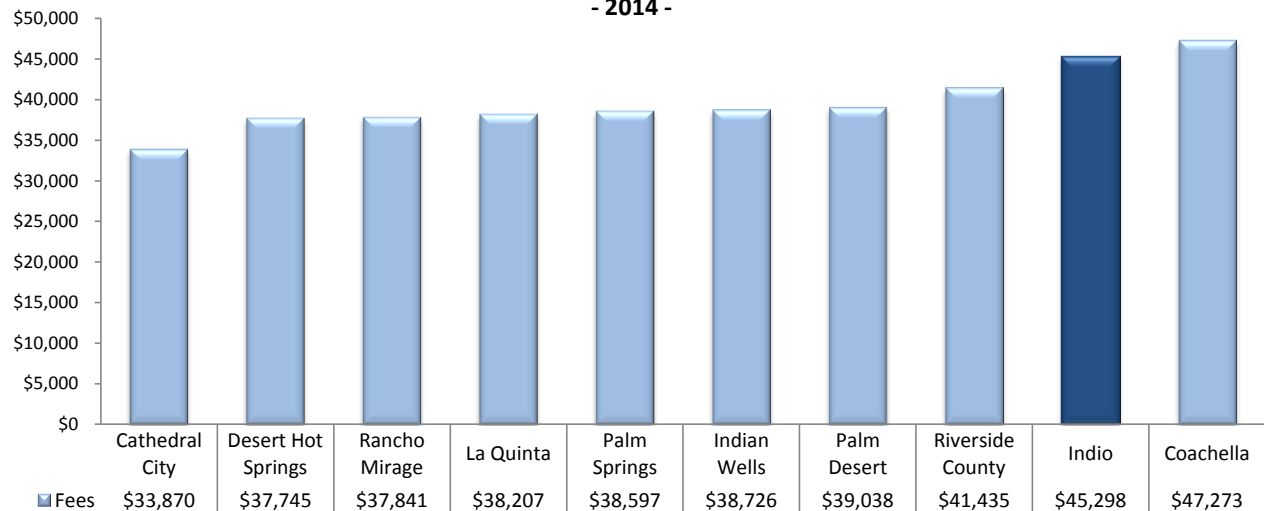
Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	5%	5%	5%	5%	8%	8%	8%	8%
Impact Fees	85%	85%	82%	82%	90%	90%	90%	90%
Planning Fees	3%	3%	4%	4%	1%	1%	2%	2%
Engineering Fees	6%	6%	9%	9%	0%	0%	1%	1%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 85% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conservation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)

- 2014 -



Summary Data Tables and Charts

2014 Fees

2007 Fees

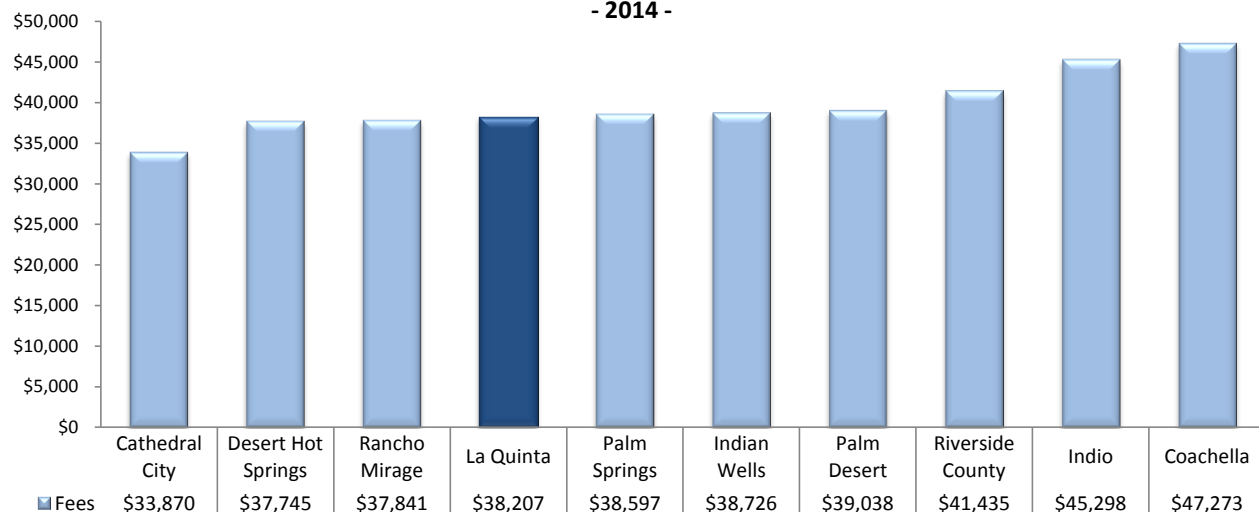
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$1,929	\$115,752	\$1,979	\$69,279	\$1,857	\$104,677	\$1,756	\$60,360
Impact Fees	\$32,079	\$1,924,717	\$33,533	\$1,173,660	\$24,036	\$1,442,130	\$25,452	\$890,830
Planning Fees	\$641	\$38,446	\$1,098	\$38,446	\$280	\$16,824	\$481	\$16,824
Engineering Fees	\$931	\$55,867	\$1,596	\$55,867	\$652	\$39,091	\$1,117	\$39,091
Total	\$35,580	\$2,134,781	\$38,207	\$1,337,251	\$26,824	\$1,602,722	\$28,806	\$1,007,106

33% Fee Increase
\$9,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	5%	5%	5%	5%	7%	7%	6%	6%
Impact Fees	90%	90%	88%	88%	90%	90%	88%	88%
Planning Fees	2%	2%	3%	3%	1%	1%	2%	2%
Engineering Fees	3%	3%	4%	4%	2%	2%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conversation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Palm Desert

Summary Data Tables and Charts

2014 Fees

2007 Fees

Fee Totals

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$4,327	\$259,599	\$4,392	\$153,707	\$5,166	\$309,975	\$5,166	\$180,819
Impact Fees	\$30,615	\$1,836,906	\$32,189	\$1,126,604	\$19,227	\$1,153,597	\$19,361	\$677,649
Planning Fees	\$509	\$30,521	\$872	\$30,521	\$43	\$2,562	\$73	\$2,562
Engineering Fees	\$1,235	\$74,116	\$1,586	\$55,516	\$457	\$27,429	\$482	\$16,854
Total	\$36,686	\$2,201,142	\$39,038	\$1,366,347	\$24,893	\$1,493,563	\$25,082	\$877,884

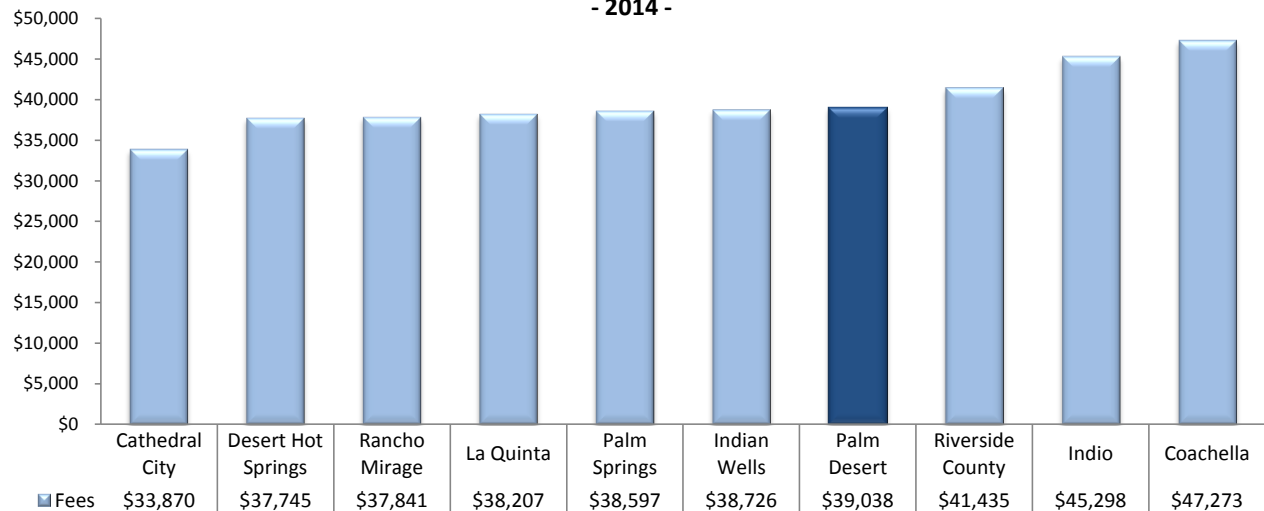
56% Fee Increase
\$14,000 per unit

Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	12%	12%	11%	11%	21%	21%	21%	21%
Impact Fees	83%	83%	82%	82%	77%	77%	77%	77%
Planning Fees	1%	1%	2%	2%	0%	0%	0%	0%
Engineering Fees	3%	3%	4%	4%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 80% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conservation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Palm Springs

Summary Data Tables and Charts

2014 Fees

2007 Fees

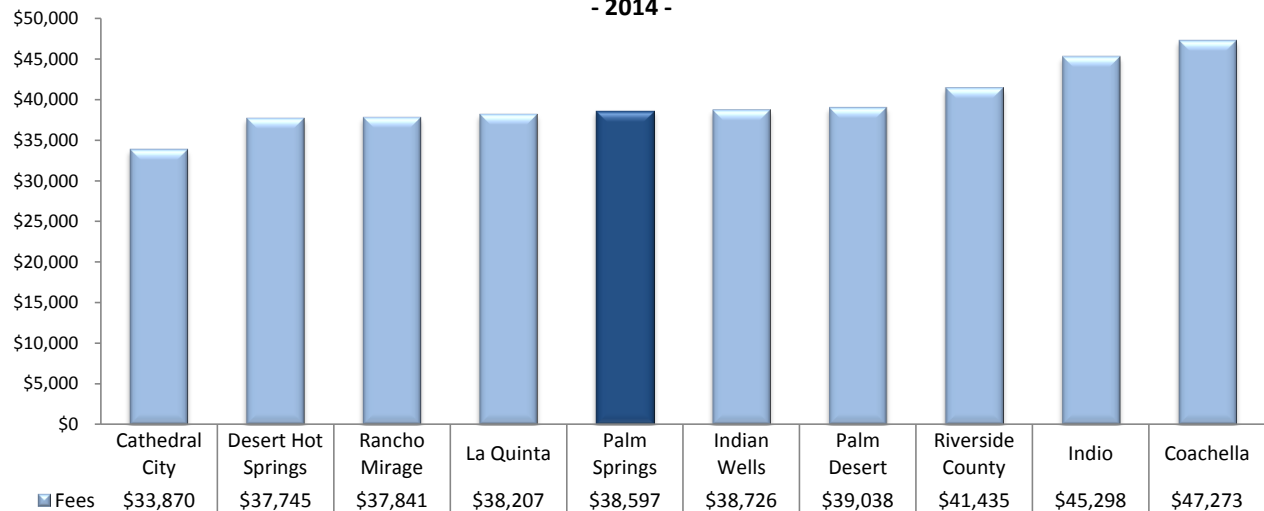
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$1,789	\$107,337	\$1,844	\$64,546	\$2,314	\$138,830	\$2,314	\$80,984
Impact Fees	\$33,322	\$1,999,325	\$33,322	\$1,166,273	\$31,483	\$1,889,000	\$32,862	\$1,150,179
Planning Fees	\$848	\$50,886	\$1,454	\$50,886	\$589	\$35,353	\$1,010	\$35,353
Engineering Fees	\$1,153	\$69,187	\$1,977	\$69,187	\$709	\$42,539	\$1,215	\$42,539
Total	\$37,112	\$2,226,734	\$38,597	\$1,350,892	\$35,095	\$2,105,722	\$37,402	\$1,309,055

3% Fee Increase
\$1,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	5%	5%	5%	5%	7%	7%	6%	6%
Impact Fees	90%	90%	86%	86%	90%	90%	88%	88%
Planning Fees	2%	2%	4%	4%	2%	2%	3%	3%
Engineering Fees	3%	3%	5%	5%	2%	2%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conversation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Rancho Mirage

Summary Data Tables and Charts

2014 Fees

2007 Fees

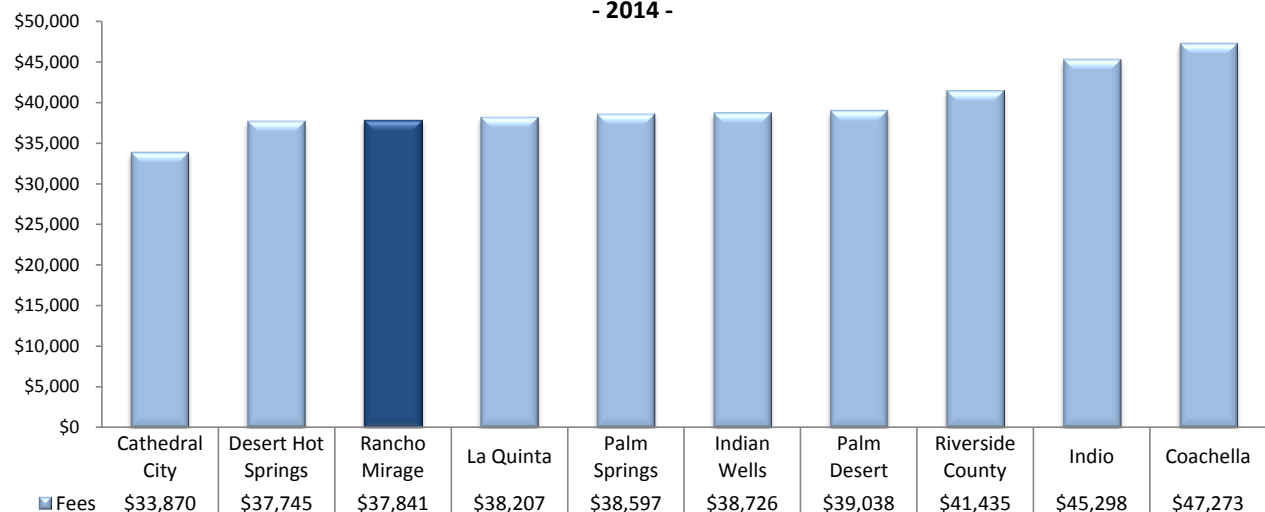
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,429	\$145,762	\$2,429	\$85,028	\$1,759	\$105,536	\$1,759	\$61,563
Impact Fees	\$31,226	\$1,873,573	\$33,398	\$1,168,921	\$25,676	\$1,540,583	\$27,093	\$948,261
Planning Fees	\$396	\$23,753	\$679	\$23,753	\$416	\$24,923	\$712	\$24,923
Engineering Fees	\$791	\$47,480	\$1,335	\$46,730	\$732	\$43,901	\$1,233	\$43,151
Total	\$34,843	\$2,090,569	\$37,841	\$1,324,432	\$28,583	\$1,714,943	\$30,797	\$1,077,897

23% Fee Increase
\$7,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	7%	7%	6%	6%	6%	6%	6%	6%
Impact Fees	90%	90%	88%	88%	90%	90%	88%	88%
Planning Fees	1%	1%	2%	2%	1%	1%	2%	2%
Engineering Fees	2%	2%	4%	4%	3%	3%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conservation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Riverside County

Summary Data Tables and Charts

2014 Fees

2007 Fees

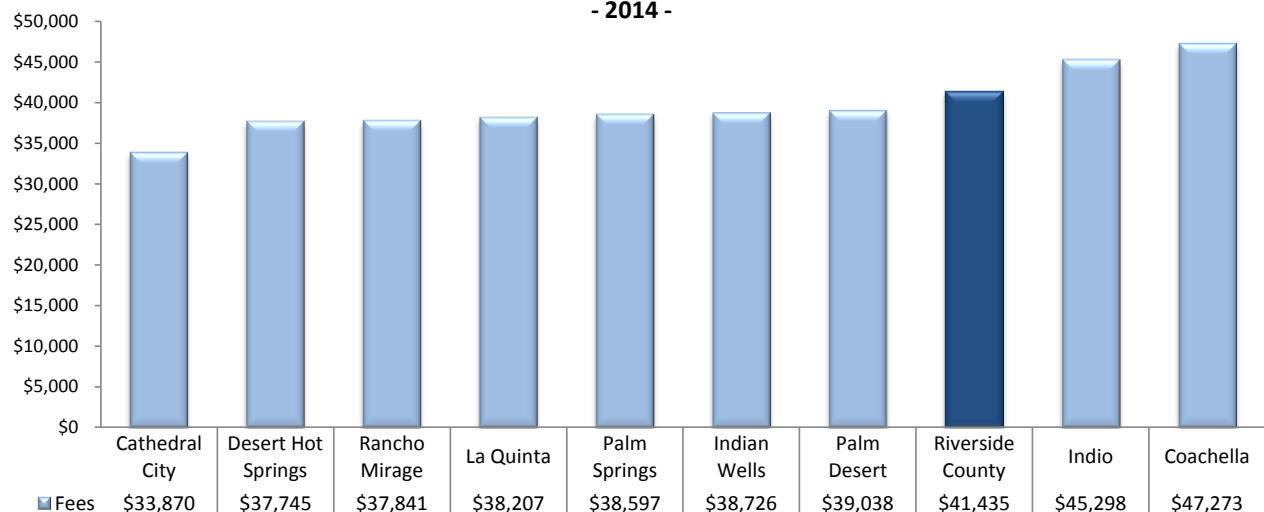
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,005	\$120,317	\$2,213	\$77,449	\$8,070	\$484,219	\$8,070	\$282,461
Impact Fees	\$31,985	\$1,919,086	\$33,439	\$1,170,375	\$27,723	\$1,663,376	\$29,140	\$1,019,891
Planning Fees	\$1,528	\$91,696	\$2,620	\$91,696	\$456	\$27,362	\$714	\$24,990
Engineering Fees	\$1,845	\$110,695	\$3,163	\$110,695	\$876	\$52,584	\$1,417	\$49,609
Total	\$37,363	\$2,241,794	\$41,435	\$1,450,215	\$37,125	\$2,227,541	\$39,342	\$1,376,950

5% Fee Increase
\$2,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	5%	5%	5%	5%	22%	22%	21%	21%
Impact Fees	86%	86%	81%	81%	75%	75%	74%	74%
Planning Fees	4%	4%	6%	6%	1%	1%	2%	2%
Engineering Fees	5%	5%	8%	8%	2%	2%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 85% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, TUMF, multi-species habitat conservation, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Summary Information

Imperial County

Brawley
Calexico
Calipatria
El Centro
Holtville
Imperial
Westmorland
Unincorporated Imperial County

Brawley

Summary Data Tables and Charts

2014 Fees

2007 Fees

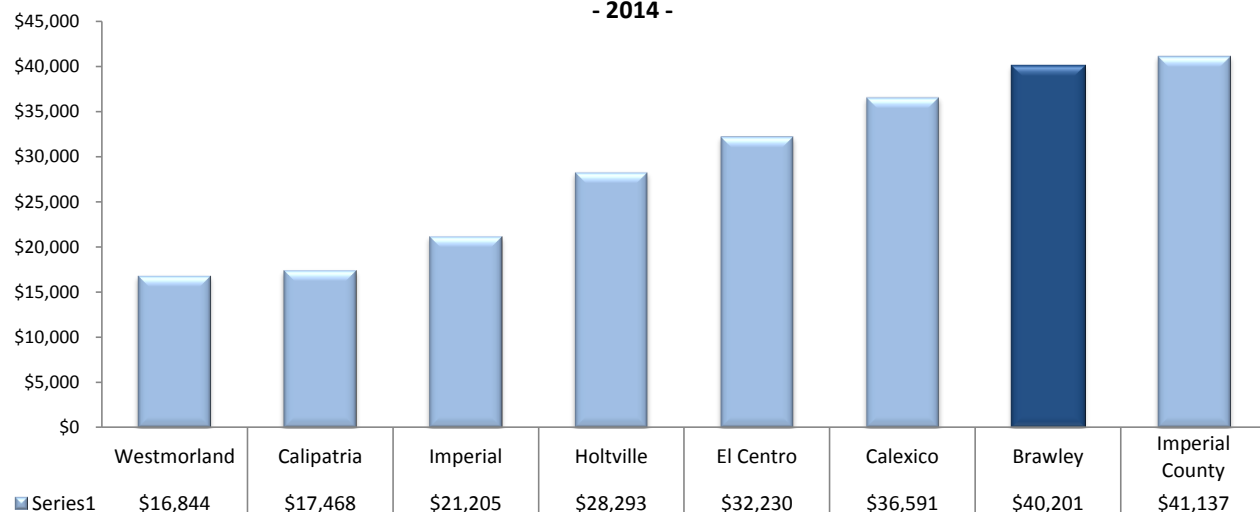
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,191	\$131,478	\$2,231	\$78,092	\$1,925	\$115,522	\$1,925	\$67,388
Impact Fees	\$35,946	\$2,156,755	\$35,946	\$1,258,107	\$15,484	\$929,040	\$15,484	\$541,940
Planning Fees	\$428	\$25,681	\$734	\$25,681	\$230	\$13,750	\$382	\$13,375
Engineering Fees	\$753	\$45,150	\$1,290	\$45,150	\$1,024	\$61,415	\$1,755	\$61,415
Total	\$39,318	\$2,359,064	\$40,201	\$1,407,030	\$18,662	\$1,119,727	\$19,546	\$684,117

106% Fee Increase
\$21,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	6%	6%	6%	6%	10%	10%	10%	10%
Impact Fees	91%	91%	89%	89%	83%	83%	79%	79%
Planning Fees	1%	1%	2%	2%	1%	1%	2%	2%
Engineering Fees	2%	2%	3%	3%	5%	5%	9%	9%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Summary Data Tables and Charts

2014 Fees

2007 Fees

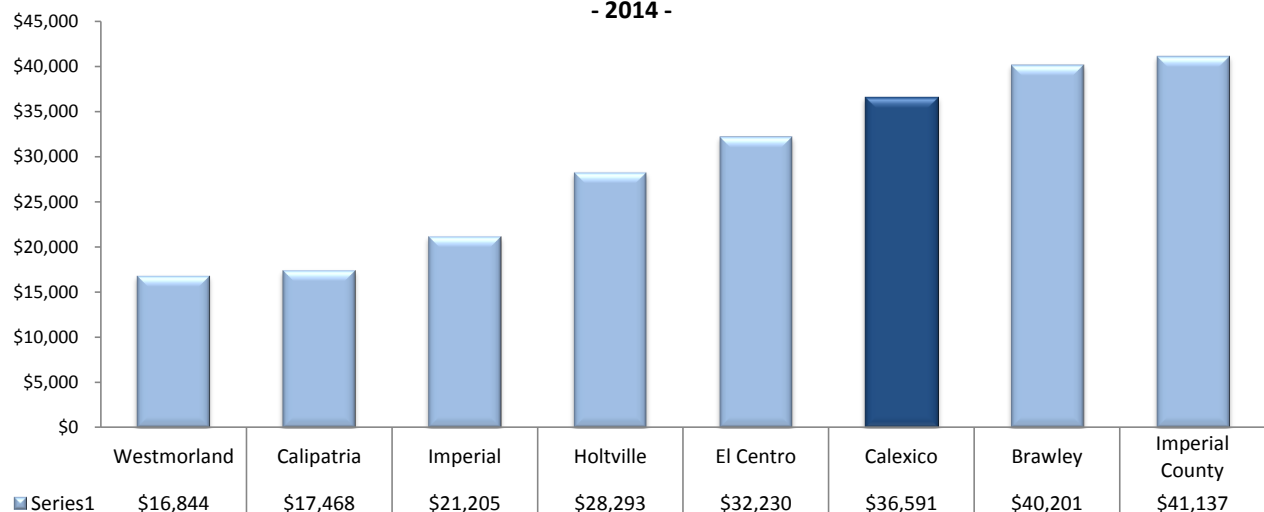
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$4,518	\$271,061	\$4,564	\$159,751	\$2,279	\$136,740	\$2,279	\$79,765
Impact Fees	\$26,276	\$1,576,555	\$26,276	\$919,657	\$27,971	\$1,678,240	\$27,971	\$978,973
Planning Fees	\$1,379	\$82,762	\$2,365	\$82,762	\$1,173	\$70,383	\$2,011	\$70,383
Engineering Fees	\$1,975	\$118,504	\$3,386	\$118,504	\$1,838	\$110,282	\$3,151	\$110,282
Total	\$34,148	\$2,048,882	\$36,591	\$1,280,674	\$33,261	\$1,995,645	\$35,412	\$1,239,403

3% Fee Increase
\$1,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	13%	13%	12%	12%	7%	7%	6%	6%
Impact Fees	77%	77%	72%	72%	84%	84%	79%	79%
Planning Fees	4%	4%	6%	6%	4%	4%	6%	6%
Engineering Fees	6%	6%	9%	9%	6%	6%	9%	9%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 75% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Summary Data Tables and Charts

2014 Fees

2007 Fees

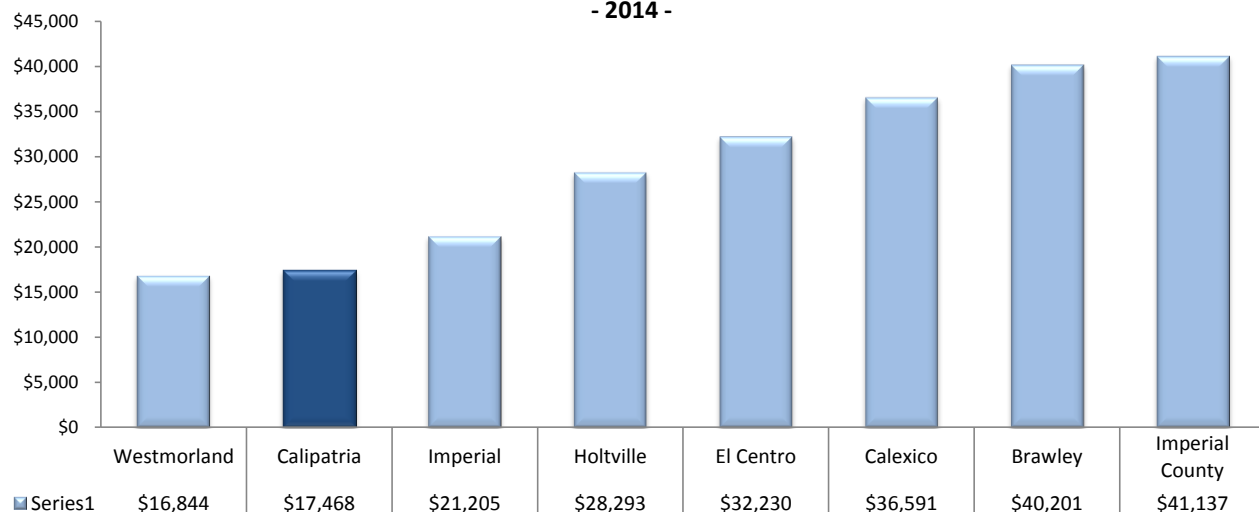
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$5,464	\$327,863	\$5,489	\$192,125	\$5,464	\$327,863	\$5,489	\$192,125
Impact Fees	\$9,425	\$565,500	\$9,425	\$329,875	\$8,575	\$514,500	\$8,575	\$300,125
Planning Fees	\$366	\$21,981	\$628	\$21,981	\$187	\$11,250	\$314	\$11,000
Engineering Fees	\$1,123	\$67,400	\$1,926	\$67,400	\$1,123	\$67,400	\$1,926	\$67,400
Total	\$16,379	\$982,745	\$17,468	\$611,381	\$15,350	\$921,013	\$16,304	\$570,650

7% Fee Increase
\$1,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	33%	33%	31%	31%	36%	36%	34%	34%
Impact Fees	58%	58%	54%	54%	56%	56%	53%	53%
Planning Fees	2%	2%	4%	4%	1%	1%	2%	2%
Engineering Fees	7%	7%	11%	11%	7%	7%	12%	12%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 55% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

**35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -**



Note: Water capacity/connection fees not available for the City of Calipatria.

El Centro

Summary Data Tables and Charts

2014 Fees

2007 Fees

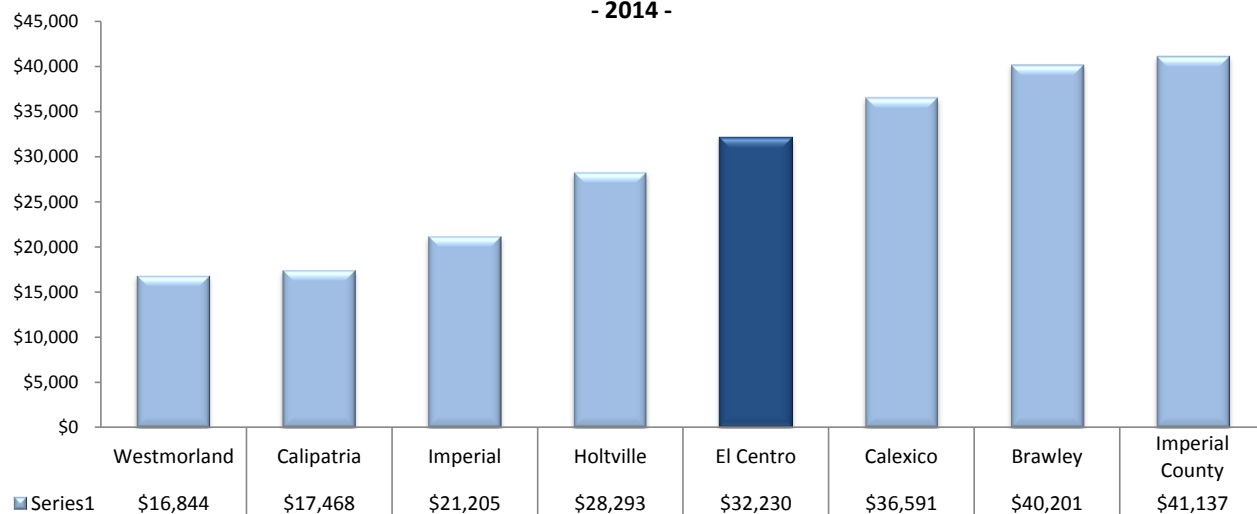
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$1,277	\$76,649	\$1,277	\$44,712	\$1,268	\$76,108	\$1,268	\$44,396
Impact Fees	\$29,221	\$1,753,260	\$29,221	\$1,022,735	\$25,893	\$1,553,580	\$25,893	\$906,255
Planning Fees	\$251	\$15,064	\$430	\$15,064	\$251	\$15,064	\$430	\$15,064
Engineering Fees	\$759	\$45,537	\$1,301	\$45,537	\$1,032	\$61,941	\$1,770	\$61,941
Total	\$31,509	\$1,890,510	\$32,230	\$1,128,048	\$28,445	\$1,706,693	\$29,362	\$1,027,656

10% Fee Increase
\$3,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	4%	4%	4%	4%	4%	4%	4%	4%
Impact Fees	93%	93%	91%	91%	91%	91%	88%	88%
Planning Fees	1%	1%	1%	1%	1%	1%	1%	1%
Engineering Fees	2%	2%	4%	4%	4%	4%	6%	6%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 90% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Holtville

Summary Data Tables and Charts

2014 Fees

2007 Fees

Fee Totals

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$3,844	\$230,629	\$3,844	\$134,534	\$4,494	\$269,632	\$4,494	\$157,285
Impact Fees	\$22,633	\$1,357,980	\$22,633	\$792,155	\$18,132	\$1,087,920	\$18,132	\$634,620
Planning Fees	\$366	\$21,981	\$628	\$21,981	\$86	\$5,150	\$136	\$4,775
Engineering Fees	\$693	\$41,600	\$1,189	\$41,600	\$693	\$41,600	\$1,189	\$41,600
Total	\$27,537	\$1,652,191	\$28,293	\$990,270	\$23,406	\$1,404,302	\$23,951	\$838,280

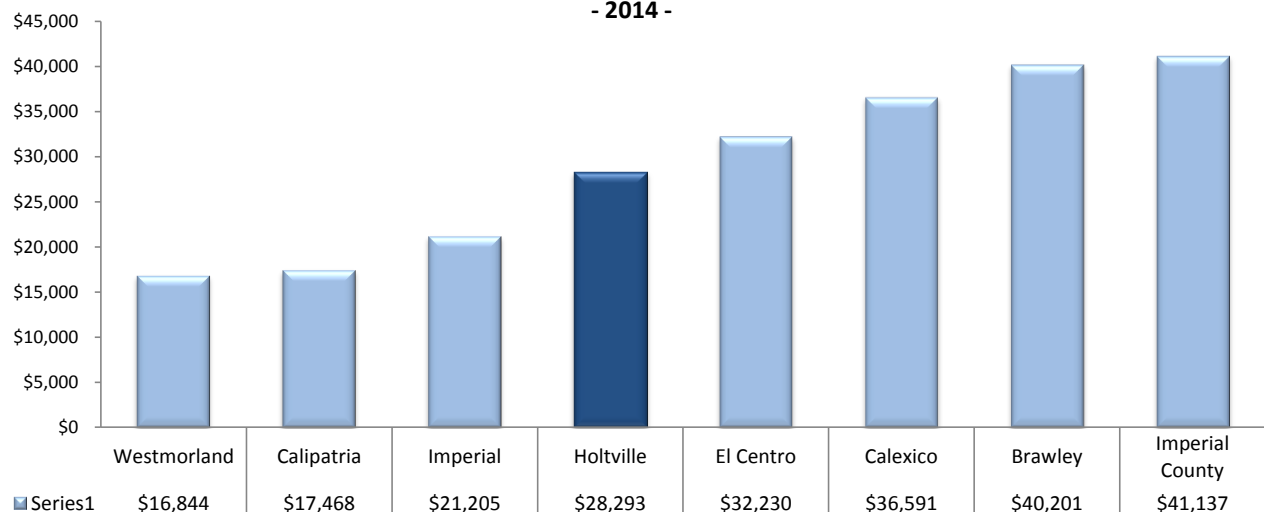
18% Fee Increase
\$4,000 per unit

Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	14%	14%	14%	14%	19%	19%	19%	19%
Impact Fees	82%	82%	80%	80%	77%	77%	76%	76%
Planning Fees	1%	1%	2%	2%	0%	0%	1%	1%
Engineering Fees	3%	3%	4%	4%	3%	3%	5%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 80% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Imperial

Summary Data Tables and Charts

2014 Fees

2007 Fees

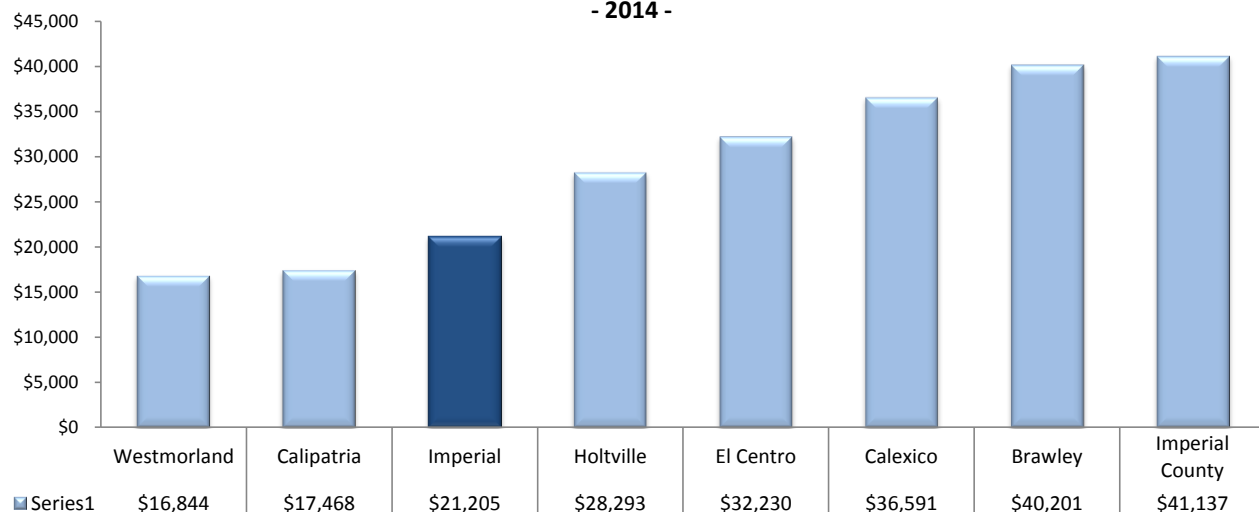
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$3,844	\$230,629	\$3,844	\$134,534	\$2,740	\$164,413	\$2,799	\$97,957
Impact Fees	\$15,454	\$927,252	\$15,454	\$540,897	\$16,514	\$990,833	\$16,514	\$577,986
Planning Fees	\$419	\$25,149	\$719	\$25,149	\$1,120	\$67,209	\$1,921	\$67,209
Engineering Fees	\$693	\$41,600	\$1,189	\$41,600	\$949	\$56,961	\$1,576	\$55,161
Total	\$20,411	\$1,224,631	\$21,205	\$742,180	\$21,324	\$1,279,416	\$22,809	\$798,313

7% Fee Decrease
\$2,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	19%	19%	18%	18%	13%	13%	12%	12%
Impact Fees	76%	76%	73%	73%	77%	77%	72%	72%
Planning Fees	2%	2%	3%	3%	5%	5%	8%	8%
Engineering Fees	3%	3%	6%	6%	4%	4%	7%	7%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 75% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Westmorland

Summary Data Tables and Charts

2014 Fees

Fee Totals	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$3,844	\$230,629	\$3,844	\$134,534
Impact Fees	\$11,209	\$672,540	\$11,209	\$392,315
Planning Fees	\$366	\$21,981	\$628	\$21,981
Engineering Fees	\$678	\$40,700	\$1,163	\$40,700
Total	\$16,098	\$965,851	\$16,844	\$589,530

2007 Fees

Fee Totals	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$2,843	\$170,594	\$2,843	\$99,513
Impact Fees	\$10,925	\$655,500	\$10,925	\$382,375
Planning Fees	\$105	\$6,250	\$171	\$6,000
Engineering Fees	\$812	\$48,710	\$1,392	\$48,710
Total	\$14,685	\$881,054	\$15,331	\$536,598

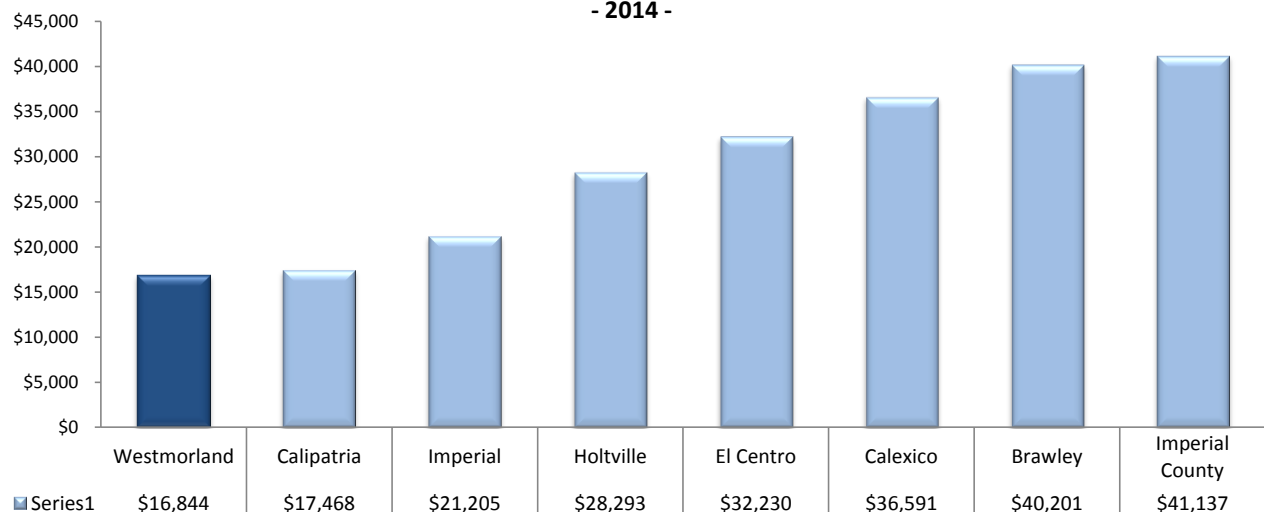
10% Fee Increase
\$2,000 per unit

Fee Share

Fee Description	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	24%	24%	23%	23%	19%	19%	19%	19%
Impact Fees	70%	70%	67%	67%	74%	74%	71%	71%
Planning Fees	2%	2%	4%	4%	1%	1%	1%	1%
Engineering Fees	4%	4%	7%	7%	6%	6%	9%	9%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 70% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees) - 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Imperial County

Summary Data Tables and Charts

2014 Fees

2007 Fees

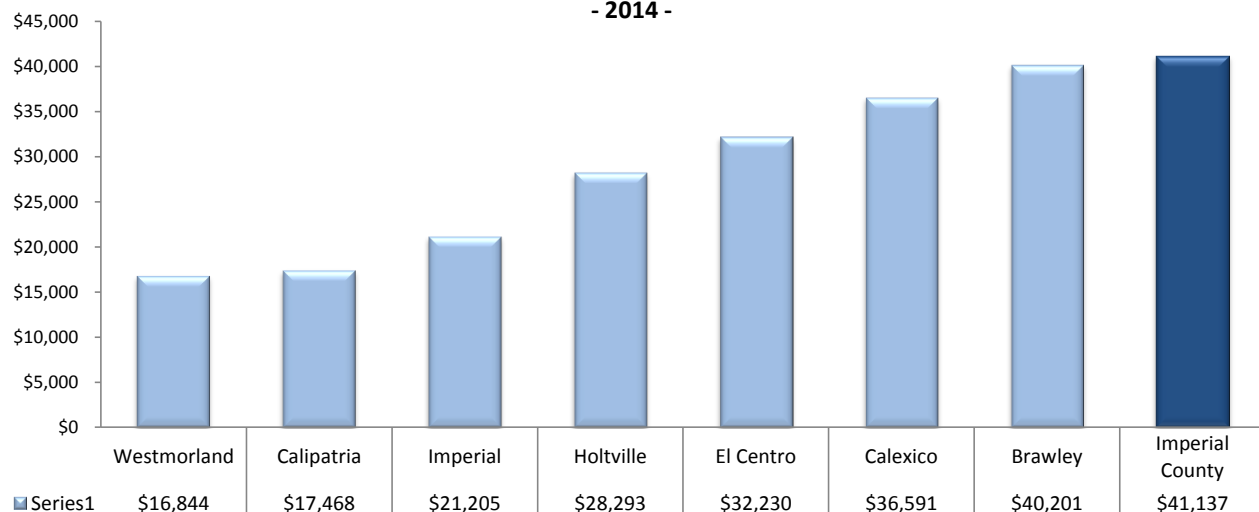
Fee Totals	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	\$5,464	\$327,863	\$5,489	\$192,125	\$4,494	\$269,632	\$4,494	\$157,285
Impact Fees	\$32,441	\$1,946,460	\$32,441	\$1,135,435	\$32,441	\$1,946,460	\$32,441	\$1,135,435
Planning Fees	\$735	\$44,101	\$1,010	\$35,351	\$176	\$10,550	\$301	\$10,550
Engineering Fees	\$1,282	\$76,900	\$2,197	\$76,900	\$1,282	\$76,900	\$2,197	\$76,900
Total	\$39,922	\$2,395,325	\$41,137	\$1,439,811	\$38,392	\$2,303,542	\$39,433	\$1,380,170

4% Fee Increase
\$2,000 per unit

Fee Share	60-unit Subdivision		35-unit Subdivision		60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total
Building Permit Fees	14%	14%	13%	13%	12%	12%	11%	11%
Impact Fees	81%	81%	79%	79%	84%	84%	82%	82%
Planning Fees	2%	2%	2%	2%	0%	0%	1%	1%
Engineering Fees	3%	3%	5%	5%	3%	3%	6%	6%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Development impact fees represent roughly 80% of the developer fees examined in this study. These include school developer fees, water and wastewater capacity fees, and other fees intended to offset the impact of development on certain capital facilities.

35-Unit Subdivision (Per Unit Developer Fees)
- 2014 -



Note: Water capacity/connection fees not available for the City of Calipatria.

Fee Estimate Details

Riverside County / Coachella Valley

Cathedral City
Coachella
Desert Hot Springs
Indian Wells
Indio
La Quinta
Palm Desert
Palm Springs
Rancho Mirage
Unincorporated Riverside County

Cathedral City

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$1,144	\$68,610	\$1,144	\$40,023
Plan Check	\$743	\$44,597	\$743	\$26,015
Permit Issuance	\$30	\$1,800	\$30	\$1,050
Mechanical	\$56	\$3,360	\$56	\$1,960
Electrical	\$162	\$9,690	\$162	\$5,653
Plumbing	\$134	\$8,010	\$134	\$4,673
Document Imaging	\$11	\$660	\$11	\$385
General Plan Maintenance	\$122	\$7,338	\$122	\$4,281
SMIP	\$32	\$1,908	\$32	\$1,113
BSA (SB 1473)	\$10	\$600	\$10	\$350
Total	\$2,443	\$146,573	\$2,443	\$85,501

[a] [b]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Master Undergrounding Plan	\$375	\$22,500	\$375	\$13,125
Police, Fire, Facilities, and Signalization	\$450	\$27,000	\$450	\$15,750
City Facilities Impact Fees	\$1,850	\$111,000	\$1,850	\$64,750
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Facility Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitary Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Developer Fee	\$8,550	\$513,000	\$8,550	\$299,250
Total	\$27,828	\$1,669,666	\$29,282	\$1,024,880

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Design Review - Discretionary	\$38	\$2,270	\$65	\$2,270
Initial Study (Neg. Dec.)	\$26	\$1,540	\$44	\$1,540
PUD	\$53	\$3,190	\$91	\$3,190
Change of Zone w/ GPA	\$128	\$7,650	\$219	\$7,650
Tentative Tract Map	\$69	\$4,120	\$104	\$3,645
Final Landscape Plan	\$8	\$460	\$13	\$460
Plan Check Fee - Residential	\$5	\$300	\$9	\$300
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$363	\$21,775	\$609	\$21,300

[c]

[d]

[d]

[d]

[d]

[d]

Cathedral City

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision		[e]
	Per Unit	Total	Per Unit	Total	
Final Tract Map	\$53	\$3,150	\$75	\$2,625	
Plan Check - Streets	\$59	\$3,539	\$101	\$3,539	
Plan Check - Sewer Improvements	\$43	\$2,606	\$74	\$2,606	
Plan Check - Storm Drain	\$35	\$2,073	\$59	\$2,073	
Plan Check - Water Improvements	\$28	\$1,650	\$47	\$1,650	
Plan Check - PM 10	\$10	\$570	\$16	\$570	
Hydrology Report	\$18	\$1,050	\$30	\$1,050	[f]
WQMP Report	\$18	\$1,050	\$30	\$1,050	[f]
NPDES/SWPPP Report	\$18	\$1,050	\$30	\$1,050	[f]
Plan Check - Grading (Rough)	\$25	\$1,496	\$43	\$1,496	[f]
Plan Check - Grading (Precise)	\$14	\$814	\$23	\$814	[f]
Permit - Grading	\$33	\$2,000	\$57	\$2,000	
Inspection - PM 10	\$63	\$3,780	\$108	\$3,780	[f]
Inspection - Site Improvements	\$360	\$21,570	\$616	\$21,570	[g]
Water Improvements - Plan Check (CVWD)	\$29	\$1,750	\$50	\$1,750	
Sewer Improvements - Plan Check (CVWD)	\$24	\$1,425	\$41	\$1,425	
Landscape - Plan Check (CVWD)	\$9	\$560	\$16	\$560	
Water Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080	
Sewer Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080	
Total	\$905	\$54,293	\$1,536	\$53,768	

Total Fees	\$31,538	\$1,892,307	\$33,870	\$1,185,449
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Notes:

[a] Building fees have remained relatively unchanged since 2007. Source: Telephone discussions with City staff and sample building permit fee information provided by the City via email.

[b] The 2007 study originally included Master Underground fee as part of Building Fees. The 2014 study categorizes the Master Underground fee as part of the Impact/Capital fees collected by the City. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 Building fees and increase 2007 impact fees by the Master Underground fee amount identified in the 2007 fee study.

[c] The 2007 study classified "environmental" and "planning" fees into two distinct groups. The categories have been combined in 2014 study and identified as Planning fees. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 fees to exclude the following fees: Environmental Impact Report, Negative Declaration, Categorical Exemption, and Final Map. Additionally, in order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce the Final Tract Map Fee from the 2007 study from Planning fees and increase 2007 Engineering Fees by the same amount.

[d] Initial deposit amount. Actual fee may vary.

[e] The 2007 study does not include Engineering improvement inspection fees. In order to properly compare 2007 to 2014 fee changes, a manual adjustment has been made to include estimated improvement inspection fees of \$21,570 to the 2007 study outcomes. The studies do not include identical fees, but this manual adjustment should correct the most significant discrepancy.

[f] Deposit based fee. Actual fee may vary. Estimated fees developed by ClearSource. Fee estimates assume \$105 hourly rate. To determine estimated hours assumed in fee, divide estimated fee by \$105.

[g] Engineering fee schedule identifies fee as \$10,000 plus 13% of improvement costs exceeding \$400,000. ClearSource has assumed 13% is a typographical error and estimated fee at 1.3%.

Coachella

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$2,445	\$146,700	\$2,445	\$85,575
Plan Check	\$369	\$22,131	\$442	\$15,456
Fire Fees	\$140	\$8,400	\$140	\$4,900
Certificate of Occupancy	\$256	\$15,360	\$256	\$8,960
1% Construction Tax	\$2,727	\$163,641	\$2,727	\$95,457
SMIP	\$35	\$2,127	\$35	\$1,241
BSA (SB 1473)	\$11	\$660	\$11	\$385
Total	\$5,984	\$359,019	\$6,056	\$211,974

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
General Government	\$2,358	\$141,457	\$2,358	\$82,516
Fire	\$1,750	\$105,002	\$1,750	\$61,251
Police	\$307	\$18,391	\$307	\$10,728
Park Improvement Fee	\$6,480	\$388,821	\$6,480	\$226,812
Park Land	\$1,377	\$82,620	\$1,377	\$48,195
Library	\$578	\$34,673	\$578	\$20,226
Streets and Transportation	\$2,686	\$161,159	\$2,686	\$94,009
Art-In-Public Places	\$682	\$40,910	\$682	\$23,864
Water Connection Fees	\$3,554	\$213,232	\$3,554	\$124,385
Supplemental Water Supply Charge	\$2,036	\$122,180	\$3,491	\$122,180
Sewage Connection Fee	\$3,899	\$233,940	\$3,899	\$136,465
TUMF Fee	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Impact Fee	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$37,236	\$2,234,151	\$38,690	\$1,354,163

[a]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study Preparation	\$80	\$4,780	\$137	\$4,780
Initial Study Review	\$35	\$2,118	\$61	\$2,118
Negative Declaration	\$19	\$1,153	\$33	\$1,153
Architectural Review	\$71	\$4,257	\$118	\$4,132
Planned Unit Development (CUP)	\$71	\$4,257	\$118	\$4,132
General Plan Map Amendment	\$66	\$3,957	\$113	\$3,957
Zone Change (Amendment)	\$101	\$6,076	\$174	\$6,076
Tentative Tract Map	\$71	\$4,257	\$118	\$4,132
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$552	\$33,100	\$935	\$32,725

[b]

Coachella

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Tract Map Filing Fees	\$3	\$208	\$6	\$208
Final Tract Map Plan Check	\$20	\$1,224	\$28	\$974
Plan Check - Streets, Water, Sewer	\$306	\$18,360	\$525	\$18,360
SWPPP Document Review	\$13	\$750	\$21	\$750
WQMP Document Review	\$13	\$750	\$21	\$750
PM10 Plan Check	\$13	\$750	\$21	\$750
PM10 Inspection	\$60	\$3,600	\$103	\$3,600
Grading Plan Check (Rough)	\$25	\$1,500	\$43	\$1,500
Grading Plan Check (Precise)	\$25	\$1,500	\$43	\$1,500
Inspection Fees - Grading, Streets, Water, Sewer	\$455	\$27,300	\$780	\$27,300
Total	\$932	\$55,942	\$1,591	\$55,692

[c]

Total Fees	\$44,704	\$2,682,213	\$47,273	\$1,654,555
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Notes:

[a] Supplemental Water Supply Charge is set to match the fee imposed by Coachella Valley Water District. The City of Coachella does not currently collect this fee, but anticipates that it will begin collecting the fee and will collect an amount that mirrors the fee collected by CVWD. Inclusion of this fee was at staff's direction, although the specific date of implementation is unknown.

[b] Coachella Planning staff has indicated that review and approval of projects of this size would most likely require preparation of an environmental impact report. However, in order to enhance the fee comparison, this study assumes all cities will require an initial study without a resulting environmental impact report. Additionally, in order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce the Environmental Impact Report Fee from the 2007 study.

[c] Assume precise grading plan check fee will equal rough grading plan review fee.

Desert Hot Springs

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$1,009	\$60,510	\$1,009	\$35,298
Plan Check	\$469	\$28,122	\$476	\$16,650
Mechanical	\$237	\$14,190	\$237	\$8,278
Electrical	\$54	\$3,240	\$54	\$1,890
Plumbing	\$187	\$11,220	\$187	\$6,545
Impact Fee Calculation	\$88	\$5,280	\$88	\$3,080
General Plan Maintenance Fee	\$50	\$3,026	\$50	\$1,765
SMIP	\$35	\$2,127	\$35	\$1,241
BSA (SB 1473)	\$11	\$660	\$11	\$385
Total	\$2,140	\$128,375	\$2,147	\$75,131

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Aquatic Center Facilities	\$221	\$13,260	\$221	\$7,735
Community Center	\$1,660	\$99,600	\$1,660	\$58,100
Fire Facilities	\$362	\$21,720	\$362	\$12,670
General Facilities	\$749	\$44,940	\$749	\$26,215
Law Enforcement	\$362	\$21,720	\$362	\$12,670
Parkland & Recreation	\$2,795	\$167,700	\$2,795	\$97,825
Storm Drainage Fee	\$789	\$47,340	\$789	\$27,615
Street-Traffic Signals	\$2,165	\$129,900	\$2,165	\$75,775
Art-In-Public Places	\$1,364	\$81,821	\$1,364	\$47,729
Water Meter Installation (MSWD)	\$430	\$25,800	\$430	\$15,050
Water Connection Fee (MSWD)	\$7,270	\$436,200	\$7,270	\$254,450
Sewer Connection Fee (MSWD)	\$2,520	\$151,200	\$2,520	\$88,200
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Fee	\$1,292	\$77,520	\$1,292	\$45,220
School District Fee	\$8,550	\$513,000	\$8,550	\$299,250
Total	\$32,366	\$1,941,967	\$32,366	\$1,132,814

[a]

[b]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Negative Declaration	\$22	\$1,315	\$38	\$1,315
Design Review	\$65	\$3,900	\$111	\$3,900
Planned Unit Development	\$188	\$11,300	\$323	\$11,300
Site Development Permit	\$97	\$5,800	\$166	\$5,800
Zone Change (Amendment)	\$77	\$4,590	\$131	\$4,590
General Plan Amendment	\$101	\$6,030	\$172	\$6,030
Tentative Tract Map	\$238	\$14,250	\$407	\$14,250
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$824	\$49,430	\$1,412	\$49,430

Desert Hot Springs

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Tract Map	\$113	\$6,760	\$193	\$6,760
Plan Check - Grading (Rough)	\$45	\$2,704	\$77	\$2,704
Plan Check - Grading (Precise)	\$45	\$2,704	\$77	\$2,704
Plan Check - Streets	\$70	\$4,204	\$120	\$4,204
Plan Check - Storm Drains	\$45	\$2,704	\$77	\$2,704
Inspection - Grading	\$111	\$6,666	\$190	\$6,666
Inspection - Streets, Storm Drains	\$230	\$13,816	\$395	\$13,816
Annexation to CFD	\$83	\$5,000	\$143	\$5,000
Annexation to P-Tax II	\$83	\$5,000	\$143	\$5,000
PC & Inspection - Wtr & Swr (MSWD)	\$175	\$10,500	\$300	\$10,500
Plan Check - Landscape (MSWD)	\$17	\$1,000	\$29	\$1,000
Inspection - Landscape (MSWD)	\$75	\$4,500	\$75	\$2,625
Total	\$1,093	\$65,558	\$1,820	\$63,683

[c]

[d]

[d]

[d]

Total Fees	\$36,422	\$2,185,330	\$37,745	\$1,321,058
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Notes:

[a] Fee calculated at 0.5% of building valuation. Permit valuation data not provided by the City for the 2014 fee study. Assumed value based on International Code Council building valuation data as of February 2012. If the City uses an alternate building valuation, the art-in-public places fee will change.

[b] This study assumes Desert Hot Springs will collect the Coachella Valley Multi-Species Habitat Conservation Plan fee.

[c] Assume precise grading plan check fee will equal rough grading plan review fee.

[d] Deposit based fee. Actual fee may vary.

Indian Wells

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$1,627	\$97,620	\$1,627	\$56,945
Plan Check	\$1,057	\$63,420	\$1,057	\$36,995
Mechanical	\$66	\$3,960	\$66	\$2,310
Electrical	\$100	\$6,000	\$100	\$3,500
Plumbing	\$97	\$5,820	\$97	\$3,395
Job Valuation Fee	\$2,121	\$127,260	\$2,121	\$74,235
SMIP	\$28	\$1,680	\$28	\$980
BSA (SB 1473)	\$9	\$540	\$9	\$315
Total	\$5,105	\$306,300	\$5,105	\$178,675

[a]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Citywide Public Improvements Fee	\$2,489	\$149,340	\$2,489	\$87,115
Art in Public Places Fee	\$530	\$31,800	\$530	\$18,550
Quimby Fees (Park & Recreation Land)	\$1,896	\$113,760	\$1,896	\$66,360
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Facility Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitary Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Impact Fee	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$29,918	\$1,795,066	\$31,372	\$1,098,030

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Architecture & Landscape Comm. Rvw - Tract	\$27	\$1,607	\$46	\$1,607
Environmental Assessment/Neg Dec.	\$98	\$5,892	\$168	\$5,892
300 Foot Public Hearing List Preparation	\$10	\$589	\$17	\$589
General Plan Amendment	\$80	\$4,821	\$138	\$4,821
Specific Plan	\$80	\$4,799	\$137	\$4,799
Zoning Map Amendment	\$80	\$4,821	\$138	\$4,821
Tentative Tract Map	\$71	\$4,231	\$121	\$4,231
Final Tract Map	\$41	\$2,475	\$64	\$2,225
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$525	\$31,480	\$892	\$31,230

[b]

Indian Wells

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check - Grading (Rough)	\$18	\$1,072	\$31	\$1,072
Plan Check - Grading (Precise)	\$18	\$1,072	\$31	\$1,072
Permit - Grading	\$19	\$1,140	\$33	\$1,140
Plan Check - Streets/Storm Drain	\$96	\$5,784	\$165	\$5,784
Inspection - Streets/Storm Drain	\$275	\$16,500	\$471	\$16,500
Plan Check - Water/Sewer	\$16	\$960	\$27	\$960
Inspection - Water/Sewer	\$140	\$8,400	\$240	\$8,400
Tract Map	\$78	\$4,659	\$133	\$4,659
Water Improvements - Plan Check (CVWD)	\$29	\$1,750	\$50	\$1,750
Sewer Improvements - Plan Check (CVWD)	\$24	\$1,425	\$41	\$1,425
Landscape - Plan Check (CVWD)	\$9	\$560	\$16	\$560
Water Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Sewer Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Total	\$791	\$47,482	\$1,357	\$47,482

[c]

Total Fees	\$36,339	\$2,180,329	\$38,726	\$1,355,418
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Notes:

[a] Job valuation fee information for 2014 is assumed to equal amount provided as part of 2007 fee study.

[b] The 2007 study classified "environmental" and "planning" fees into two distinct groups. The categories have been combined in 2014 study and identified as Planning fees. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 fees to exclude the following fees: Environmental Impact Report, and Categorical Exemption.

[c] Assume precise grading plan check fee will equal rough grading plan review fee.

Indio

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$1,243	\$74,588	\$1,243	\$43,510
Plan Check	\$140	\$8,400	\$140	\$4,900
Permit Issuance Fee	\$60	\$3,600	\$60	\$2,100
Mechanical	\$470	\$28,200	\$470	\$16,450
Electrical	\$124	\$7,440	\$124	\$4,340
Plumbing	\$200	\$12,000	\$200	\$7,000
Imaging	\$7	\$420	\$7	\$245
SMIP	\$24	\$1,412	\$24	\$824
BSA (SB 1473)	\$8	\$480	\$8	\$280
Total	\$2,276	\$136,541	\$2,276	\$79,649

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Fire Facility	\$205	\$12,300	\$205	\$7,175
Police Facility	\$930	\$55,800	\$930	\$32,550
Building Fee	\$1,979	\$118,740	\$1,979	\$69,265
Park & Recreation	\$4,227	\$253,620	\$4,227	\$147,945
Bridge Crossing	\$1,374	\$82,440	\$1,374	\$48,090
Traffic Signal	\$262	\$15,720	\$262	\$9,170
Planning Inspection	\$150	\$9,000	\$150	\$5,250
Storm Drain Facility Fee	\$1,494	\$89,610	\$2,560	\$89,610
Art In Public Places	\$203	\$12,157	\$203	\$7,091
Water Development Impact Fee (IWA)	\$7,403	\$444,180	\$7,403	\$259,105
Supplemental Water Supply (IWA)	\$1,669	\$100,165	\$2,226	\$77,907
Sewer Connection (VSD)	\$4,265	\$255,900	\$4,265	\$149,275
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Habitat	\$1,292	\$77,520	\$1,292	\$45,220
School Developer Fee	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$35,690	\$2,141,398	\$37,313	\$1,305,963

[a]

[b]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Change of Zone	\$83	\$5,000	\$143	\$5,000
General Plan Map Amendment	\$125	\$7,500	\$214	\$7,500
Development Review Committee Meetings	\$18	\$1,100	\$31	\$1,100
Conceptual/Specific Plan	\$167	\$10,000	\$286	\$10,000
Tentative Tract Map (>5 Lots)	\$133	\$8,000	\$229	\$8,000
Initial Study	\$42	\$2,500	\$71	\$2,500
Negative Declaration (Deposit)	\$42	\$2,500	\$71	\$2,500
Design Review - Planning Commission	\$67	\$4,000	\$114	\$4,000
Assessment District Review	\$83	\$5,000	\$143	\$5,000
Assessment District Review	\$83	\$5,000	\$143	\$5,000
Building Plan Review/Landscape Plan Review	\$100	\$6,000	\$100	\$3,500
Building/Landscape Inspection	\$200	\$12,000	\$200	\$7,000
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$1,181	\$70,845	\$1,810	\$63,345

Indio

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Map - Filing Fee	\$13	\$800	\$23	\$800
Final Tract Map - Per Sheet	\$75	\$4,500	\$129	\$4,500
Rough Grading Plans - Per Sheet	\$63	\$3,800	\$109	\$3,800
Precise Grading Plans - Per Sheet	\$77	\$4,600	\$131	\$4,600
Storm Drain Plans - Per Sheet	\$57	\$3,400	\$97	\$3,400
Street Improvement Plans - Per Sheet	\$127	\$7,600	\$217	\$7,600
Water Plans (IWA)	\$41	\$2,433	\$70	\$2,433
Sewer Plans (VSD)	\$30	\$1,800	\$51	\$1,800
SWPPP/NPDES Plans	\$42	\$2,500	\$71	\$2,500
PM10 Plans	\$33	\$2,000	\$57	\$2,000
WQMP	\$25	\$1,500	\$43	\$1,500
Hydrology Report	\$33	\$2,000	\$57	\$2,000
Improvement Inspection (\$1M - \$2.5M)	\$791	\$47,441	\$1,355	\$47,441
Water Meter Fee (IWA)	\$345	\$20,700	\$345	\$12,075
Sewer Connection Inspection (VSD)	\$55	\$3,300	\$55	\$1,925
SWPPP/NPDES Inspection	\$12	\$714	\$20	\$714
SFR Final Grading (per lot)	\$357	\$21,420	\$357	\$12,495
Survey Monument (per lot)	\$179	\$10,740	\$179	\$6,265
LLMD Formation (Outside Maintenance)	\$60	\$3,570	\$102	\$3,570
CFD Formation (Police & Fire)	\$226	\$13,564	\$388	\$13,564
Soils Report	\$25	\$1,500	\$43	\$1,500
Total	\$2,665	\$159,882	\$3,899	\$136,482
Total Fees	\$41,811	\$2,508,666	\$45,298	\$1,585,439

Notes:

[a] Capital impact fee schedule shows Storm Drain Facility Fee of \$8,961 per single family dwelling unit. However, this study assumes the fee is per acre.

[b] Fee assumes 1" meter. Per Indio Water Authority representative, this may be a larger meter size than ultimately required. A smaller meter will result in a lower development impact fee.

La Quinta

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$622	\$37,338	\$622	\$21,781
Plan Check	\$112	\$6,733	\$158	\$5,524
Permit Issuance Fee	\$92	\$5,511	\$92	\$3,215
Mechanical	\$314	\$18,854	\$314	\$10,998
Electrical	\$228	\$13,661	\$228	\$7,969
Plumbing	\$370	\$22,189	\$370	\$12,943
Grading	\$133	\$8,006	\$133	\$4,670
Title 24 Energy Review	\$11	\$673	\$16	\$552
SMIP	\$35	\$2,127	\$35	\$1,241
BSA (SB 1473)	\$11	\$660	\$11	\$385
Total	\$1,929	\$115,752	\$1,979	\$69,279

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Transportation	\$2,842	\$170,520	\$2,842	\$99,470
Parks/Rec	\$2,048	\$122,880	\$2,048	\$71,680
Civic Center	\$942	\$56,520	\$942	\$32,970
Fire Protection	\$433	\$25,980	\$433	\$15,155
Libraries	\$344	\$20,640	\$344	\$12,040
Community Centers	\$129	\$7,740	\$129	\$4,515
Street Maint Facilities	\$116	\$6,960	\$116	\$4,060
Park Maint Facilities	\$40	\$2,400	\$40	\$1,400
Art-in-Public Places	\$182	\$10,910	\$182	\$6,364
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Facility Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitary Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species	\$1,292	\$77,520	\$1,292	\$45,220
School Developer Fee	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$32,079	\$1,924,717	\$33,533	\$1,173,660

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Landscape Plan - Major	\$24	\$1,450	\$41	\$1,450
Zone Change	\$139	\$8,313	\$238	\$8,313
Initial Study (ND/MND)	\$32	\$1,933	\$55	\$1,933
Specific Plan	\$142	\$8,507	\$243	\$8,507
General Plan Amendment	\$139	\$8,313	\$238	\$8,313
Tentative Tract Map	\$126	\$7,540	\$215	\$7,540
Scanning Fee	\$2	\$145	\$4	\$145
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$641	\$38,446	\$1,098	\$38,446

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La Quinta

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Tract Map	\$50	\$2,973	\$85	\$2,973
Grading Plan Review - Rough	\$34	\$2,067	\$59	\$2,067
Grading Plan Review - Precise (Tract Homes)	\$19	\$1,124	\$32	\$1,124
PM10 - Plan Review	\$8	\$507	\$14	\$507
Street Improvements - Plan Review	\$68	\$4,097	\$117	\$4,097
Storm Drain - Plan Review	\$39	\$2,357	\$67	\$2,357
Hydrology Report - Review	\$26	\$1,559	\$45	\$1,559
WQMP Report - Review	\$24	\$1,414	\$40	\$1,414
SWPPP - Review	\$27	\$1,632	\$47	\$1,632
Water and Sewer Improvements - Plan Review	\$63	\$3,770	\$108	\$3,770
Rough Grading - Permit Inspection	\$91	\$5,442	\$155	\$5,442
PM10 - Permit Inspection	\$87	\$5,221	\$149	\$5,221
Street Improvements - Off-Site - Permit Inspection	\$143	\$8,558	\$245	\$8,558
Storm Drain - Permit Inspection	\$29	\$1,740	\$50	\$1,740
Sewer and Water - Permit Inspection	\$19	\$1,160	\$33	\$1,160
NPDES - Permit Inspection	\$29	\$1,740	\$50	\$1,740
Final Inspection/Acceptance	\$44	\$2,611	\$75	\$2,611
Water Improvements - Plan Check (CVWD)	\$29	\$1,750	\$50	\$1,750
Sewer Improvements - Plan Check (CVWD)	\$24	\$1,425	\$41	\$1,425
Landscape - Plan Check (CVWD)	\$9	\$560	\$16	\$560
Water Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Sewer Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Total	\$931	\$55,867	\$1,596	\$55,867
Total Fees	\$35,580	\$2,134,781	\$38,207	\$1,337,251

Notes:

[a] Deposit-based fees. Actual amount collected may vary from amounts shown.

Palm Desert

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$2,903	\$174,156	\$2,917	\$102,081
Plan Check	\$698	\$41,856	\$747	\$26,156
Fire Res Sprinklers - Permit	\$327	\$19,620	\$327	\$11,445
Fire Res Sprinklers - Plan Check	\$250	\$15,000	\$250	\$8,750
Architectural Review	\$2	\$105	\$3	\$105
Document Imaging	\$24	\$1,464	\$24	\$854
Job Valuation Fee	\$73	\$4,395	\$73	\$2,564
SMIP	\$38	\$2,283	\$38	\$1,332
BSA (SB 1473)	\$12	\$720	\$12	\$420
Total	\$4,327	\$259,599	\$4,392	\$153,707

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Parks and Recreation Fee	\$2,955	\$177,293	\$2,955	\$103,421
Art in Public Places Fee	\$732	\$43,907	\$732	\$25,613
Construction Tax	\$1,000	\$60,000	\$1,000	\$35,000
Fire	\$709	\$42,540	\$709	\$24,815
Signalization Fee	\$50	\$3,000	\$50	\$1,750
Drainage Fee	\$167	\$10,000	\$286	\$10,000
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Fac. Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitation Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Fee	\$1,292	\$77,520	\$1,292	\$45,220
School District Fee	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$30,615	\$1,836,906	\$32,189	\$1,126,604

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Environmental Assessments	\$5	\$276	\$8	\$276
Initial Study/Neg Dec - Estimated	\$83	\$5,000	\$143	\$5,000
GPA / Zone Change Combo - Estimated	\$133	\$8,000	\$229	\$8,000
Precise Plan/TTM Combo - Estimated	\$250	\$15,000	\$429	\$15,000
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$509	\$30,521	\$872	\$30,521

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Palm Desert

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Map	\$146	\$8,753	\$161	\$5,628
Grading - Plan Review	\$95	\$5,684	\$107	\$3,734
Street Improvements - Plan Review	\$37	\$2,228	\$64	\$2,228
Storm Drain - Plan Review	\$26	\$1,550	\$44	\$1,550
Landscaping - Plan Review	\$212	\$12,708	\$222	\$7,758
PM10 - Plan Review	\$1	\$78	\$2	\$78
SWPPP/NPDES - Plan Review	\$3	\$176	\$5	\$176
Hydrology Report - Plan Review	\$59	\$3,520	\$101	\$3,520
Application Processing	\$5	\$279	\$8	\$279
Grading - Permit Inspection	\$164	\$9,858	\$168	\$5,883
Street Improvements Inspection	\$106	\$6,360	\$182	\$6,360
Storm Drain - Permit Inspection	\$48	\$2,862	\$82	\$2,862
Landscaping - Permit Inspection	\$190	\$11,370	\$193	\$6,770
SWPPP/NPDES - Permit Inspection	\$5	\$318	\$9	\$318
PM10 - Permit Inspection	\$8	\$477	\$14	\$477
Water Improvements - Plan Check (CVWD)	\$29	\$1,750	\$50	\$1,750
Sewer Improvements - Plan Check (CVWD)	\$24	\$1,425	\$41	\$1,425
Landscape - Plan Check (CVWD)	\$9	\$560	\$16	\$560
Water Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Sewer Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Total	\$1,235	\$74,116	\$1,586	\$55,516
Total Fees	\$36,686	\$2,201,142	\$39,038	\$1,366,347

Notes:

[a] Fees are billed at varying hourly rates with initial deposit collected. Estimates shown were developed by ClearSource in order to provide information that will provide a more accurate agency to agency comparison. Actual amounts may vary.

Palm Springs

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit	\$720	\$43,208	\$720	\$25,205
Plan Check	\$211	\$12,676	\$248	\$8,676
Fire Dept. Plan Check	\$5	\$312	\$9	\$312
Planning Plan Check	\$21	\$1,251	\$36	\$1,251
Permit Issuance	\$104	\$6,266	\$104	\$3,655
Sewer Inspection	\$46	\$2,760	\$46	\$1,610
Document Imaging	\$45	\$2,700	\$45	\$1,575
GP Maintenance Fee	\$186	\$11,165	\$186	\$6,513
Technology Fee	\$403	\$24,164	\$403	\$14,096
SMIP	\$36	\$2,167	\$36	\$1,264
BSA (SB 1473)	\$11	\$667	\$11	\$389
Total	\$1,789	\$107,337	\$1,844	\$64,546

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Construction Tax	\$1,160	\$69,600	\$1,160	\$40,600
Central Drainage Fee	\$2,115	\$126,900	\$2,115	\$74,025
Public Art in New Subdivision	\$694	\$41,663	\$694	\$24,303
Parks Fee	\$7,113	\$426,796	\$7,113	\$248,964
Sewer Connection	\$3,000	\$180,000	\$3,000	\$105,000
Water Meter Installation (DWA)	\$335	\$20,100	\$335	\$11,725
Customer Control Valve (DWA)	\$275	\$16,500	\$275	\$9,625
Water System Backup Facility Charge (DWA)	\$4,700	\$282,000	\$4,700	\$164,500
Supplemental Water Supply Charge (DWA)	\$2,250	\$135,000	\$2,250	\$78,750
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Habitat Conservation Plan Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Impact Fee	\$8,550	\$513,000	\$8,550	\$299,250
Total	\$33,322	\$1,999,325	\$33,322	\$1,166,273

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Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Major Architectural Approval	\$72	\$4,324	\$124	\$4,324
Negative Declaration /EA - over 5 acres	\$107	\$6,409	\$183	\$6,409
Change of Zone	\$107	\$6,434	\$184	\$6,434
General Plan Amendment	\$112	\$6,714	\$192	\$6,714
Notification Charges - Planning Comm and CC	\$15	\$872	\$25	\$872
Plan Checking Fees - Planning - PUD > 5 Acres	\$28	\$1,653	\$47	\$1,653
Planned Development District - Prelim > 5 Acres	\$142	\$8,526	\$244	\$8,526
Planned Development District - Final > 5 Acres	\$61	\$3,653	\$104	\$3,653
Tentative Tract Map	\$158	\$9,499	\$271	\$9,499
Final Landscape Plan Review	\$9	\$556	\$16	\$556
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$848	\$50,886	\$1,454	\$50,886

Palm Springs

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Grading - Plan Check (Rough)	\$91	\$5,464	\$156	\$5,464
Grading - Plan Check (Precise)	\$91	\$5,464	\$156	\$5,464
Street Improvements - Plan Check	\$59	\$3,565	\$102	\$3,565
Sewer Improvements - Plan Check	\$39	\$2,327	\$66	\$2,327
Storm Drain Improvements - Plan Check	\$30	\$1,783	\$51	\$1,783
Water Improvements - Plan Check	\$3	\$208	\$6	\$208
Final Map	\$61	\$3,666	\$105	\$3,666
SWPPP/NPDES Plans	\$25	\$1,500	\$43	\$1,500
PM10 Plans	\$25	\$1,500	\$43	\$1,500
WQMP	\$25	\$1,500	\$43	\$1,500
Hydrology Report	\$25	\$1,500	\$43	\$1,500
Construction Permit	\$348	\$20,890	\$597	\$20,890
SWPPP/NPDES Inspection	\$25	\$1,500	\$43	\$1,500
Water Improvements - Plan Check (DWA)	\$5	\$320	\$9	\$320
Water Improvements - Inspection (DWA)	\$300	\$18,000	\$514	\$18,000
Total	\$1,153	\$69,187	\$1,977	\$69,187

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Total Fees	\$37,112	\$2,226,734	\$38,597	\$1,350,892
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Notes:

[a] Parks fee is estimate only. Assumes project land value of \$550K per acre. Actual amount may vary.

[b] Assume precise grading fee equal to rough grading fee.

[c] Estimate only. Actual amount may vary. Deposit based fee. Billed at consultant cost plus \$162.19 per hour.

Rancho Mirage

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Fee	\$1,084	\$65,040	\$1,084	\$37,940
Plan Check	\$705	\$42,276	\$705	\$24,661
Mechanical	\$200	\$12,000	\$200	\$7,000
Electrical	\$200	\$12,000	\$200	\$7,000
Plumbing	\$200	\$12,000	\$200	\$7,000
SMIP	\$29	\$1,765	\$29	\$1,030
CBSC Fee	\$11	\$681	\$11	\$397
Total	\$2,429	\$145,762	\$2,429	\$85,028

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Street Interchanges	\$402	\$24,120	\$469	\$16,415
Traffic Signals	\$86	\$5,160	\$100	\$3,500
Median Islands	\$110	\$6,600	\$128	\$4,480
Bus Shelters	\$32	\$1,920	\$32	\$1,120
Parks	\$2,134	\$128,040	\$2,134	\$74,690
Bike Paths	\$130	\$7,800	\$130	\$4,550
City Hall / Corporate Yard	\$998	\$59,880	\$998	\$34,930
Fire	\$356	\$21,360	\$813	\$28,455
Underground Utilities	\$414	\$24,840	\$575	\$20,125
Parkland Fees	\$411	\$24,687	\$411	\$14,401
License Tax	\$1,000	\$60,000	\$1,000	\$35,000
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Facility Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitary Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Habitat Conservation Plan Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Impact Fee	\$8,550	\$513,000	\$8,550	\$299,250
Total	\$31,226	\$1,873,573	\$33,398	\$1,168,921

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Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
General Plan/Zoning Map Amendment (GPMA)	\$66	\$3,930	\$112	\$3,930
Prelim Dev Plan, Residential 5-20 (PDPRM)	\$128	\$7,660	\$219	\$7,660
Final Development Plan (FDP) - Staff Review	\$36	\$2,178	\$62	\$2,178
Environmental Assessment	\$26	\$1,551	\$44	\$1,551
Tentative Tract Map Review 5-20 Acres (TTMM)	\$103	\$6,189	\$177	\$6,189
Fish & Game (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Filing Fee	\$1	\$64	\$2	\$64
Total	\$396	\$23,753	\$679	\$23,753

[b]

Rancho Mirage

Fee Details

2014 Fees

Notes

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Final Map - Filing Fee	\$6	\$352	\$10	\$352
Final Map Check	\$63	\$3,800	\$87	\$3,050
Site Improvement - Plan Check	\$60	\$3,600	\$103	\$3,600
Grading - Plan Check (Rough)	\$38	\$2,250	\$64	\$2,250
Grading - Plan Check (Precise)	\$38	\$2,250	\$64	\$2,250
Hydrology/Drainage Study Review	\$3	\$200	\$6	\$200
Grading - Inspection Fee (Rough)	\$38	\$2,250	\$64	\$2,250
Grading - Inspection Fee (Precise)	\$38	\$2,250	\$64	\$2,250
Annexation to CFD	\$52	\$3,126	\$89	\$3,126
PM10 Inspection	\$50	\$3,007	\$86	\$3,007
Site Improvement - Inspection	\$275	\$16,500	\$471	\$16,500
Water Improvements - Plan Check (CVWD)	\$29	\$1,750	\$50	\$1,750
Sewer Improvements - Plan Check (CVWD)	\$24	\$1,425	\$41	\$1,425
Landscape - Plan Check (CVWD)	\$9	\$560	\$16	\$560
Water Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Sewer Improvements - Inspection (CVWD)	\$35	\$2,080	\$59	\$2,080
Total	\$791	\$47,480	\$1,335	\$46,730

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Total Fees	\$34,843	\$2,090,569	\$37,841	\$1,324,432
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Notes:

[a] Although Parkland fees are collected during payment of Engineering fees, this study assigns them to the impact fee section of this report.

[b] The 2007 study classified "environmental" and "planning" fees into two distinct groups. The categories have been combined in 2014 study and identified as Planning fees. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 fees to exclude the following fees: Environmental Impact Report, and Categorical Exemption.

[c] Fee assumes \$600/sheet for Street and Storm Drain plan sheets only.

[d] Assume precise grading fee equal to rough grading fee.

Riverside County

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check and Inspection	\$1,531	\$91,844	\$1,658	\$58,034
Grading (Rough and Precise)	\$82	\$4,931	\$141	\$4,931
BMPs Construction - NPDES	\$29	\$1,750	\$50	\$1,750
Fire - Residential Sprinkler PC and Inspect	\$307	\$18,420	\$307	\$10,745
Imaging	\$7	\$420	\$7	\$245
Land Management System Fee	\$8	\$459	\$8	\$290
SMIP	\$32	\$1,892	\$32	\$1,104
BSA (SB 1473)	\$10	\$600	\$10	\$350
Total	\$2,005	\$120,317	\$2,213	\$77,449

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Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Coachella - Eastern	\$6,982	\$418,920	\$6,982	\$244,370
Water Meter Only (CVWD)	\$400	\$24,000	\$400	\$14,000
1" Meter Surcharge (CVWD)	\$2,479	\$148,740	\$2,479	\$86,765
Water System Backup Facility Charge (CVWD)	\$3,707	\$222,420	\$3,707	\$129,745
Supplemental Water Supply Charge (CVWD)	\$2,036	\$122,180	\$3,491	\$122,180
Sanitary Capacity Charge (Sewer) (CVWD)	\$4,851	\$291,060	\$4,851	\$169,785
TUMF	\$1,837	\$110,246	\$1,837	\$64,310
Multi-Species Habitat Conservation Plan Fee	\$1,292	\$77,520	\$1,292	\$45,220
School Developer Fee (CVUSD)	\$8,400	\$504,000	\$8,400	\$294,000
Total	\$31,985	\$1,919,086	\$33,439	\$1,170,375

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[c]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Change of Zone	\$117	\$7,000	\$200	\$7,000
General Plan Amendment	\$292	\$17,500	\$500	\$17,500
Tentative Tract Map (Sewered)	\$1,042	\$62,500	\$1,786	\$62,500
Rules to Implement CEQA - All Other Applications	\$41	\$2,464	\$70	\$2,464
Fish & Game Fee (Neg. Dec.)	\$36	\$2,181	\$62	\$2,181
County Clerk Document Fee	\$1	\$50	\$1	\$50
Total	\$1,528	\$91,696	\$2,620	\$91,696

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Site Improvements - Plan Check	\$860	\$51,600	\$1,474	\$51,600
Final Tract Map - Per Sheet	\$645	\$38,700	\$1,106	\$38,700
Final Map	\$208	\$12,500	\$357	\$12,500
Water Improvements - Plan Check	\$29	\$1,750	\$50	\$1,750
Sewer Improvements - Plan Check	\$24	\$1,425	\$41	\$1,425
Landscape - Plan Check	\$9	\$560	\$16	\$560
Water Improvements - Inspection	\$35	\$2,080	\$59	\$2,080
Sewer Improvements - Inspection	\$35	\$2,080	\$59	\$2,080
Total	\$1,845	\$110,695	\$3,163	\$110,695

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Total Fees

\$37,363	\$2,241,794	\$41,435	\$1,450,215
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Riverside County

Notes:

[a] Deposit-based fees. Actual amount collected may vary from amounts shown.

[b] Impact fee calculations assume parcel is located in Eastern Coachella Valley, served by the Coachella Valley Water District and lies within the boundaries of the Coachella Valley Unified School District.

[c] Full development fee for Eastern Coachella Valley is \$6,982. However, the County has instituted a temporary 50% fee reduction. The fee currently collected is \$3,491.

Fee Estimate Details

Imperial County

Brawley
Calexico
Calipatria
El Centro
Holtville
Imperial
Westmorland
Unincorporated Imperial County

Brawley

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$1,719	\$103,120	\$1,719	\$60,153
Plan Check	\$56	\$3,351	\$96	\$3,351
Mechanical	\$130	\$7,827	\$130	\$4,566
Electrical	\$117	\$6,990	\$117	\$4,078
Plumbing	\$140	\$8,400	\$140	\$4,900
SMIP	\$30	\$1,790	\$30	\$1,044
Total	\$2,191	\$131,478	\$2,231	\$78,092

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
General Government Facilities	\$180	\$10,811	\$180	\$6,306
Library Facilities	\$282	\$16,909	\$282	\$9,864
Parks and Recreation Facilities	\$1,096	\$65,776	\$1,096	\$38,369
Airport Facilities	\$0	\$0	\$0	\$0
Police Facilities	\$239	\$14,355	\$239	\$8,374
Fire Facilities	\$224	\$13,464	\$224	\$7,854
Animal Control Facilities	\$11	\$653	\$11	\$381
Transportation	\$1,836	\$110,187	\$1,836	\$64,276
Storm Water Facilities	\$93	\$5,603	\$93	\$3,269
Administration	\$16	\$970	\$16	\$566
Water Capacity (1" Meter)	\$13,190	\$791,406	\$13,190	\$461,654
Wastewater Capacity (1" Meter)	\$10,752	\$645,120	\$10,752	\$376,320
School Impact Fees	\$8,025	\$481,500	\$8,025	\$280,875
Total	\$35,946	\$2,156,755	\$35,946	\$1,258,107

[a]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study (ND/MND)	\$20	\$1,200	\$34	\$1,200
Zone Change	\$33	\$2,000	\$57	\$2,000
General Plan Am'ndmt (Filed w/ Zone Change)	\$2	\$100	\$3	\$100
Major Subdivision - Tentative Tract Map	\$42	\$2,500	\$71	\$2,500
Major Subdivision - Final Tract Map	\$20	\$1,200	\$34	\$1,200
Development Agreement Review	\$25	\$1,500	\$43	\$1,500
Community Facilities District	\$250	\$15,000	\$429	\$15,000
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$428	\$25,681	\$734	\$25,681

[b]

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check - Improvements	\$323	\$19,350	\$553	\$19,350
Inspection - Improvements	\$430	\$25,800	\$737	\$25,800
Total	\$753	\$45,150	\$1,290	\$45,150

Total Fees	\$39,318	\$2,359,064	\$40,201	\$1,407,030
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Brawley

Notes:

[a] The City reviews development impact fees and Water and Wastewater capacity fees annually. City development impact fees were last updated April 2011. Water and Wastewater capacity fees were last updated April 2014. All fees are scheduled to be reviewed again during April 2015.

[b] Deposit-based fee. Actual amount collected may vary from amount shown.

Calexico

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Chk and Permit Fees (Including MEP)	\$4,482	\$268,933	\$4,529	\$158,510
SMIP	\$35	\$2,127	\$35	\$1,241
Total	\$4,518	\$271,061	\$4,564	\$159,751

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Corporate Facilities	\$457	\$27,420	\$457	\$15,995
Library Facilities	\$766	\$45,960	\$766	\$26,810
Police Facilities	\$684	\$41,040	\$684	\$23,940
Fire Facilities	\$712	\$42,720	\$712	\$24,920
Parks and Recreation Facilities	\$1,517	\$91,020	\$1,517	\$53,095
Traffic Transportation Facilities	\$1,121	\$67,260	\$1,121	\$39,235
Water Facilities	\$3,707	\$222,420	\$3,707	\$129,745
Sewer Facilities	\$2,884	\$173,040	\$2,884	\$100,940
Administration Fees	\$87	\$5,220	\$87	\$3,045
Art in Public Places	\$341	\$20,455	\$341	\$11,932
School Impact Fee	\$14,000	\$840,000	\$14,000	\$490,000
Total	\$26,276	\$1,576,555	\$26,276	\$919,657

[a]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Staff Prepared Initial Study and Neg. Dec.	\$138	\$8,265	\$236	\$8,265
Development Review "Design Review"	\$97	\$5,810	\$166	\$5,810
General Plan Amendment	\$377	\$22,595	\$646	\$22,595
Specific Plan Review	\$196	\$11,783	\$337	\$11,783
Tent. Subdivision Map (Major Subd > 5 Lots)	\$381	\$22,839	\$653	\$22,839
Landscape & Irrigation Plan Review	\$15	\$892	\$25	\$892
Zone Change & Pre-Zone	\$140	\$8,397	\$240	\$8,397
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$1,379	\$82,762	\$2,365	\$82,762

[b]

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Improvements Plan Check & Inspection	\$645	\$38,700	\$1,106	\$38,700
Final Map > 5 Lots	\$1,330	\$79,804	\$2,280	\$79,804
Total	\$1,975	\$118,504	\$3,386	\$118,504

Total Fees	\$34,148	\$2,048,882	\$36,591	\$1,280,674
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Notes:

[a] In order to complete this study, an estimated valuation was developed using International Code Council building valuation data as of February 2012. However, it is likely that as an alternative to using this data, Calexico may use contractor's construction estimate for purposes of calculating Art in Public Places fee.

[b] Deposit-based fee. Actual amount collected may vary from amount shown.

Calipatria

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check and Permit Fees (Including MEP)	\$5,429	\$325,736	\$5,454	\$190,884
SMIP	\$35	\$2,127	\$35	\$1,241
Total	\$5,464	\$327,863	\$5,489	\$192,125

[a][b]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Police	\$300	\$18,000	\$300	\$10,500
Fire	\$300	\$18,000	\$300	\$10,500
Sewer Connection Fee	\$1,200	\$72,000	\$1,200	\$42,000
Park and Recreation	\$200	\$12,000	\$200	\$7,000
School Impact Fee	\$7,425	\$445,500	\$7,425	\$259,875
Total	\$9,425	\$565,500	\$9,425	\$329,875

[c]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study (ND/MND)	\$27	\$1,600	\$46	\$1,600
Tentative Tract Map	\$67	\$4,000	\$114	\$4,000
Design/Architectural Review	\$40	\$2,400	\$69	\$2,400
Specific Plan	\$83	\$5,000	\$143	\$5,000
General Plan Amendment & Zone Change	\$100	\$6,000	\$171	\$6,000
Landscape Plans	\$13	\$800	\$23	\$800
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$366	\$21,981	\$628	\$21,981

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check - Site Improvements	\$538	\$32,250	\$921	\$32,250
Inspection - Site Improvement	\$538	\$32,250	\$921	\$32,250
Final Subdivision (Tract) Map	\$48	\$2,900	\$83	\$2,900
Total	\$1,123	\$67,400	\$1,926	\$67,400

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Total Fees

	\$16,379	\$982,745	\$17,468	\$611,381
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Notes:

[a] 2007 fee study did not include estimated building fees. In order to enhance year-to-year comparison data for this study, 2007 building fees are assumed to equal 2014 fees.

[b] Building inspection activities handled by Imperial County. This study assumes building fees are equal to Imperial County building fees. No fee schedule was provided by the City of Calipatria.

[c] Water service in the City is provided by the Golden State Water Company. Per company representative, there is no pre-determined water capacity fee based on meter size. Instead, the company collects a \$1,000 fee with each project application and then determines appropriate fees based on the plans provided. No fee estimates were available for the project scenarios examined in this study.

[d] Deposit-based fee. Actual amount collected may vary from amount shown.

[e] 2007 fee study did not include estimated engineering fees. In order to enhance year-to-year comparison data for this study, 2007 engineering fees are assumed to equal 2014 fees.

El Centro

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$850	\$50,970	\$850	\$29,733
Plan Check	\$110	\$6,626	\$110	\$3,865
Mechanical	\$49	\$2,910	\$49	\$1,698
Electrical	\$141	\$8,432	\$141	\$4,919
Plumbing	\$104	\$6,210	\$104	\$3,623
SMIP	\$25	\$1,501	\$25	\$876
Total	\$1,277	\$76,649	\$1,277	\$44,712

[a]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Parks	\$1,288	\$77,280	\$1,288	\$45,080
Library	\$714	\$42,840	\$714	\$24,990
Police	\$377	\$22,620	\$377	\$13,195
General Government	\$932	\$55,920	\$932	\$32,620
Fire	\$621	\$37,260	\$621	\$21,735
Streets	\$316	\$18,960	\$316	\$11,060
Water Capacity Fee	\$6,149	\$368,940	\$6,149	\$215,215
Sanitary Sewer Capacity Fee	\$7,174	\$430,440	\$7,174	\$251,090
School Impact Fee	\$11,650	\$699,000	\$11,650	\$407,750
Total	\$29,221	\$1,753,260	\$29,221	\$1,022,735

[b]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Change of Zone	\$35	\$2,074	\$59	\$2,074
General Plan Amendment	\$43	\$2,564	\$73	\$2,564
Initial Study	\$8	\$474	\$14	\$474
Negative Declaration	\$14	\$830	\$24	\$830
Specific Plan	\$69	\$4,148	\$119	\$4,148
Subdivision Map	\$47	\$2,793	\$80	\$2,793
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$251	\$15,064	\$430	\$15,064

[c]

Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check & Inspection - All Activities	\$759	\$45,537	\$1,301	\$45,537
Total	\$759	\$45,537	\$1,301	\$45,537

Total Fees	\$31,509	\$1,890,510	\$32,230	\$1,128,048
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Notes:

[a] Per City Building Official, building fees remain unchanged from 2007 levels. Consequently, this study uses 2007 fee study estimates to populate 2014 building fee amounts.

[b] Streets fee assumes 3-bedroom single-family dwelling.

[c] In order to enhance year-to-year comparison information, 2007 fees are assumed to equal 2014 fee estimates. Fees remain unchanged since 2007.

Holtville

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$2,072	\$124,321	\$2,072	\$72,521
Plan Check	\$1,347	\$80,809	\$1,347	\$47,139
Mechanical	\$130	\$7,827	\$130	\$4,566
Electrical	\$117	\$6,990	\$117	\$4,078
Plumbing	\$140	\$8,400	\$140	\$4,900
SMIP	\$38	\$2,282	\$38	\$1,331
Total	\$3,844	\$230,629	\$3,844	\$134,534

[a]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Administrative	\$96	\$5,760	\$96	\$3,360
Fire	\$204	\$12,240	\$204	\$7,140
Police	\$139	\$8,340	\$139	\$4,865
Parks	\$88	\$5,280	\$88	\$3,080
Water	\$7,350	\$441,000	\$7,350	\$257,250
Wastewater	\$7,331	\$439,860	\$7,331	\$256,585
School Impact Fee	\$7,425	\$445,500	\$7,425	\$259,875
Total	\$22,633	\$1,357,980	\$22,633	\$792,155

[b]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study (ND/MND)	\$27	\$1,600	\$46	\$1,600
Tentative Tract Map	\$67	\$4,000	\$114	\$4,000
Design/Architectural Review	\$40	\$2,400	\$69	\$2,400
Specific Plan	\$83	\$5,000	\$143	\$5,000
General Plan Amendment & Zone Change	\$100	\$6,000	\$171	\$6,000
Landscape Plans	\$13	\$800	\$23	\$800
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$366	\$21,981	\$628	\$21,981

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check & Inspection	\$645	\$38,700	\$1,106	\$38,700
Final Subdivision (Tract) Map	\$48	\$2,900	\$83	\$2,900
Total	\$693	\$41,600	\$1,189	\$41,600

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Total Fees

	\$27,537	\$1,652,191	\$28,293	\$990,270
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Notes:

[a] Building inspection activities handled by City of Imperial. This study assumes building fees are equal to City of Imperial fees.

[b] The City development impact fees shown represent the full fee collected by the City (i.e. no discounts or temporary reductions).

[c] The 2007 study originally included Final Tract Map Fee and Off-site Improvement Fee as part of Planning fees. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 Planning fees to exclude Final Tract Map Fee and Off-site Improvement Fee.

[d] Deposit-based fee. Actual amount collected may vary from amount shown.

[e] 2007 fee study did not include estimated engineering fees. In order to enhance year-to-year comparison data for this study, 2007 engineering fees are assumed to equal 2014 fees.

Imperial

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$2,072	\$124,321	\$2,072	\$72,521
Plan Check	\$1,347	\$80,809	\$1,347	\$47,139
Mechanical	\$130	\$7,827	\$130	\$4,566
Electrical	\$117	\$6,990	\$117	\$4,078
Plumbing	\$140	\$8,400	\$140	\$4,900
SMIP	\$38	\$2,282	\$38	\$1,331
Total	\$3,844	\$230,629	\$3,844	\$134,534

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Administrative Facilities	\$254	\$15,235	\$254	\$8,887
Fire Facilities	\$116	\$6,979	\$116	\$4,071
Law Enforcement Facilities	\$242	\$14,530	\$242	\$8,476
Library Facilities	\$264	\$15,811	\$264	\$9,223
Park Facilities	\$1,505	\$90,295	\$1,505	\$52,672
Circulation Facilities	\$515	\$30,886	\$515	\$18,017
Water Capacity Fees	\$2,214	\$132,827	\$2,214	\$77,482
Sewer Capacity Fees	\$1,845	\$110,689	\$1,845	\$64,569
School Impact Fee	\$8,500	\$510,000	\$8,500	\$297,500
Total	\$15,454	\$927,252	\$15,454	\$540,897

[a]

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study (ND/MND)	\$31	\$1,856	\$53	\$1,856
Tentative Tract Map	\$77	\$4,640	\$133	\$4,640
Design/Architectural Review	\$46	\$2,784	\$80	\$2,784
Specific Plan	\$97	\$5,800	\$166	\$5,800
General Plan Amendment & Zone Change	\$116	\$6,960	\$199	\$6,960
Landscape Plans	\$15	\$928	\$27	\$928
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$419	\$25,149	\$719	\$25,149

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check & Inspection	\$645	\$38,700	\$1,106	\$38,700
Final Subdivision (Tract) Map	\$48	\$2,900	\$83	\$2,900
Total	\$693	\$41,600	\$1,189	\$41,600

[b]

[b]

Total Fees	\$20,411	\$1,224,631	\$21,205	\$742,180
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Notes:

[a] The 2007 study originally included Annexation to Community Facilities District in the list of impact fees. In order to properly compare 2007 to 2014 fee increases/decreases, a manual adjustment has been made to reduce 2007 impact fees to exclude Annexation to Community Facilities District Fee.

[b] Deposit-based fee. Actual amount collected may vary from amount shown.

Westmorland

Fee Details

2014 Fees

Notes

Building Permit Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Building Permit Fee	\$2,072	\$124,321	\$2,072	\$72,521
Plan Check	\$1,347	\$80,809	\$1,347	\$47,139
Mechanical	\$130	\$7,827	\$130	\$4,566
Electrical	\$117	\$6,990	\$117	\$4,078
Plumbing	\$140	\$8,400	\$140	\$4,900
SMIP	\$38	\$2,282	\$38	\$1,331
Total	\$3,844	\$230,629	\$3,844	\$134,534

[a]

Impact Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Administrative Facilities	\$135	\$8,100	\$135	\$4,725
Fire Facilities	\$102	\$6,120	\$102	\$3,570
Law Enforcement Facilities	\$73	\$4,380	\$73	\$2,555
Park Facilities	\$292	\$17,520	\$292	\$10,220
Circulation Facilities	\$63	\$3,780	\$63	\$2,205
Water Facilities	\$1,259	\$75,540	\$1,259	\$44,065
Wastewater Facilities	\$2,260	\$135,600	\$2,260	\$79,100
School Impact Fee	\$7,025	\$421,500	\$7,025	\$245,875
Total	\$11,209	\$672,540	\$11,209	\$392,315

Planning Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Initial Study (ND/MND)	\$27	\$1,600	\$46	\$1,600
Tentative Tract Map	\$67	\$4,000	\$114	\$4,000
Design/Architectural Review	\$40	\$2,400	\$69	\$2,400
Specific Plan	\$83	\$5,000	\$143	\$5,000
General Plan Amendment & Zone Change	\$100	\$6,000	\$171	\$6,000
Landscape Plans	\$13	\$800	\$23	\$800
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$366	\$21,981	\$628	\$21,981

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Engineering Fees

Fee Description	60-unit Subdivision		35-unit Subdivision	
	Per Unit	Total	Per Unit	Total
Plan Check & Inspection	\$645	\$38,700	\$1,106	\$38,700
Final Subdivision (Tract) Map	\$33	\$2,000	\$57	\$2,000
Total	\$678	\$40,700	\$1,163	\$40,700

[b]

[b]

Total Fees	\$16,098	\$965,851	\$16,844	\$589,530
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Notes:

[a] This study assumes building fees are equal to City of Imperial building fees. Fees were not provided by the City.

[b] Current fee schedules were not available. In order to enhance the agency to agency comparison, this study assumes certain typical activities billed using deposit-based fees. The assumed hourly rate for all services is \$100.

Imperial County

Fee Details

2014 Fees

Notes

Building Permit Fees

	60-unit Subdivision		35-unit Subdivision	
Fee Description	Per Unit	Total	Per Unit	Total
Plan Check and Permit Fees (Including MEP)	\$5,429	\$325,736	\$5,454	\$190,884
SMIP	\$35	\$2,127	\$35	\$1,241
Total	\$5,464	\$327,863	\$5,489	\$192,125

Impact Fees

	60-unit Subdivision		35-unit Subdivision	
Fee Description	Per Unit	Total	Per Unit	Total
Sheriff's Dev Impact Fees	\$936	\$56,160	\$936	\$32,760
General Government Dev Impact Fees	\$1,699	\$101,940	\$1,699	\$59,465
Fire Dev Impact Fees	\$1,273	\$76,380	\$1,273	\$44,555
Parks and Recreation Dev Impact Fees	\$452	\$27,120	\$452	\$15,820
Public Works Dev Impact Fees	\$1,894	\$113,640	\$1,894	\$66,290
Library Svc District Dev Impact Fees	\$387	\$23,220	\$387	\$13,545
Water Capacity Fee [HPUD]	\$7,600	\$456,000	\$7,600	\$266,000
Sewer Capacity Fee [HPUD]	\$9,300	\$558,000	\$9,300	\$325,500
School Impact Fee	\$8,900	\$534,000	\$8,900	\$311,500
Total	\$32,441	\$1,946,460	\$32,441	\$1,135,435

[a]

Planning Fees

	60-unit Subdivision		35-unit Subdivision	
Fee Description	Per Unit	Total	Per Unit	Total
CEQA Review Only (Minor)	\$42	\$2,500	\$71	\$2,500
Tentative Tract Map	\$77	\$4,600	\$131	\$4,600
Design Review	\$354	\$21,250	\$357	\$12,500
Specific Plan	\$96	\$5,750	\$164	\$5,750
General Plan Amendment & Zone Change	\$115	\$6,900	\$197	\$6,900
Landscape Plans	\$15	\$920	\$26	\$920
Dept. Fish & Game Neg Dec.	\$36	\$2,181	\$62	\$2,181
Total	\$735	\$44,101	\$1,010	\$35,351

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Engineering Fees

	60-unit Subdivision		35-unit Subdivision	
Fee Description	Per Unit	Total	Per Unit	Total
Plan Check - Site Improvements	\$538	\$32,250	\$921	\$32,250
Inspection - Site Improvement	\$538	\$32,250	\$921	\$32,250
Final Subdivision (Tract) Map	\$42	\$2,500	\$71	\$2,500
Water Improvements - Plan Check [HPUD]	\$33	\$2,000	\$57	\$2,000
Sewer Improvements - Plan Check [HPUD]	\$25	\$1,500	\$43	\$1,500
Water Improvements - Inspection [HPUD]	\$53	\$3,200	\$91	\$3,200
Sewer Improvements - Inspection [HPUD]	\$53	\$3,200	\$91	\$3,200
Total	\$1,282	\$76,900	\$2,197	\$76,900

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Total Fees	\$39,922	\$2,395,325	\$41,137	\$1,439,811
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Imperial County

Notes:

[a] The 2007 study did not include estimates for Water and Wastewater Capacity fees or school fees. In order to enhance the year-to-year comparison data, this study assumes 2007 impact fees are equal to 2014 fees. Additionally the study assumes the project will receive water and sewer service via the Heber Public Utility District and lies within the boundaries of Heber Elementary School District and Central Union High School District.

[b] Deposit-based fee. Actual amount collected may vary from amount shown.

[c] The 2007 study did not include Engineering fees. In order to enhance the year-to-year comparison information, this study assumes 2007 engineering fees are equal to 2014 fees.

[d] Imperial County Engineering staff was not able to provide fee estimates without a pre-application meeting to discuss project specifications. For estimation purposes this study assumes site improvement plan check and inspection fees equal to 2.5% of estimated value of site improvements. The study also assumes roughly 20 hours of time for map review billed at a rate of \$125 per hour.

[e] This study assumes development will occur within the boundaries of the Heber Public Utility District. The district contracts for water and sewer improvement plan check and inspection. Fees for service are deposit-based with 100% pass-through of consultant costs plus 15% admin fee. Amounts shown are estimates only. Fees will vary by project.

Charts

Riverside County / Coachella Valley

Comparison of Total Per Unit Fees: 2007 to 2014

Fees by Category

Total Fees

Building Fees

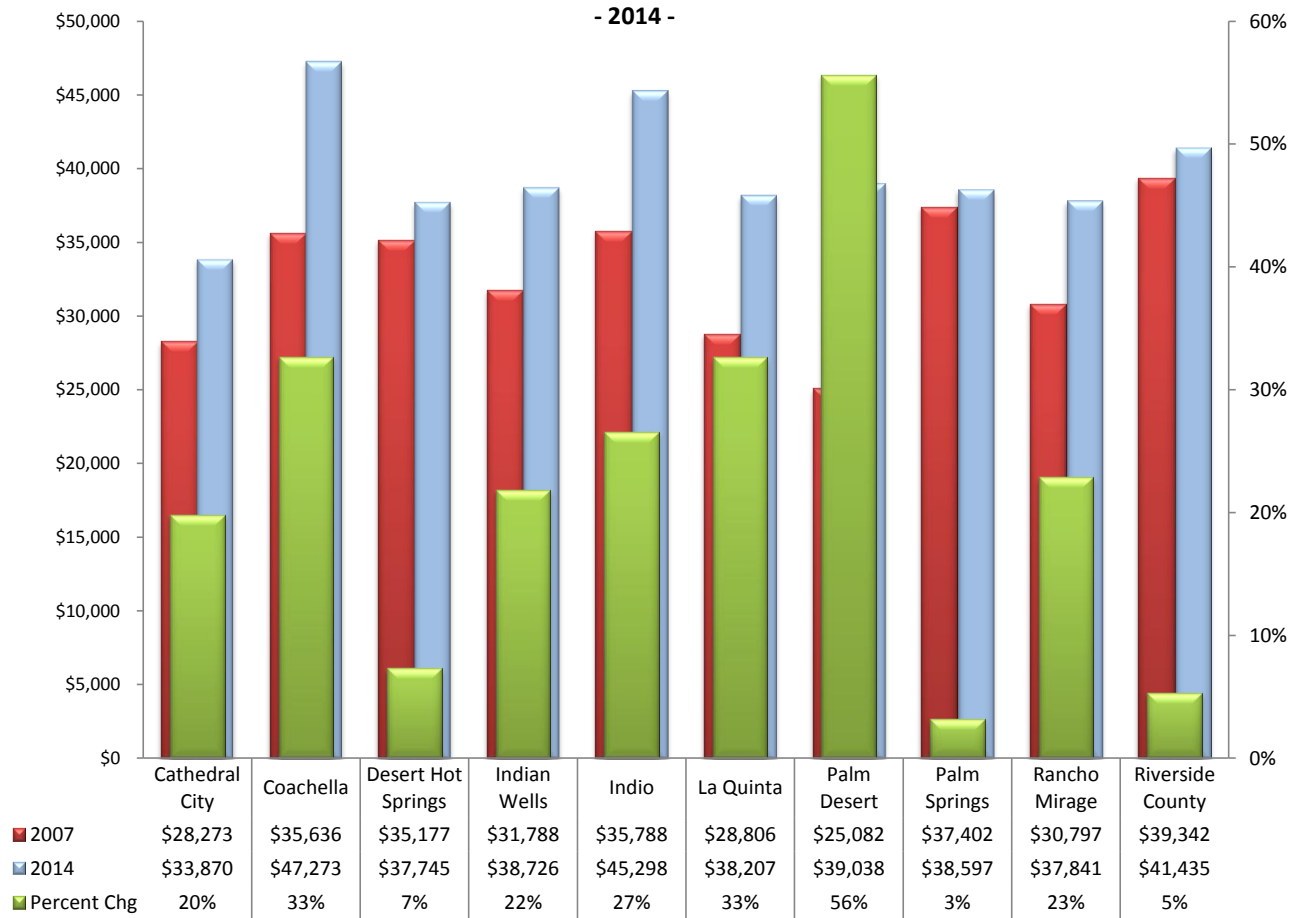
Impact/Developer Fees

Planning Fees

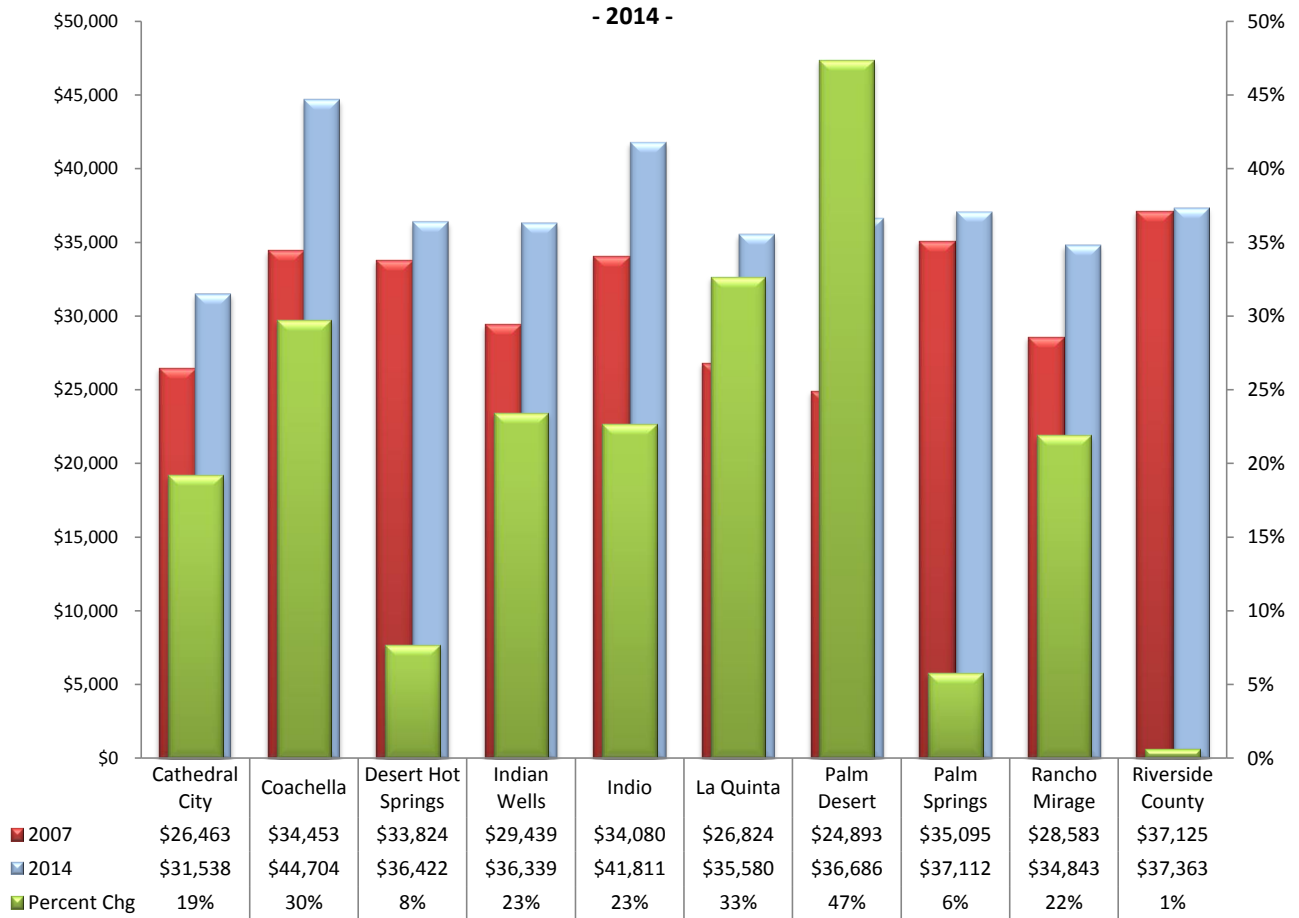
Engineering Fees

Chart Data Tables

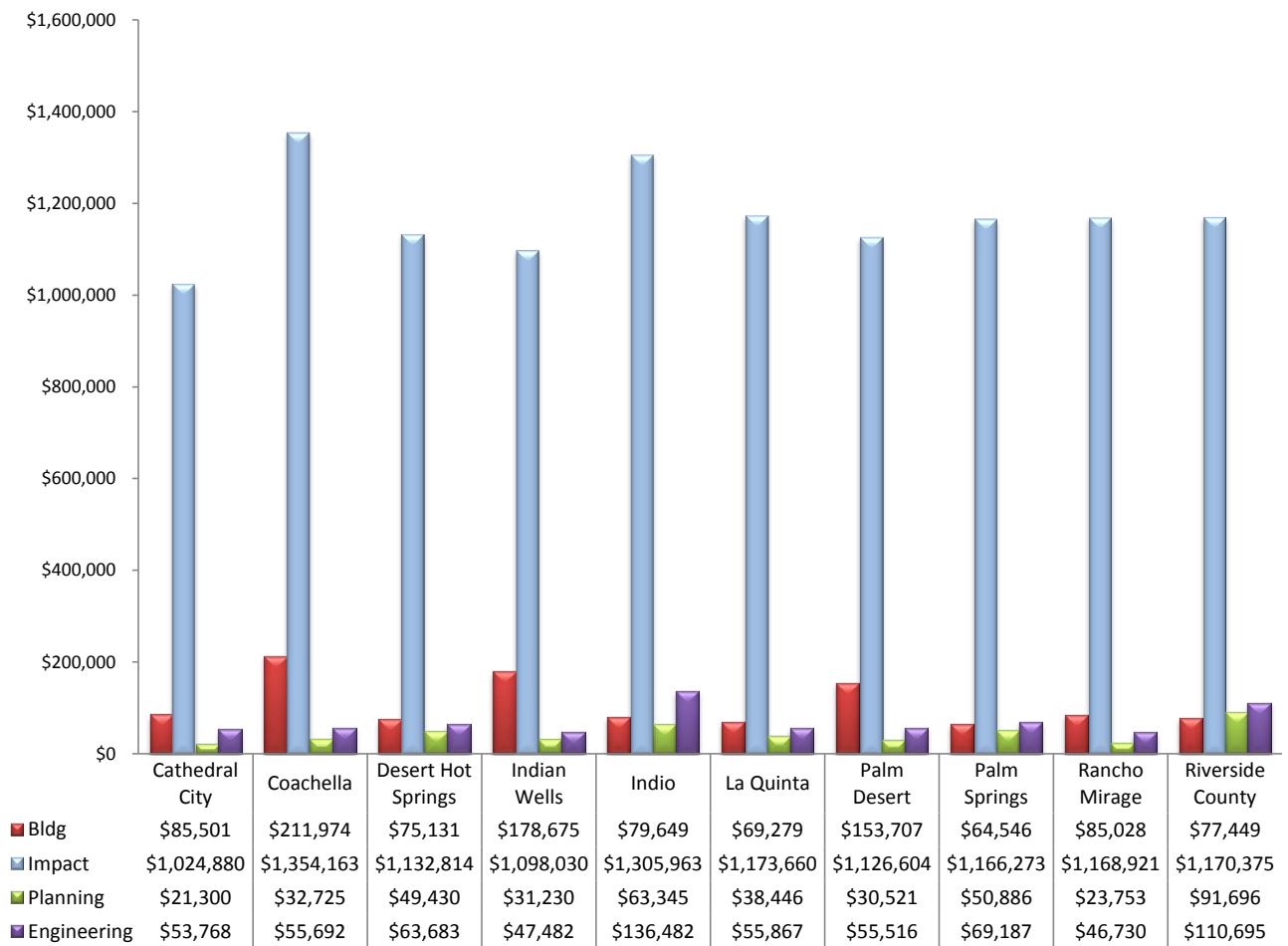
**Comparison of Total Fees Per Unit for 35-Unit Subdivision
with Percent Increase from 2007 to 2014
(Coachella Valley)
- 2014 -**



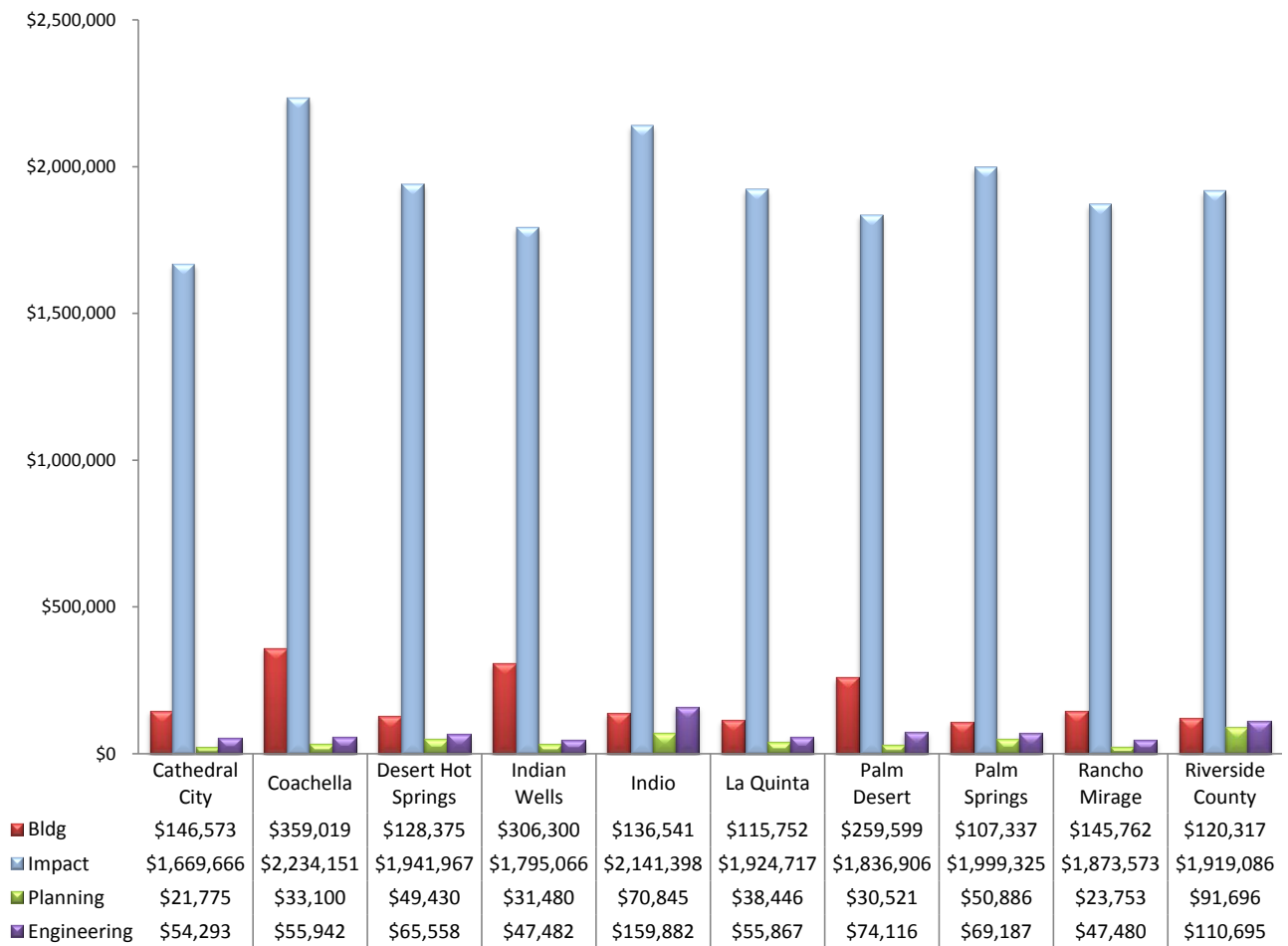
**Comparison of Total Fees Per Unit for 60-Unit Subdivision
with Percent Increase from 2007 to 2014
(Coachella Valley)
- 2014 -**



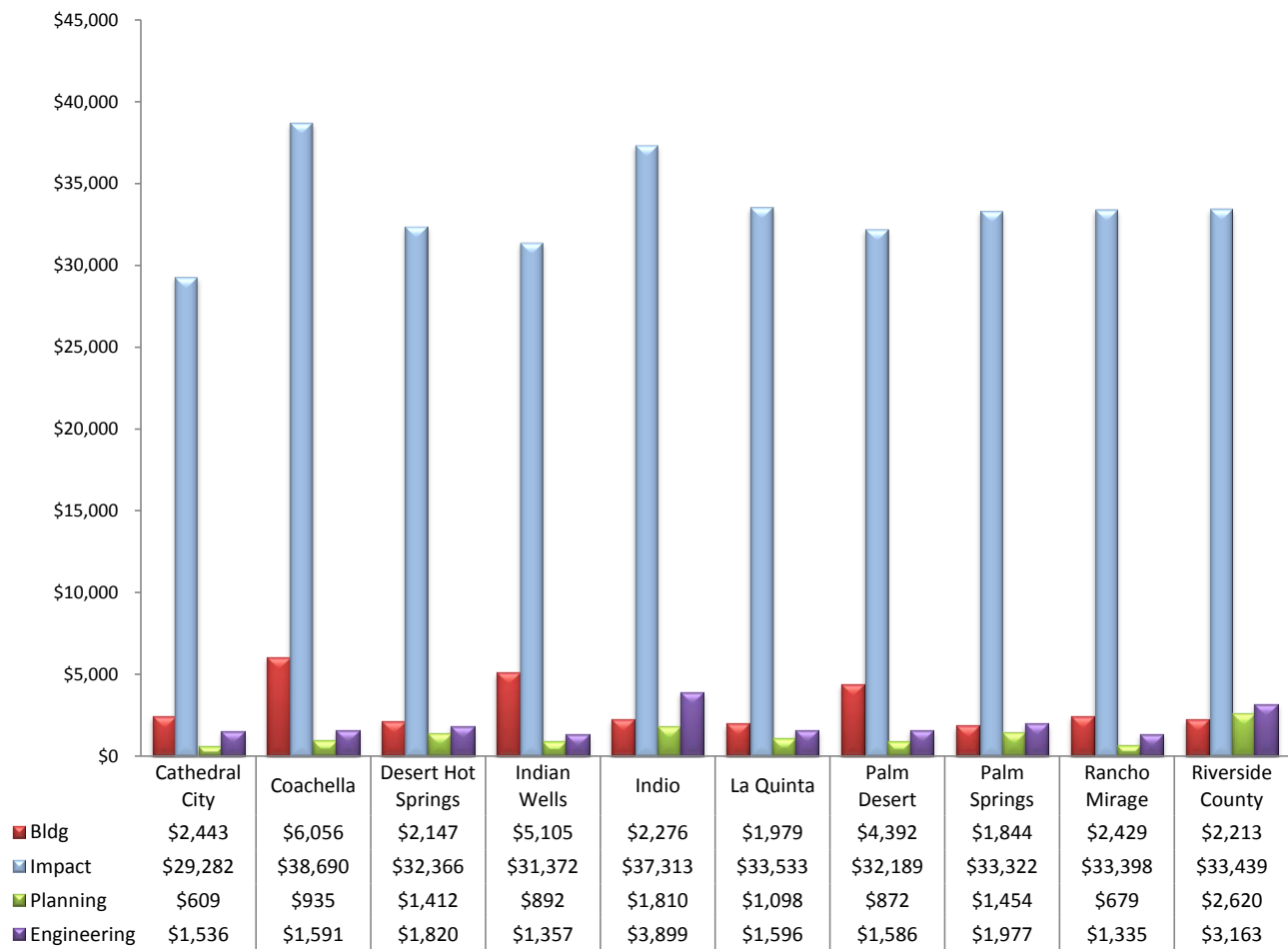
Total Fees by Category for 35-Unit Subdivision (Coachella Valley)
- 2014 -



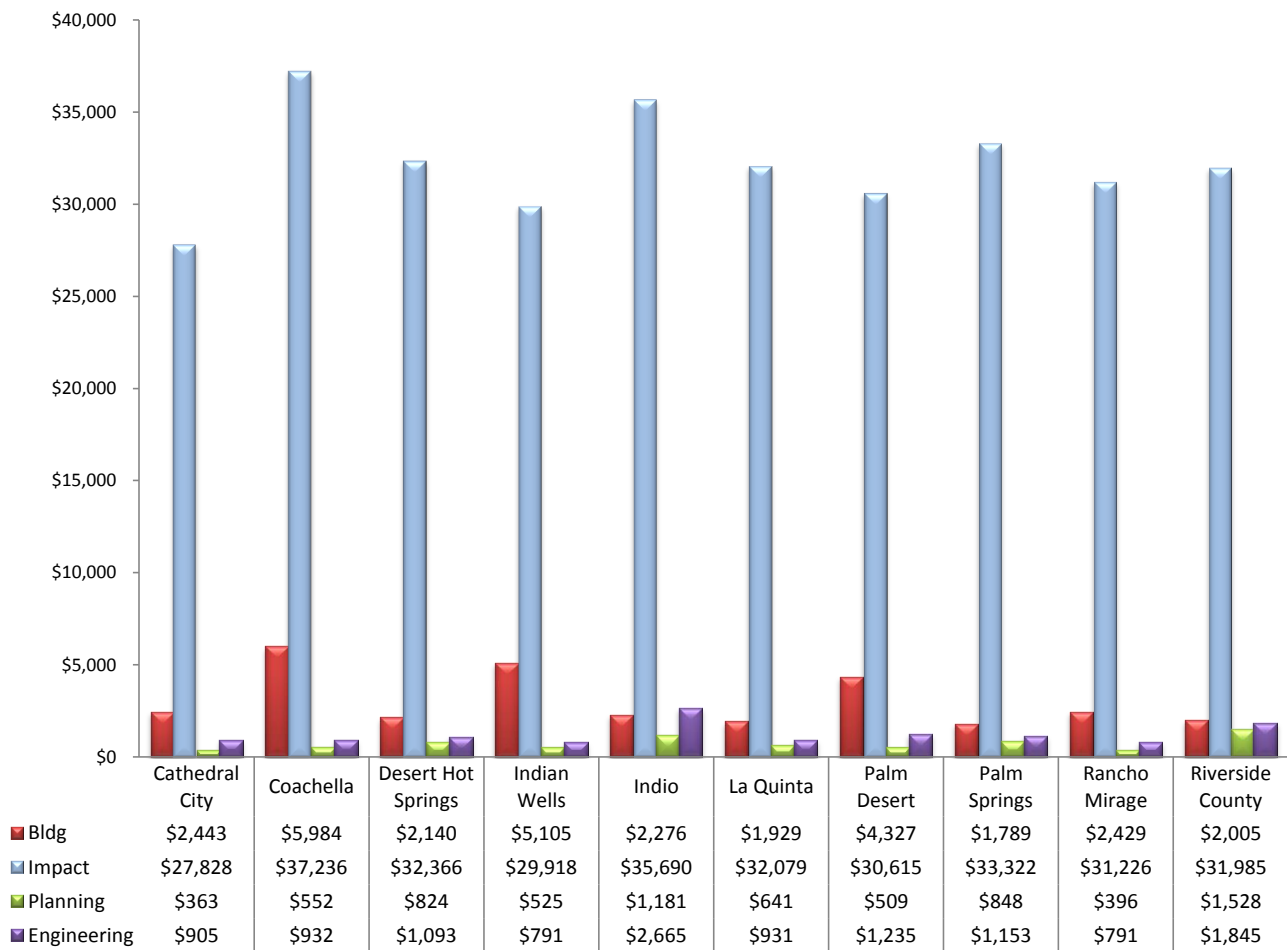
Total Fees by Category for 60-Unit Subdivision (Coachella Valley)
- 2014 -



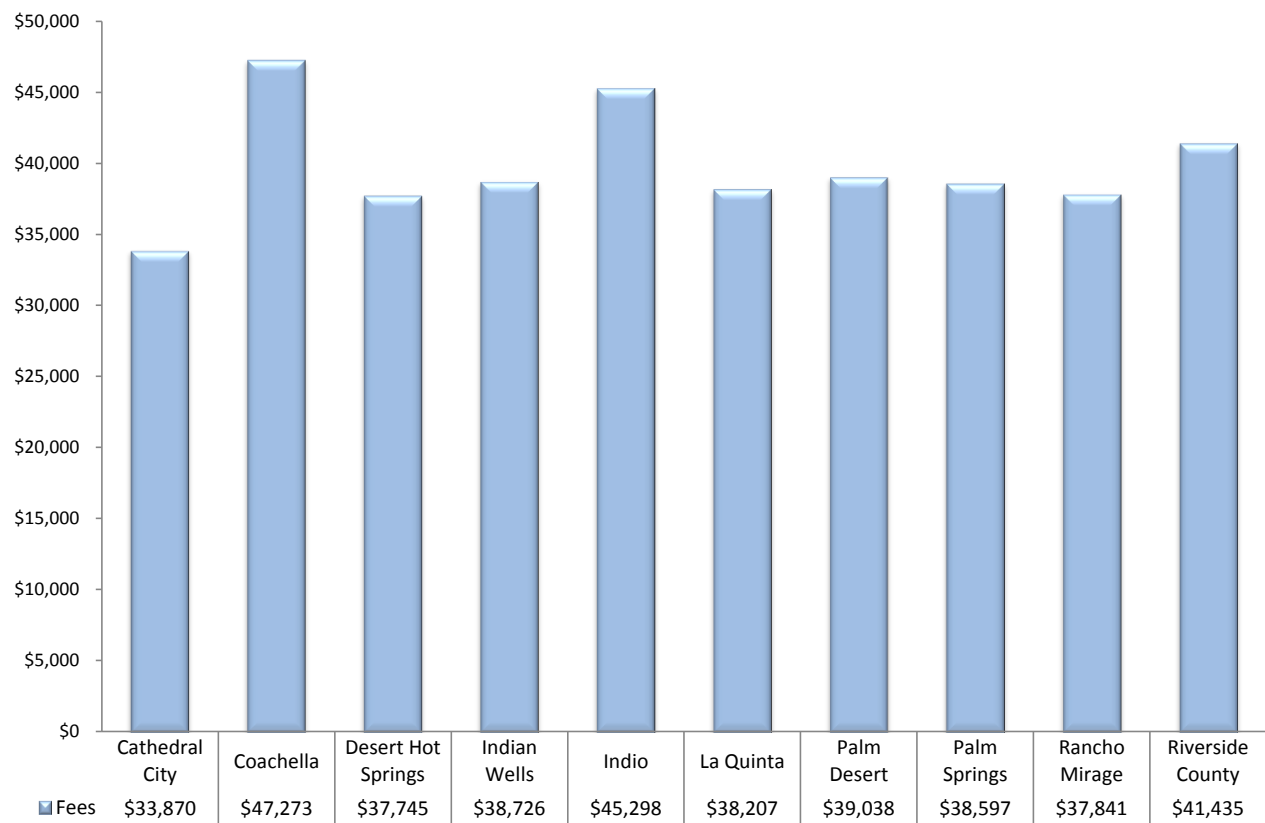
**Total Fees by Category "Per Unit" for 35-Unit Subdivision (Coachella Valley)
- 2014 -**



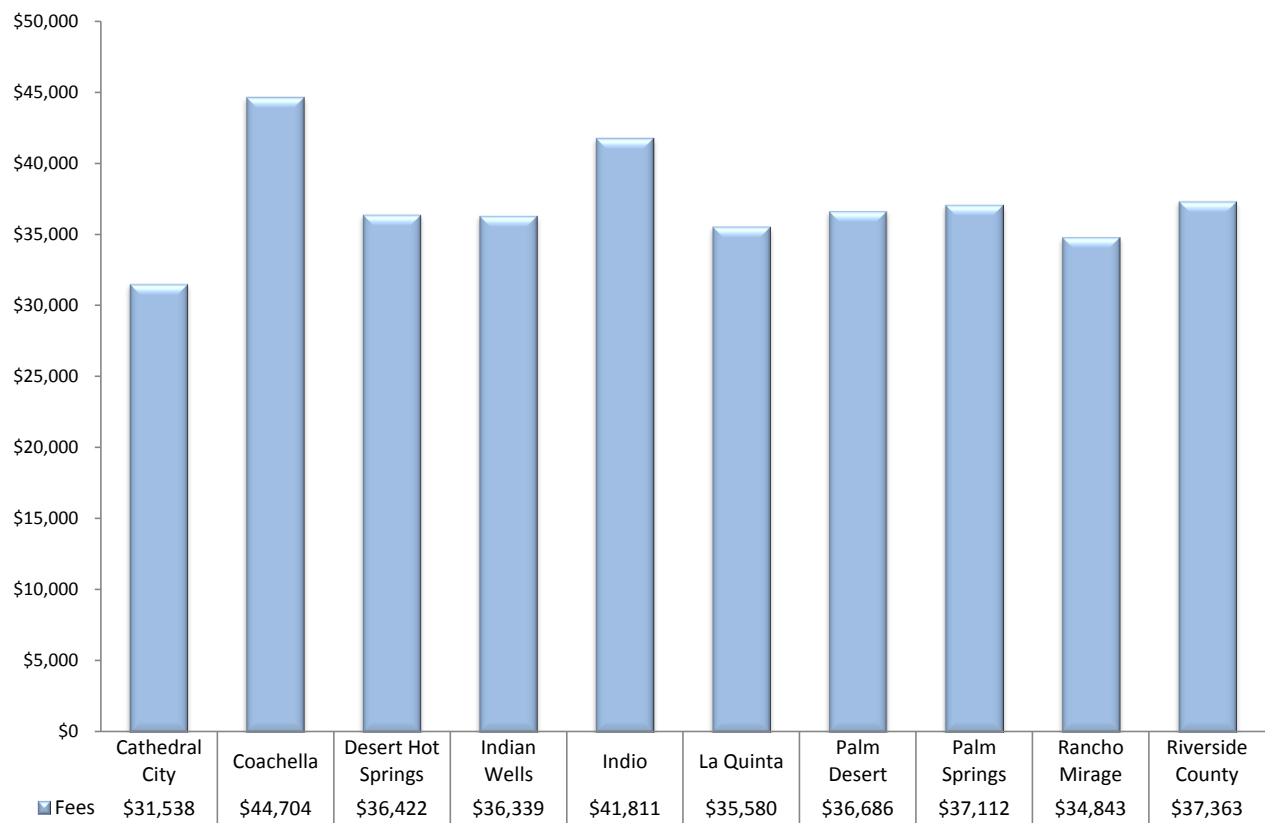
**Total Fees by Category "Per Unit" for 60-Unit Subdivision (Coachella Valley)
- 2014 -**



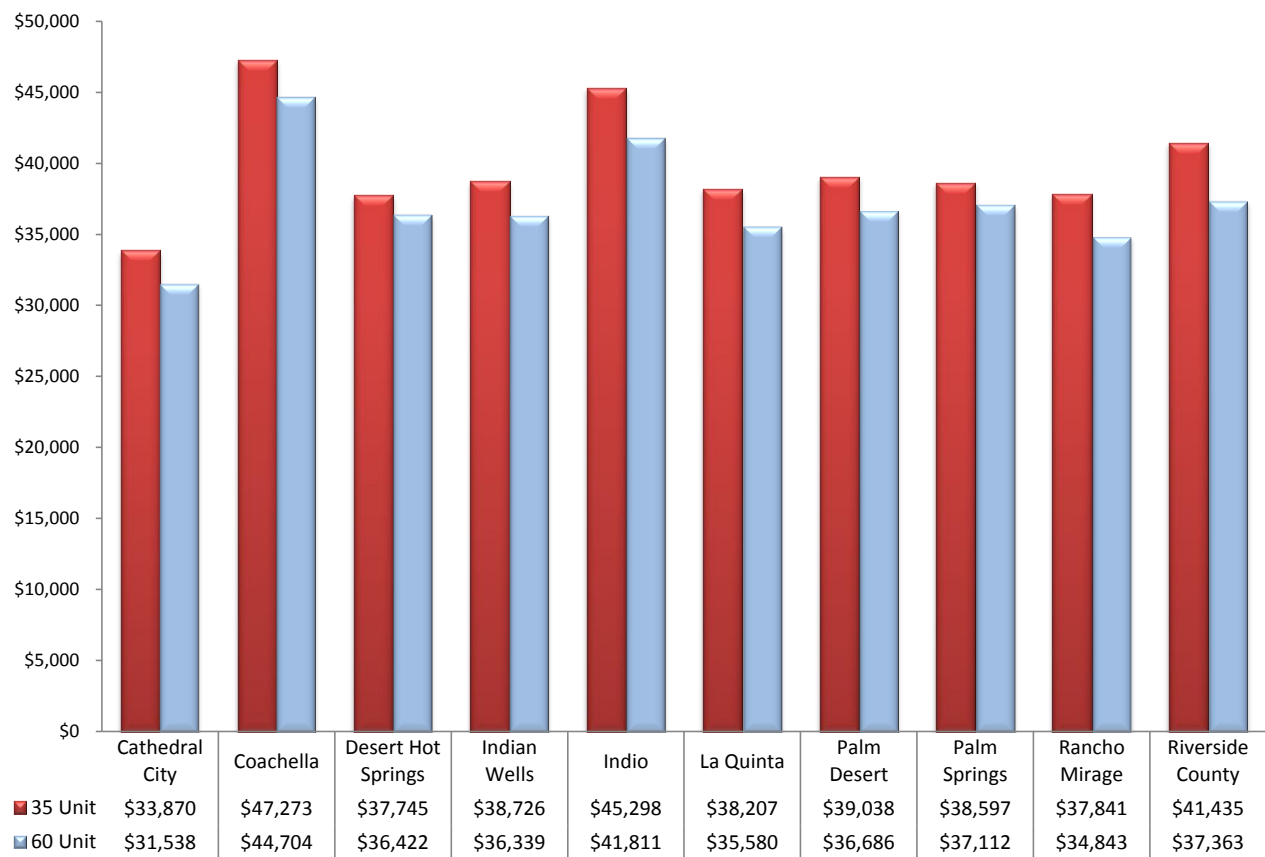
Total Fees "Per Unit" for 35-Unit Subdivision (Coachella Valley)
- 2014 -



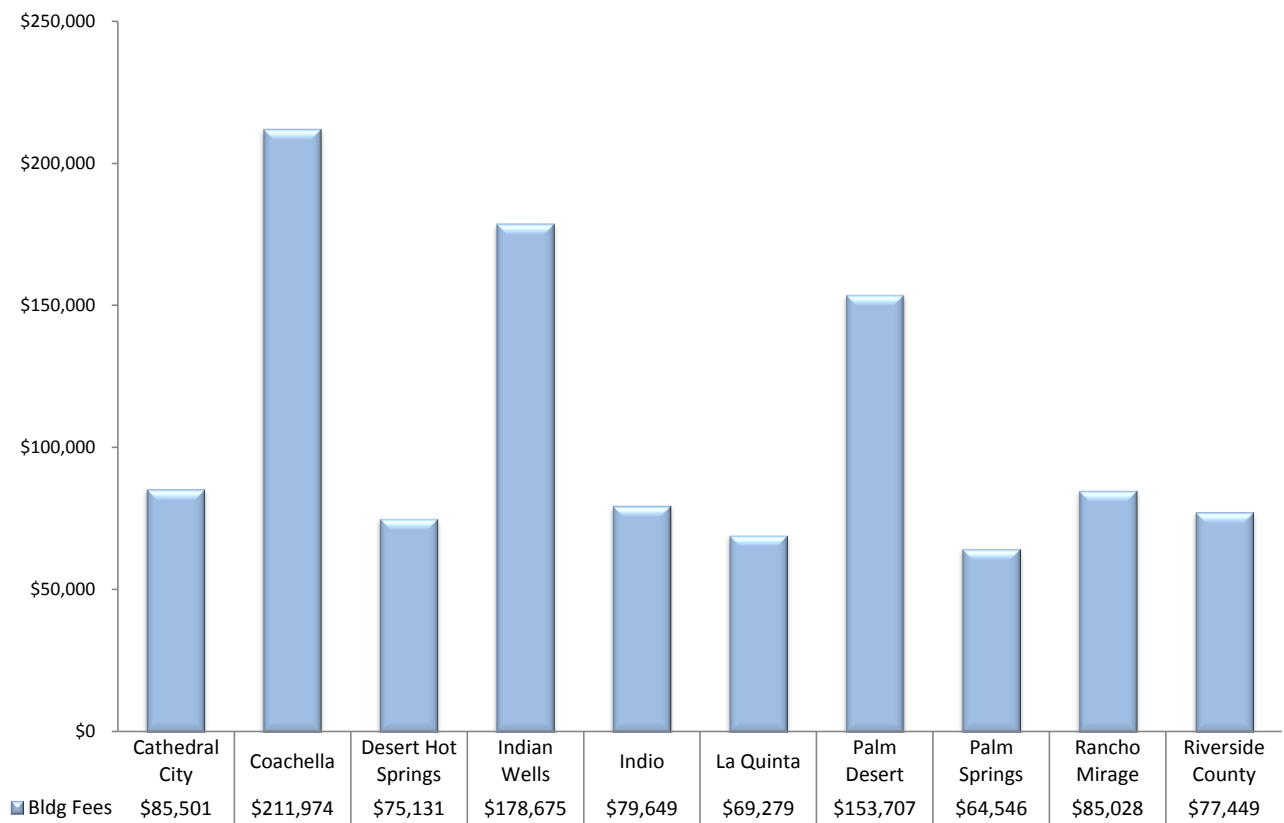
Total Fees "Per Unit" for 60-Unit Subdivision (Coachella Valley)
- 2014 -



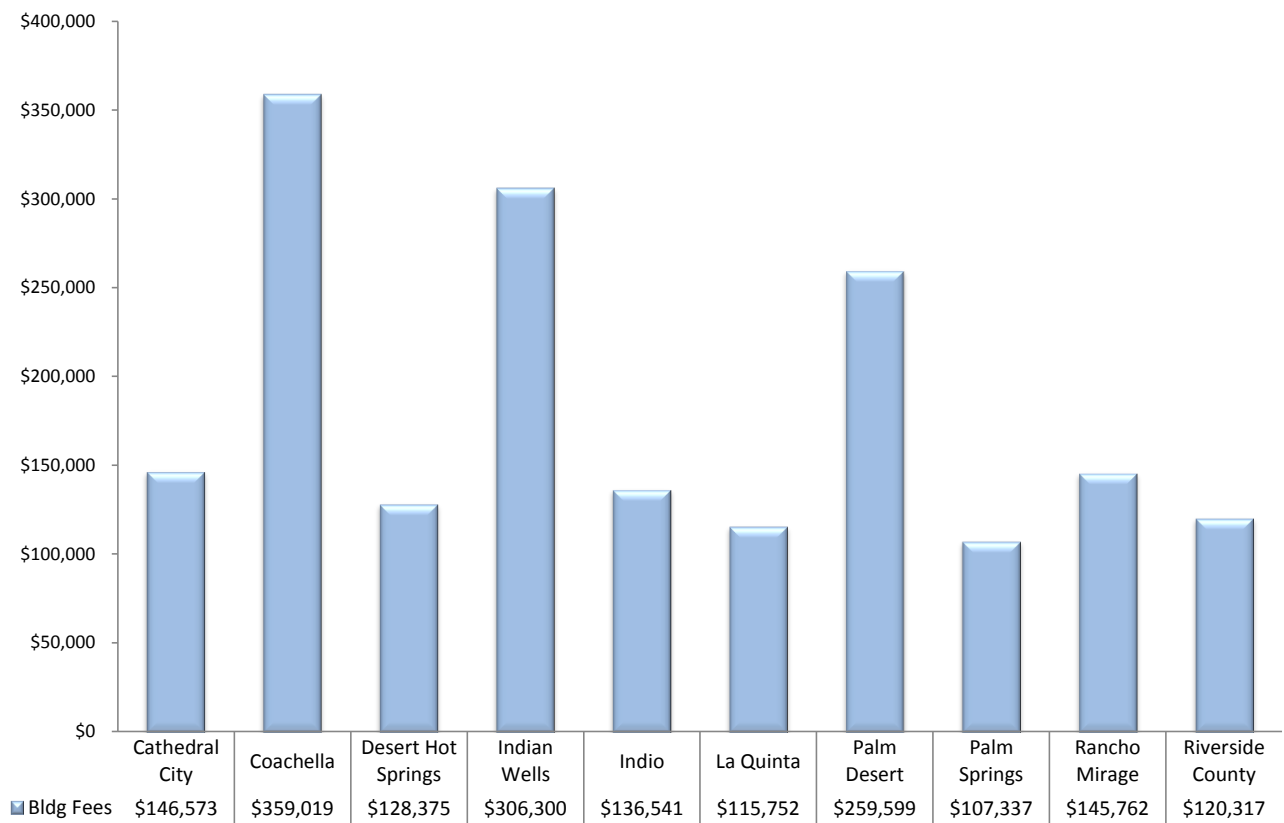
**Total Fees "Per Unit" : Comparison of 35-Unit and 60-Unit Subdivisions
(Coachella Valley)
- 2014 -**



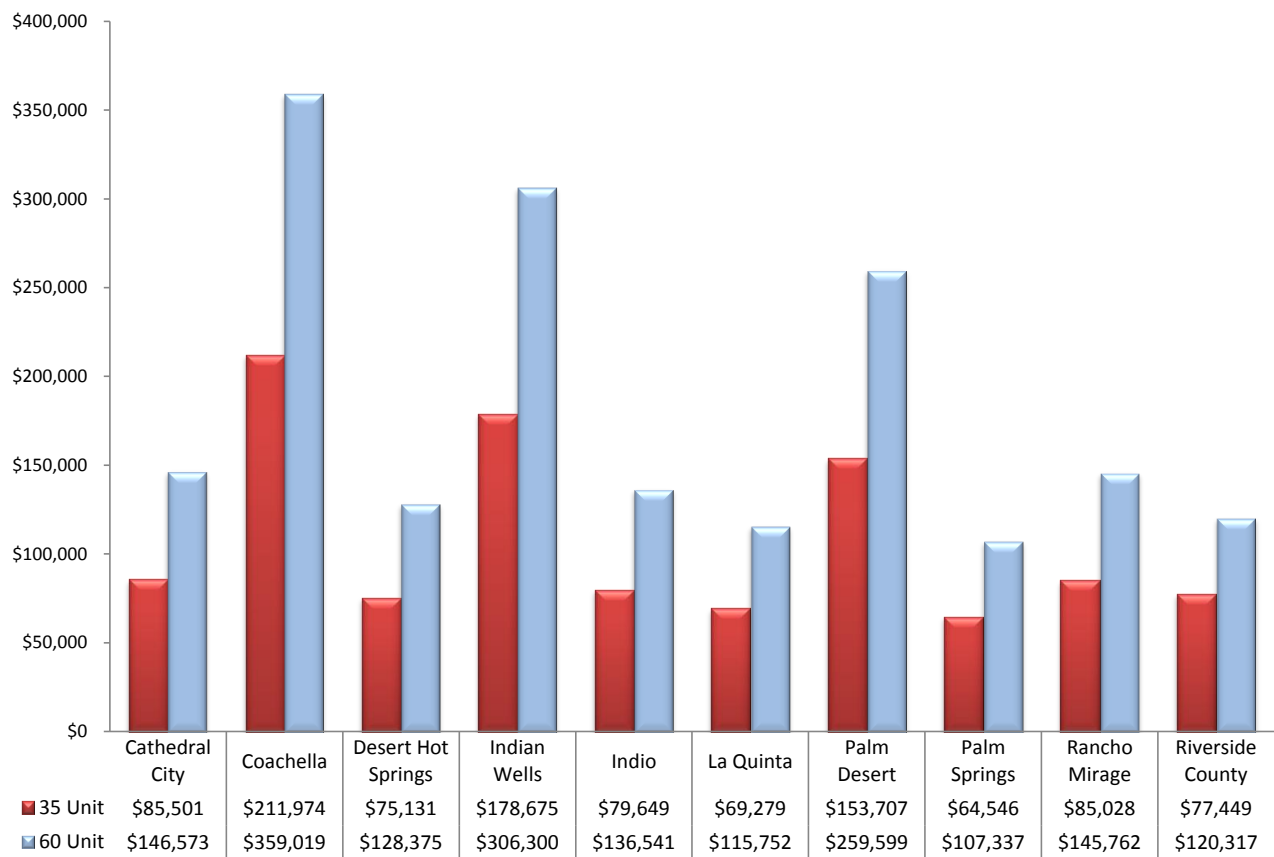
Total Building Fees for 35-Unit Subdivision (Coachella Valley)
- 2014 -



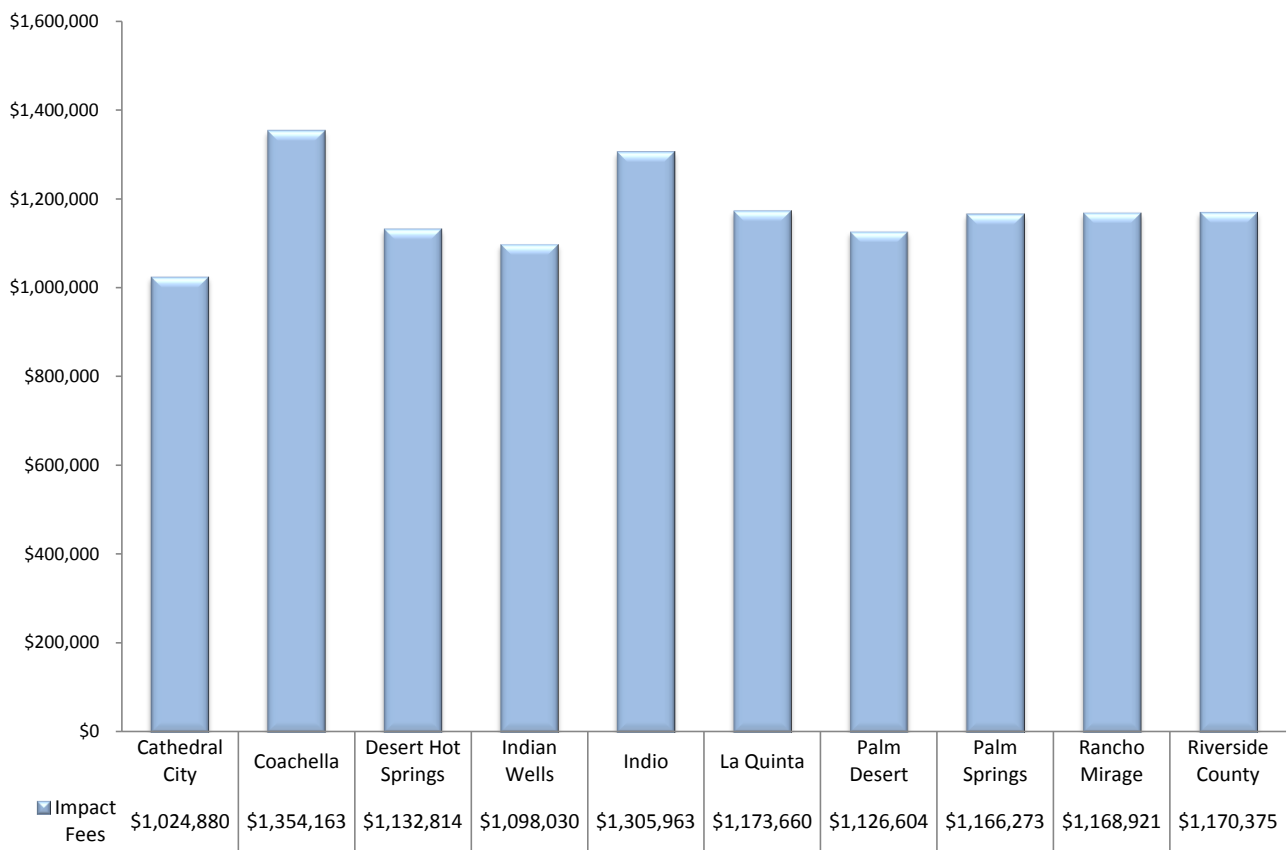
Total Building Fees for 60-Unit Subdivision (Coachella Valley)
- 2014 -



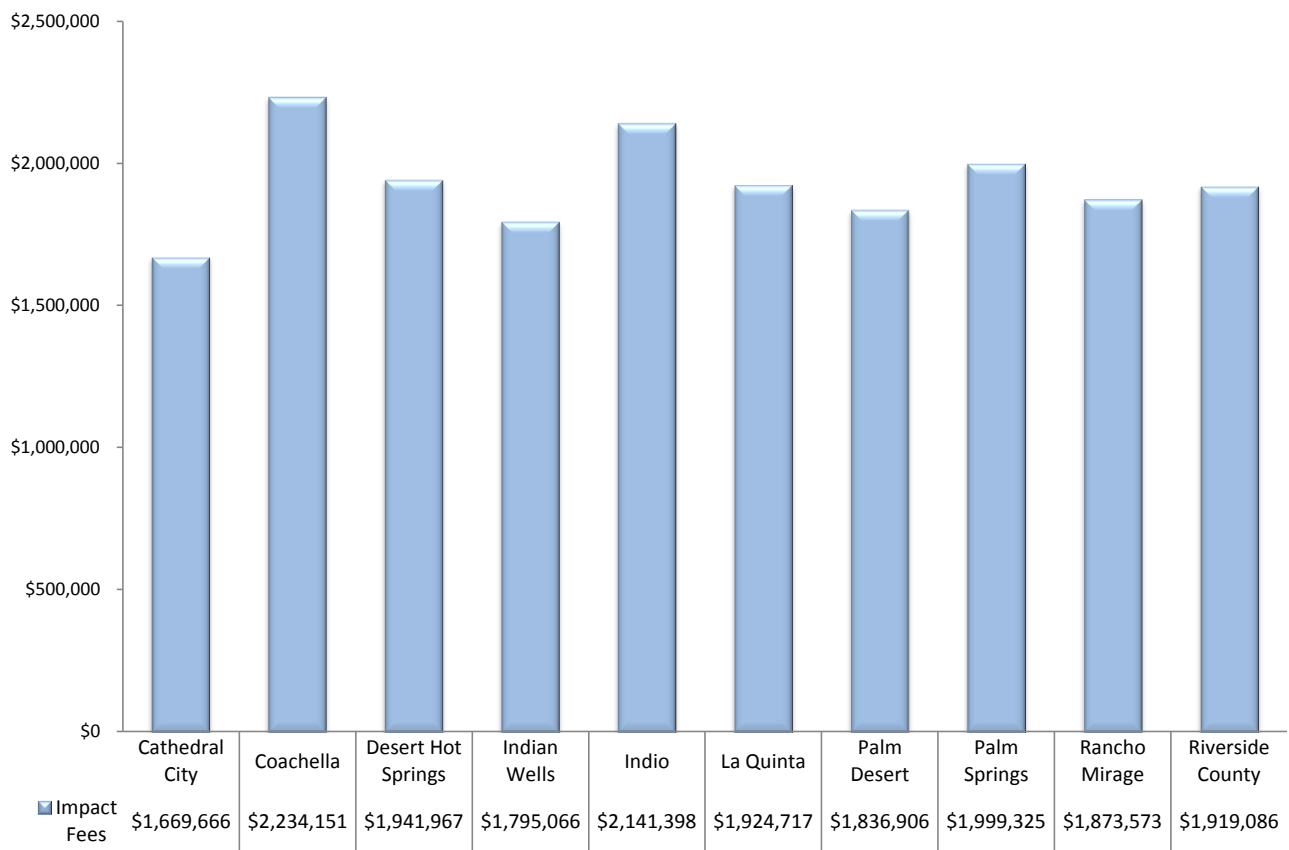
Total Building Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Coachella Valley)
- 2014 -



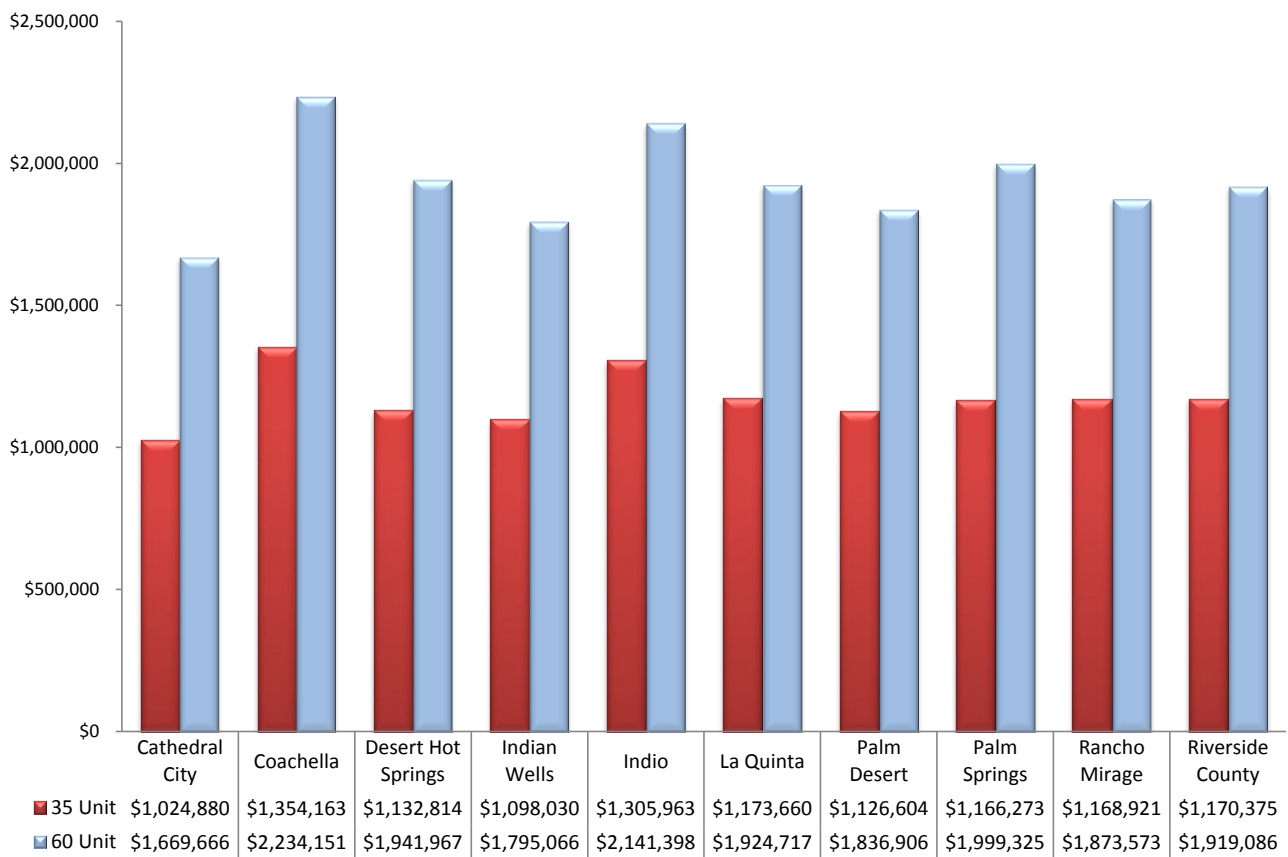
Total Impact/Developer Fees for 35-Unit Subdivision (Coachella Valley)
- 2014 -



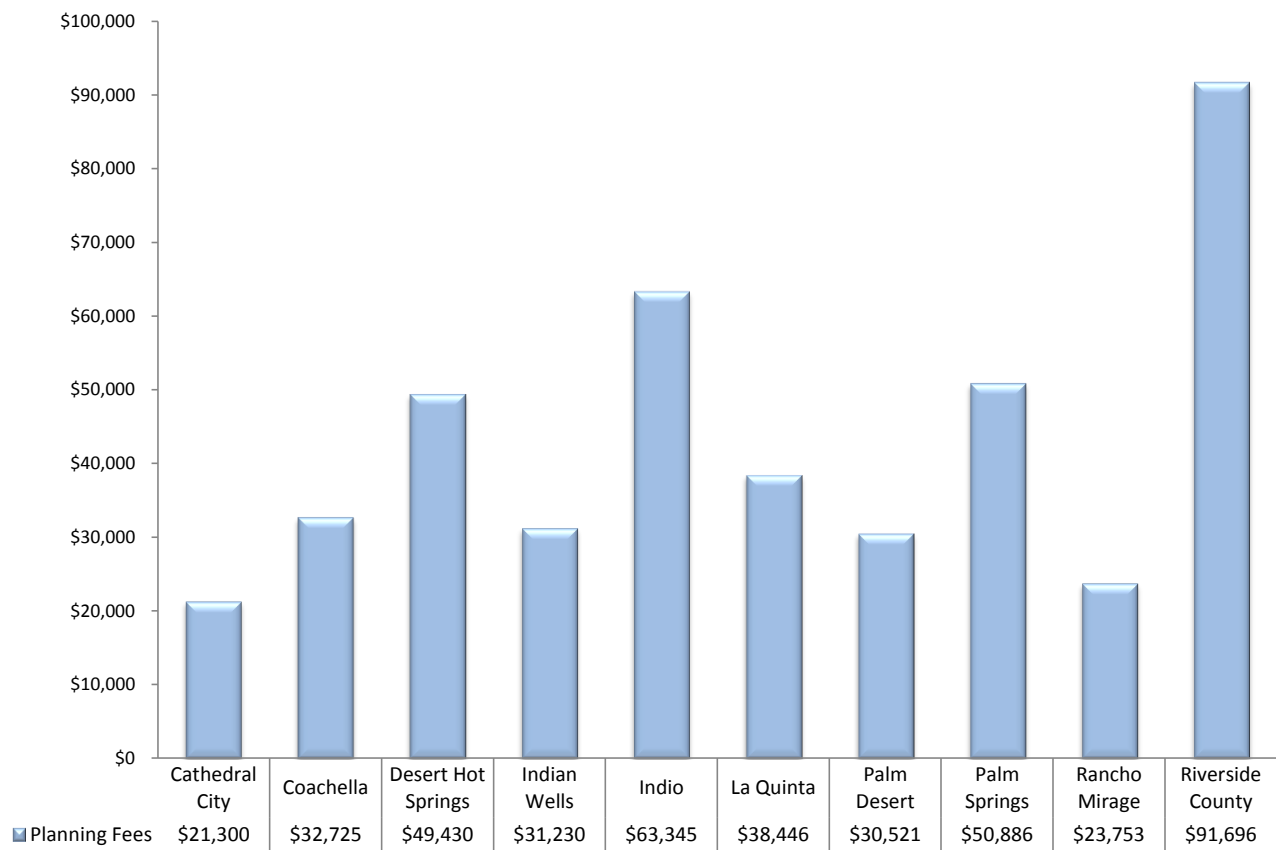
Total Impact/Developer Fees for 60-Unit Subdivision (Coachella Valley)
- 2014 -



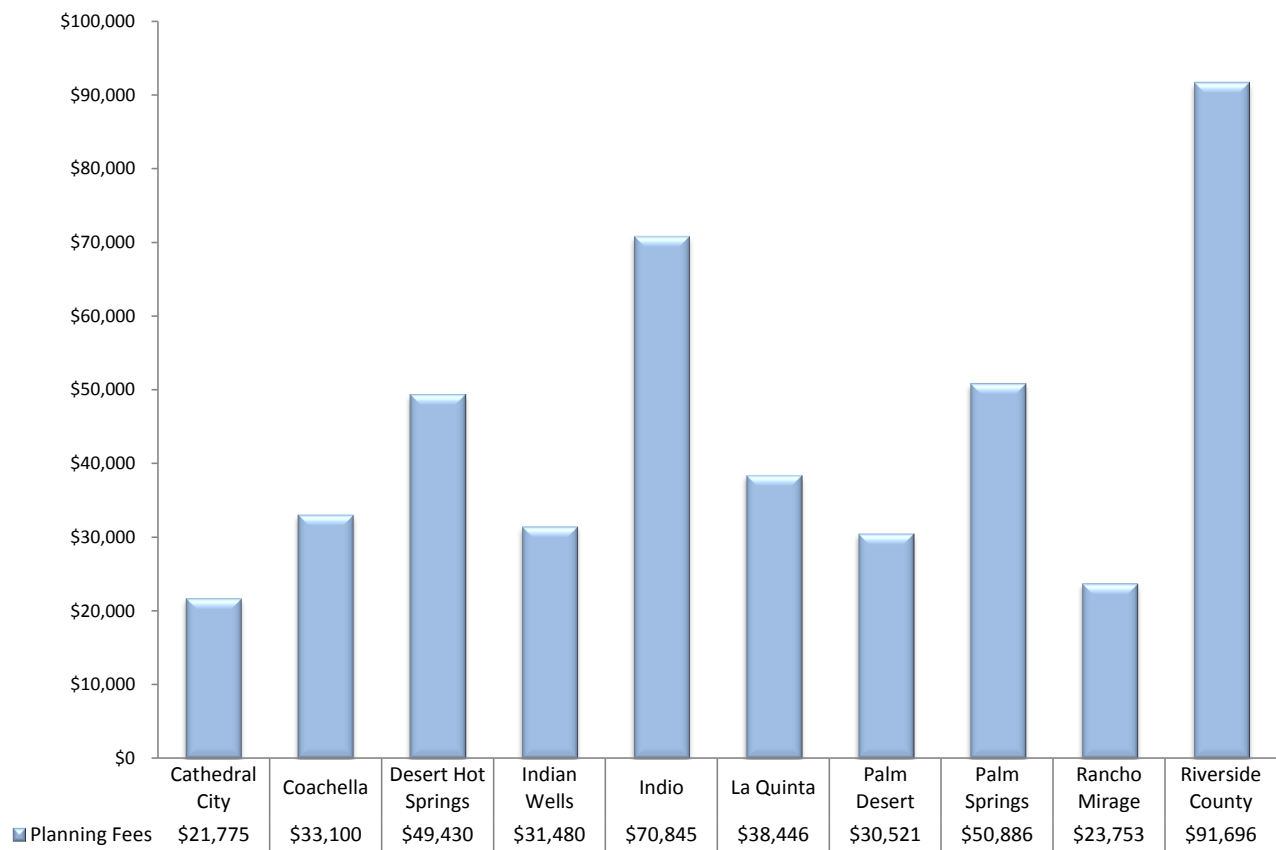
Total Impact Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Coachella Valley)
- 2014 -



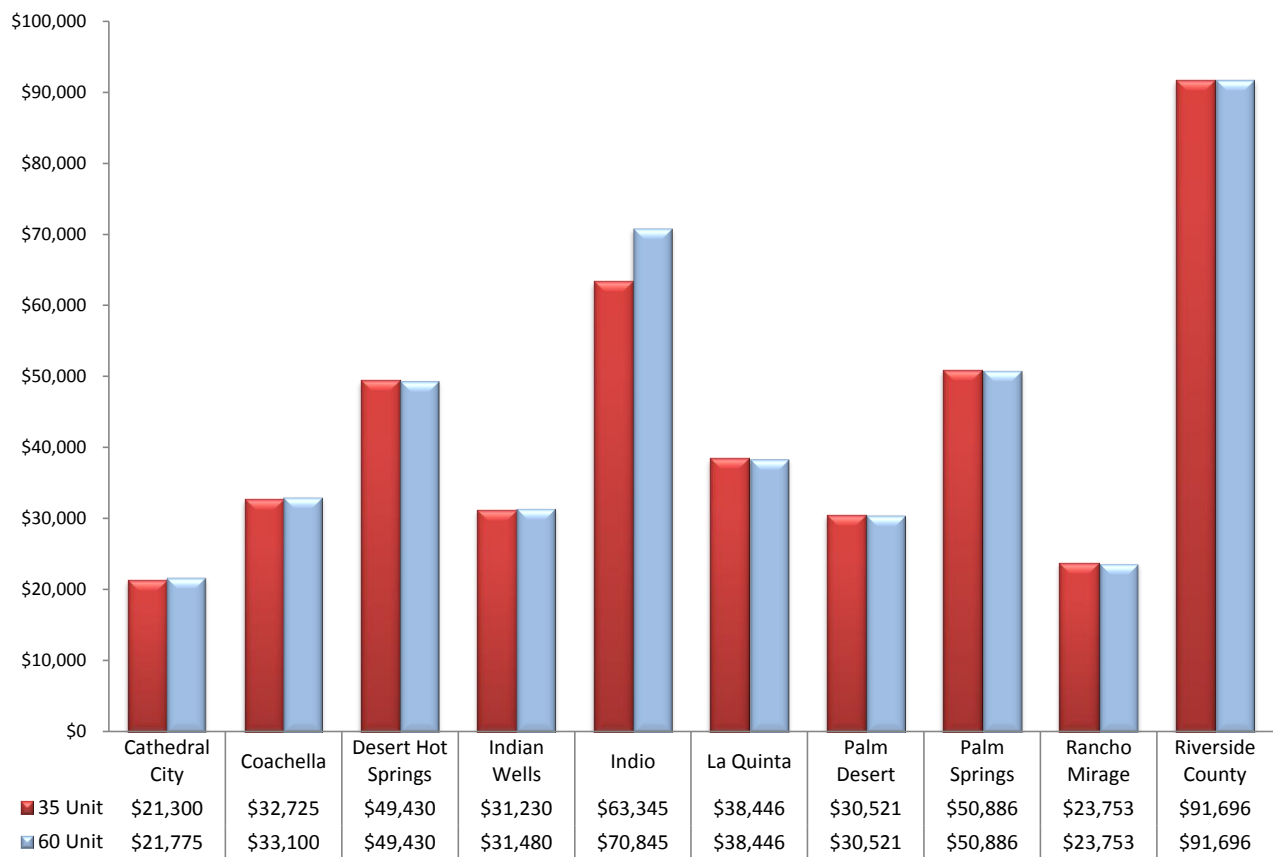
Total Planning Fees for 35-Unit Subdivision (Coachella Valley)
- 2014 -



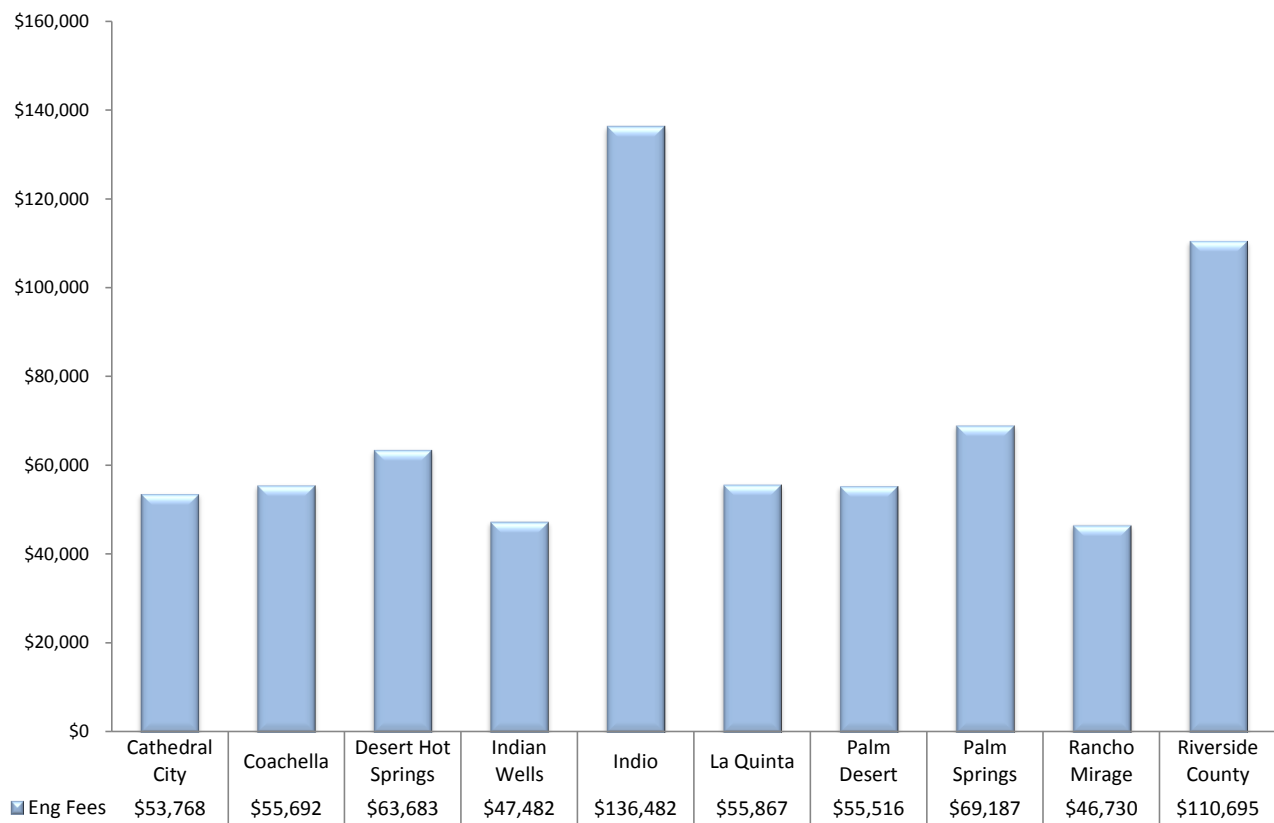
Total Planning Fees for 60-Unit Subdivision (Coachella Valley)
- 2014 -



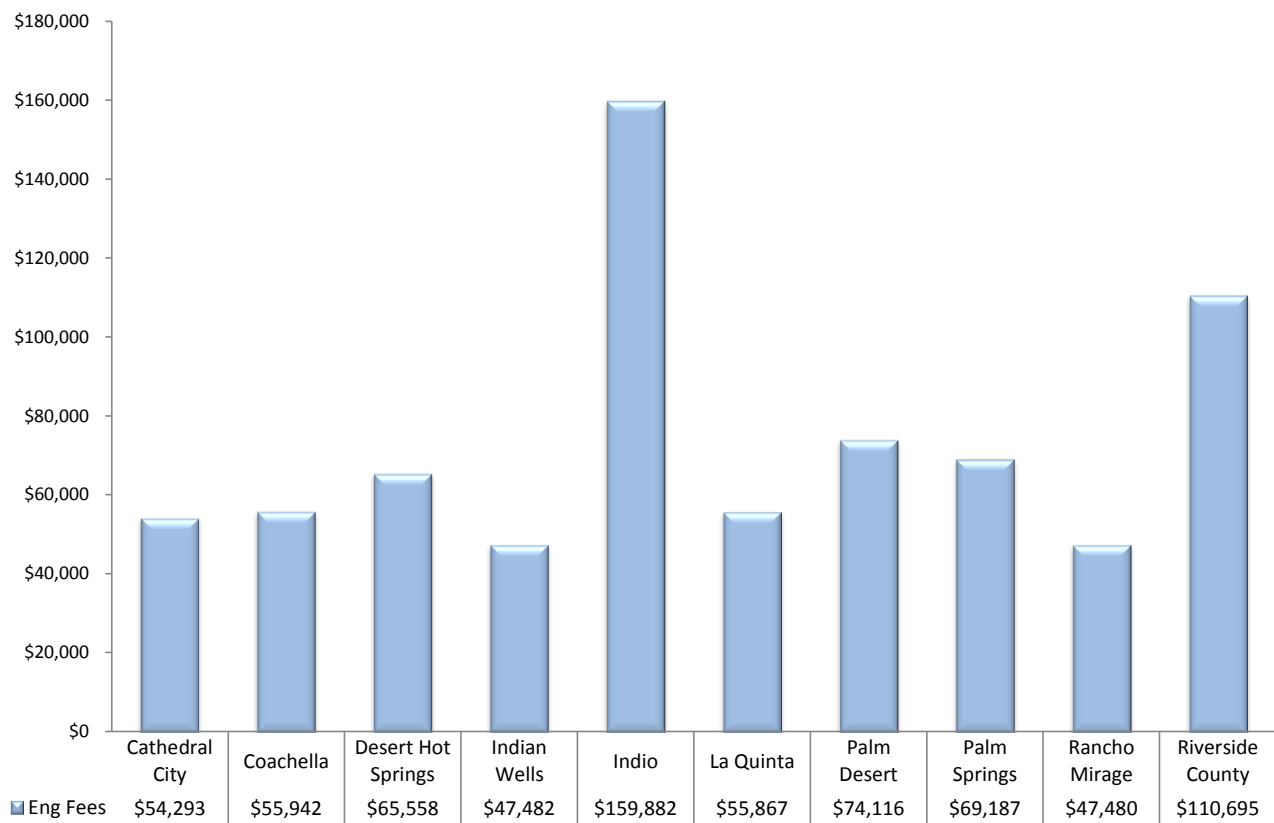
Total Planning Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Coachella Valley)
- 2014 -



Total Engineering Fees for 35-Unit Subdivision (Coachella Valley)
- 2014 -



Total Engineering Fees for 60-Unit Subdivision (Coachella Valley)
- 2014 -



Total Engineering Fees: Comparison of 35-Unit and 60-Unit Subd. (Coachella Valley)
- 2014 -

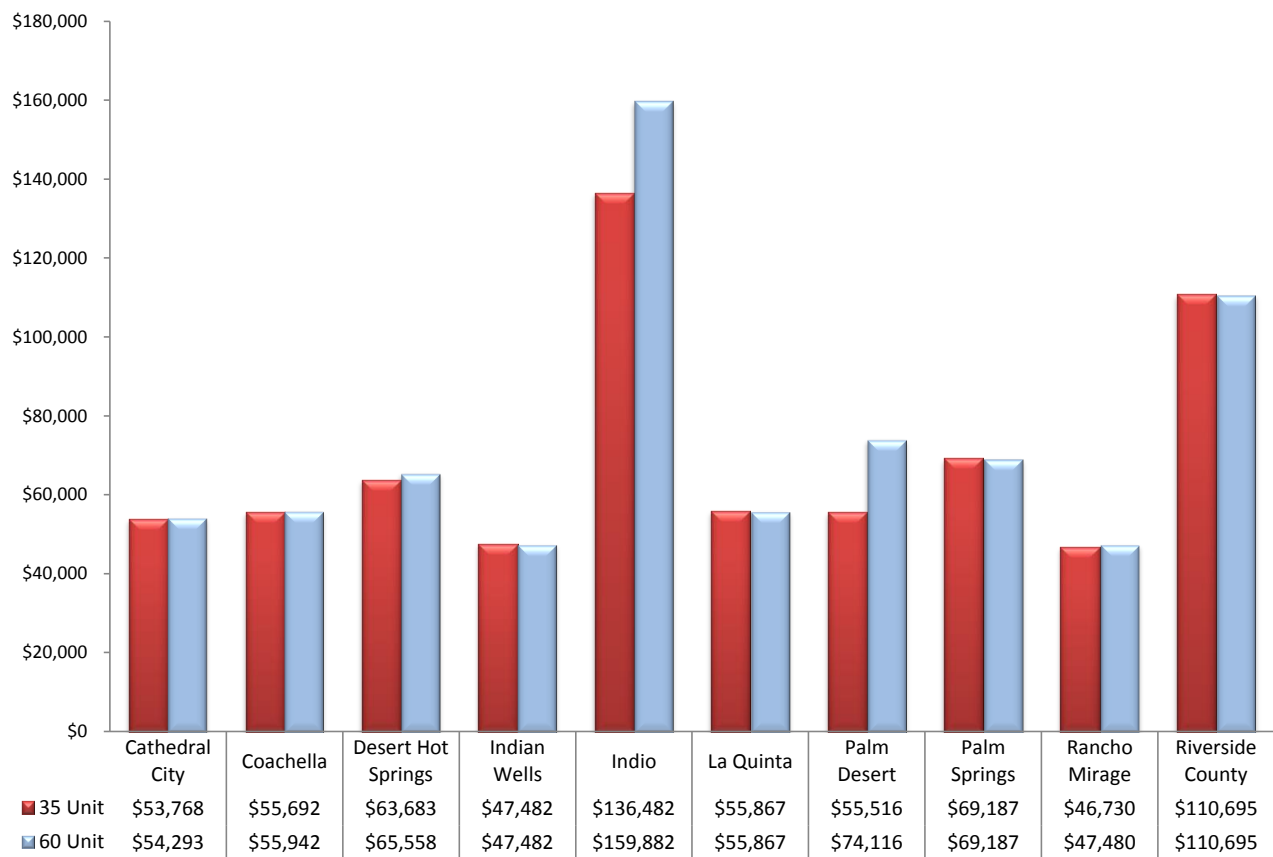


Chart Data Tables - Riverside County

60-Unit Subdivision - *Total*

	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage	Riverside County
2007 Fees	\$1,587,756	\$2,067,151	\$2,029,441	\$1,766,300	\$2,044,803	\$1,602,722	\$1,493,563	\$2,105,722	\$1,714,943	\$2,227,541
2014 Fees	\$1,892,307	\$2,682,213	\$2,185,330	\$2,180,329	\$2,508,666	\$2,134,781	\$2,201,142	\$2,226,734	\$2,090,569	\$2,241,794
Percent Change	19%	30%	8%	23%	23%	33%	47%	6%	22%	1%
Building Fees	\$146,573	\$359,019	\$128,375	\$306,300	\$136,541	\$115,752	\$259,599	\$107,337	\$145,762	\$120,317
Impact Fees, Etc.	\$1,669,666	\$2,234,151	\$1,941,967	\$1,795,066	\$2,141,398	\$1,924,717	\$1,836,906	\$1,999,325	\$1,873,573	\$1,919,086
Planning Fees	\$21,775	\$33,100	\$49,430	\$31,480	\$70,845	\$38,446	\$30,521	\$50,886	\$23,753	\$91,696
Engineering Fees	<u>\$54,293</u>	<u>\$55,942</u>	<u>\$65,558</u>	<u>\$47,482</u>	<u>\$159,882</u>	<u>\$55,867</u>	<u>\$74,116</u>	<u>\$69,187</u>	<u>\$47,480</u>	<u>\$110,695</u>
Total Fees (60 Units)	\$1,892,307	\$2,682,213	\$2,185,330	\$2,180,329	\$2,508,666	\$2,134,781	\$2,201,142	\$2,226,734	\$2,090,569	\$2,241,794

60-Unit Subdivision - *Per Unit*

	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage	Riverside County
2007 Fees	\$26,463	\$34,453	\$33,824	\$29,439	\$34,080	\$26,824	\$24,893	\$35,095	\$28,583	\$37,125
2014 Fees	\$31,538	\$44,704	\$36,422	\$36,339	\$41,811	\$35,580	\$36,686	\$37,112	\$34,843	\$37,363
Percent Change	19%	30%	8%	23%	23%	33%	47%	6%	22%	1%
Building Fees	\$2,443	\$5,984	\$2,140	\$5,105	\$2,276	\$1,929	\$4,327	\$1,789	\$2,429	\$2,005
Impact Fees, Etc.	\$27,828	\$37,236	\$32,366	\$29,918	\$35,690	\$32,079	\$30,615	\$33,322	\$31,226	\$31,985
Planning Fees	\$363	\$552	\$824	\$525	\$1,181	\$641	\$509	\$848	\$396	\$1,528
Engineering Fees	<u>\$905</u>	<u>\$932</u>	<u>\$1,093</u>	<u>\$791</u>	<u>\$2,665</u>	<u>\$931</u>	<u>\$1,235</u>	<u>\$1,153</u>	<u>\$791</u>	<u>\$1,845</u>
Total Fees (60 Units)	\$31,538	\$44,704	\$36,422	\$36,339	\$41,811	\$35,580	\$36,686	\$37,112	\$34,843	\$37,363

35-Unit Subdivision - *Total*

	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage	Riverside County
2007 Fees	\$989,554	\$1,247,246	\$1,231,206	\$1,112,597	\$1,252,593	\$1,007,106	\$877,884	\$1,309,055	\$1,077,897	\$1,376,950
2014 Fees	\$1,185,449	\$1,654,555	\$1,321,058	\$1,355,418	\$1,585,439	\$1,337,251	\$1,366,347	\$1,350,892	\$1,324,432	\$1,450,215
Percent Change	20%	33%	7%	22%	27%	33%	56%	3%	23%	5%
Building Fees	\$85,501	\$211,974	\$75,131	\$178,675	\$79,649	\$69,279	\$153,707	\$64,546	\$85,028	\$77,449
Impact Fees, Etc.	\$1,024,880	\$1,354,163	\$1,132,814	\$1,098,030	\$1,305,963	\$1,173,660	\$1,126,604	\$1,166,273	\$1,168,921	\$1,170,375
Planning Fees	\$21,300	\$32,725	\$49,430	\$31,230	\$63,345	\$38,446	\$30,521	\$50,886	\$23,753	\$91,696
Engineering Fees	<u>\$53,768</u>	<u>\$55,692</u>	<u>\$63,683</u>	<u>\$47,482</u>	<u>\$136,482</u>	<u>\$55,867</u>	<u>\$55,516</u>	<u>\$69,187</u>	<u>\$46,730</u>	<u>\$110,695</u>
Total Fees (35 Units)	\$1,185,449	\$1,654,555	\$1,321,058	\$1,355,418	\$1,585,439	\$1,337,251	\$1,366,347	\$1,350,892	\$1,324,432	\$1,450,215

35-Unit Subdivision - *Per Unit*

	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage	Riverside County
2007 Fees	\$28,273	\$35,636	\$35,177	\$31,788	\$35,788	\$28,806	\$25,082	\$37,402	\$30,797	\$39,342
2014 Fees	\$33,870	\$47,273	\$37,745	\$38,726	\$45,298	\$38,207	\$39,038	\$38,597	\$37,841	\$41,435
Percent Change	20%	33%	7%	22%	27%	33%	56%	3%	23%	5%
Building Fees	\$2,443	\$6,056	\$2,147	\$5,105	\$2,276	\$1,979	\$4,392	\$1,844	\$2,429	\$2,213
Impact Fees, Etc.	\$29,282	\$38,690	\$32,366	\$31,372	\$37,313	\$33,533	\$32,189	\$33,322	\$33,398	\$33,439
Planning Fees	\$609	\$935	\$1,412	\$892	\$1,810	\$1,098	\$872	\$1,454	\$679	\$2,620
Engineering Fees	<u>\$1,536</u>	<u>\$1,591</u>	<u>\$1,820</u>	<u>\$1,357</u>	<u>\$3,899</u>	<u>\$1,596</u>	<u>\$1,586</u>	<u>\$1,977</u>	<u>\$1,335</u>	<u>\$3,163</u>
Total Fees (35 Units)	\$33,870	\$47,273	\$37,745	\$38,726	\$45,298	\$38,207	\$39,038	\$38,597	\$37,841	\$41,435

Chart Data Tables - Riverside County (Sorted from Lowest to Highest Total Fees)

35-Unit Subdivision - *Total*

	Cathedral City	Desert Hot Springs	Rancho Mirage	La Quinta	Palm Springs	Indian Wells	Palm Desert	Riverside County	Indio	Coachella
<u>2014 Information</u>										
Development Fees	\$1,185,449	\$1,321,058	\$1,324,432	\$1,337,251	\$1,350,892	\$1,355,418	\$1,366,347	\$1,450,215	\$1,585,439	\$1,654,555
Building Fees	\$85,501	\$75,131	\$85,028	\$69,279	\$64,546	\$178,675	\$153,707	\$77,449	\$79,649	\$211,974
Impact Fees, Etc.	\$1,024,880	\$1,132,814	\$1,168,921	\$1,173,660	\$1,166,273	\$1,098,030	\$1,126,604	\$1,170,375	\$1,305,963	\$1,354,163
Planning Fees	\$21,300	\$49,430	\$23,753	\$38,446	\$50,886	\$31,230	\$30,521	\$91,696	\$63,345	\$32,725
Engineering Fees	\$53,768	\$63,683	\$46,730	\$55,867	\$69,187	\$47,482	\$55,516	\$110,695	\$136,482	\$55,692
Total	\$1,185,449	\$1,321,058	\$1,324,432	\$1,337,251	\$1,350,892	\$1,355,418	\$1,366,347	\$1,450,215	\$1,585,439	\$1,654,555
Building Fees	7%	6%	6%	5%	5%	13%	11%	5%	5%	13%
Impact Fees, Etc.	86%	86%	88%	88%	86%	81%	82%	81%	82%	82%
Planning Fees	2%	4%	2%	3%	4%	2%	2%	6%	4%	2%
Engineering Fees	5%	5%	4%	4%	5%	4%	4%	8%	9%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

35-Unit Subdivision - *Per Unit*

	Cathedral City	Desert Hot Springs	Rancho Mirage	La Quinta	Palm Springs	Indian Wells	Palm Desert	Riverside County	Indio	Coachella
<u>2014 Information</u>										
Development Fees	\$33,870	\$37,745	\$37,841	\$38,207	\$38,597	\$38,726	\$39,038	\$41,435	\$45,298	\$47,273
Building Fees	\$2,443	\$2,147	\$2,429	\$1,979	\$1,844	\$5,105	\$4,392	\$2,213	\$2,276	\$6,056
Impact Fees, Etc.	\$29,282	\$32,366	\$33,398	\$33,533	\$33,322	\$31,372	\$32,189	\$33,439	\$37,313	\$38,690
Planning Fees	\$609	\$1,412	\$679	\$1,098	\$1,454	\$892	\$872	\$2,620	\$1,810	\$935
Engineering Fees	<u>\$1,536</u>	<u>\$1,820</u>	<u>\$1,335</u>	<u>\$1,596</u>	<u>\$1,977</u>	<u>\$1,357</u>	<u>\$1,586</u>	<u>\$3,163</u>	<u>\$3,899</u>	<u>\$1,591</u>
Total	\$33,870	\$37,745	\$37,841	\$38,207	\$38,597	\$38,726	\$39,038	\$41,435	\$45,298	\$47,273
Building Fees	7%	6%	6%	5%	5%	13%	11%	5%	5%	13%
Impact Fees, Etc.	86%	86%	88%	88%	86%	81%	82%	81%	82%	82%
Planning Fees	2%	4%	2%	3%	4%	2%	2%	6%	4%	2%
Engineering Fees	5%	5%	4%	4%	5%	4%	4%	8%	9%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Charts

Imperial County

Comparison of Total Per Unit Fees: 2007 to 2014

Fees by Category

Total Fees

Building Fees

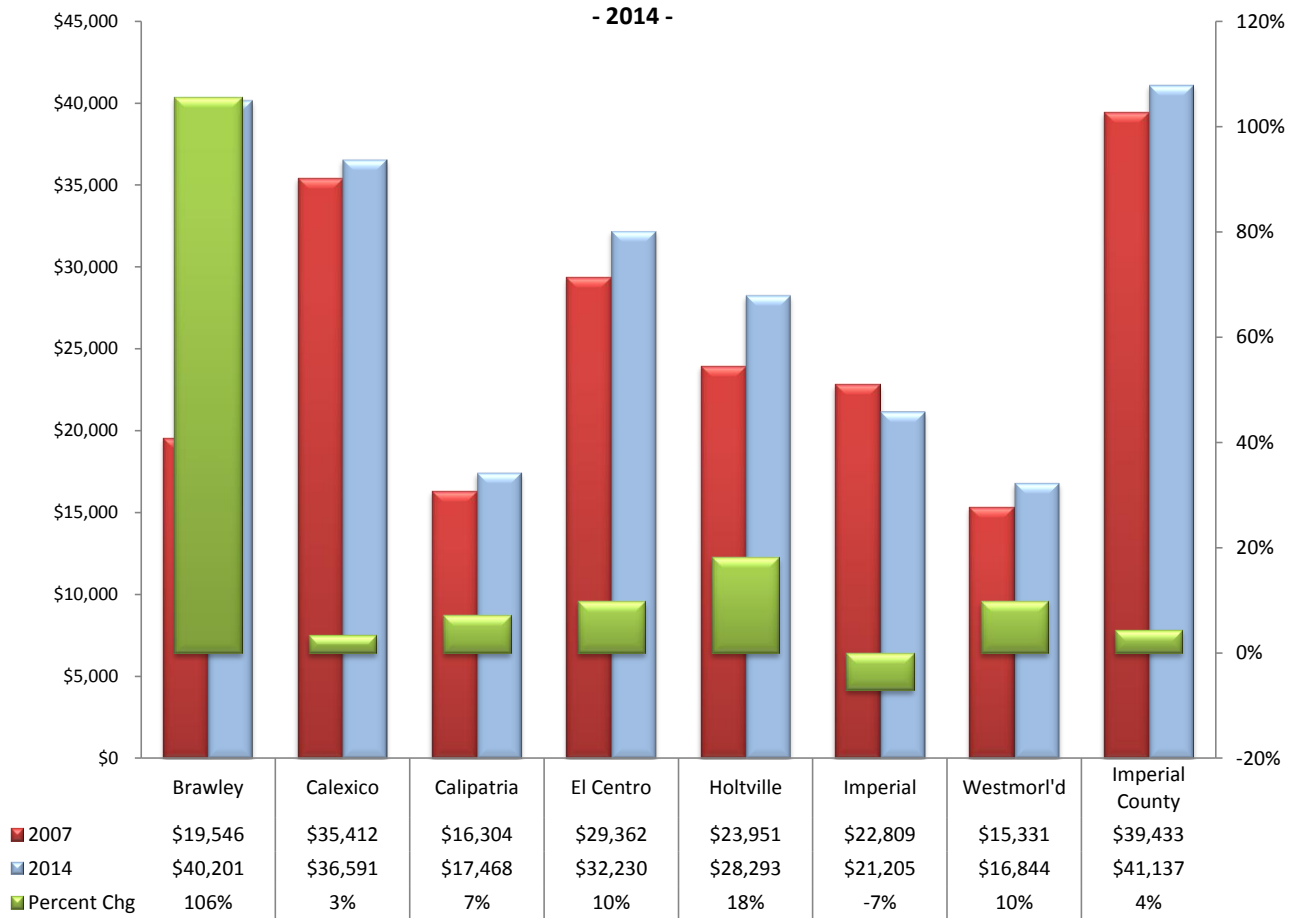
Impact/Developer Fees

Planning Fees

Engineering Fees

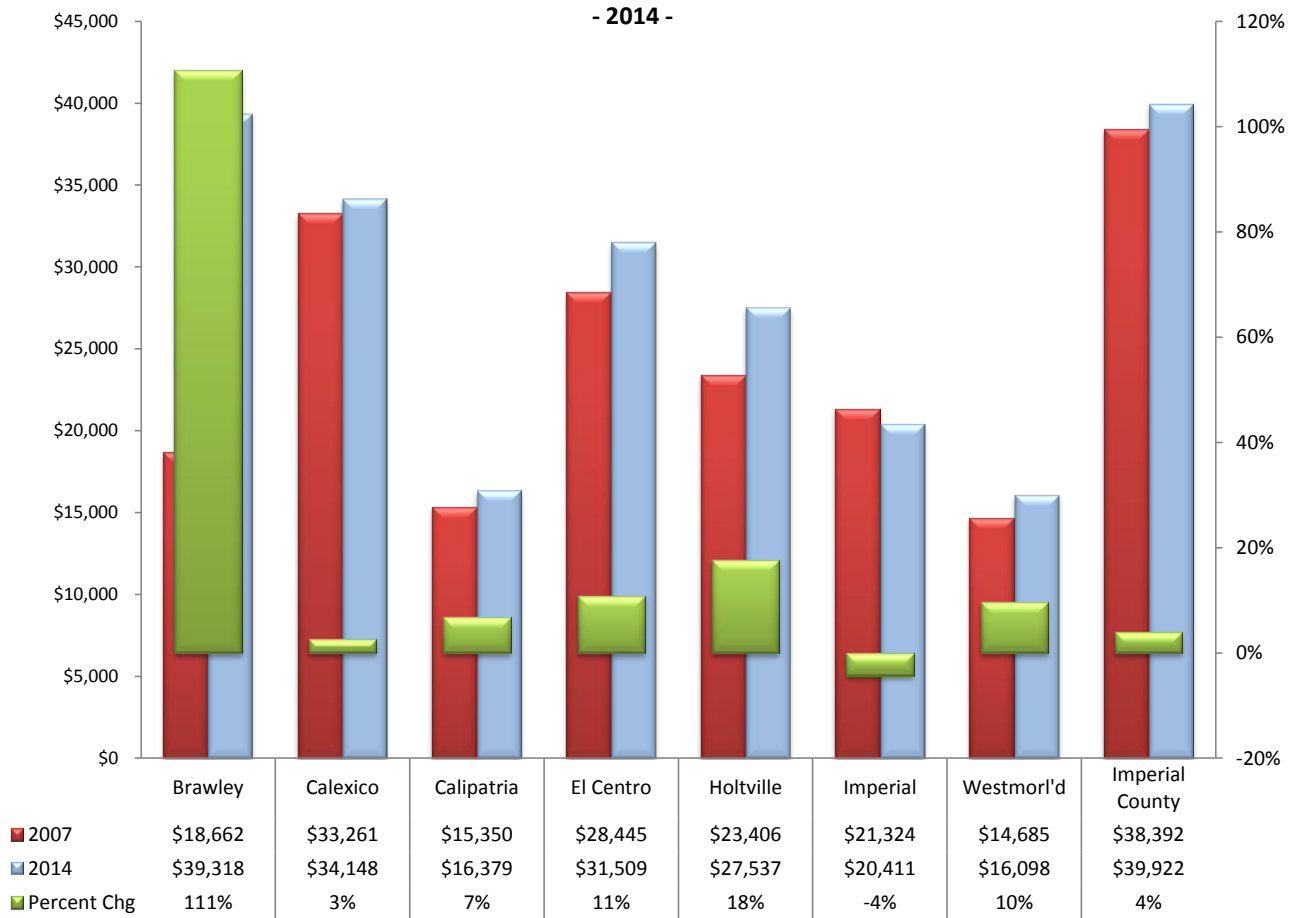
Chart Data Tables

**Comparison of Total Fees Per Unit for 35-Unit Subdivision
with Percent Increase from 2007 to 2014
(Imperial County)
- 2014 -**



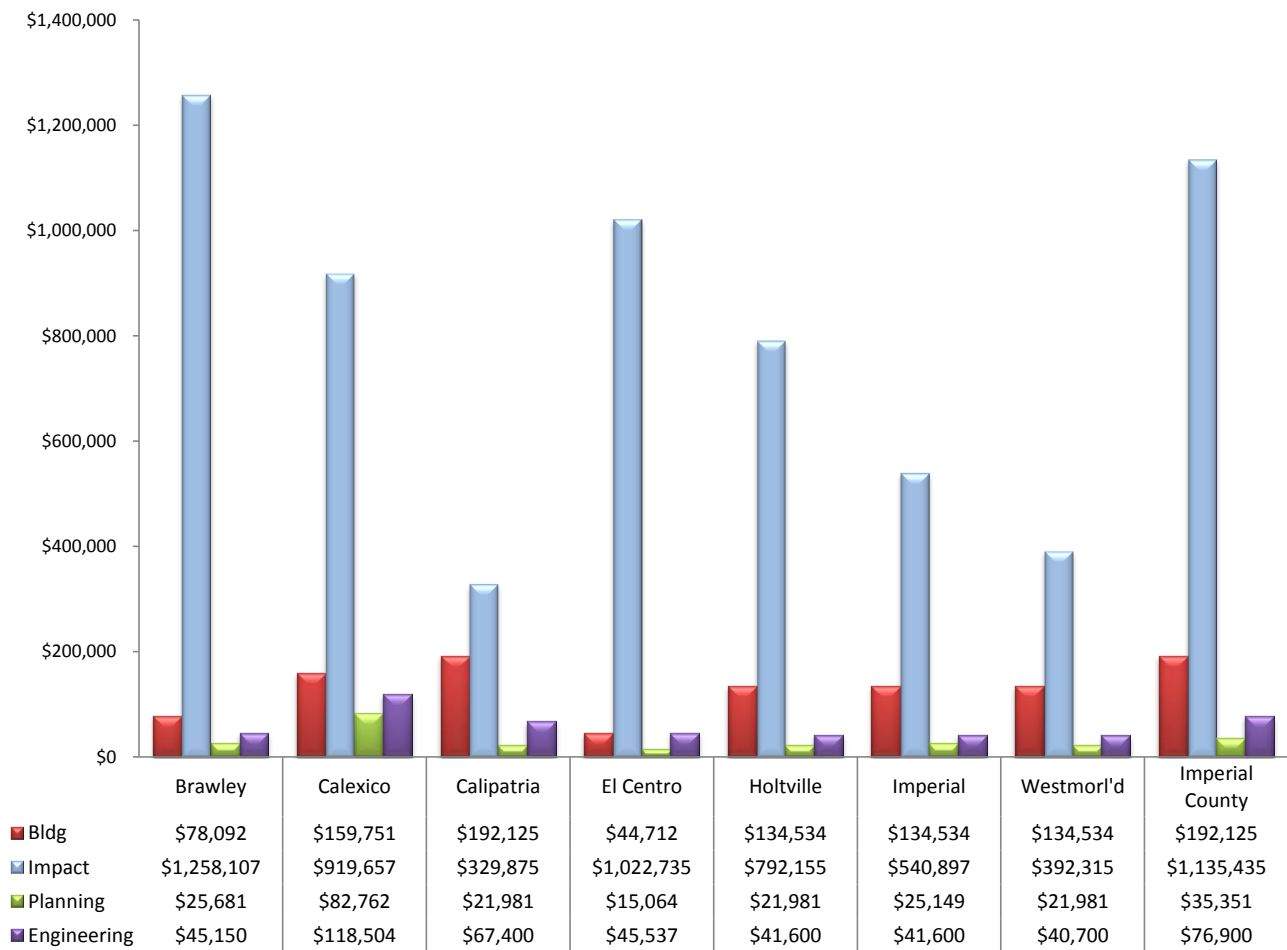
Note: Water capacity/connection fees not available for the City of Calipatria.

**Comparison of Total Fees Per Unit for 60-Unit Subdivision
with Percent Increase from 2007 to 2014
(Imperial County)
- 2014 -**



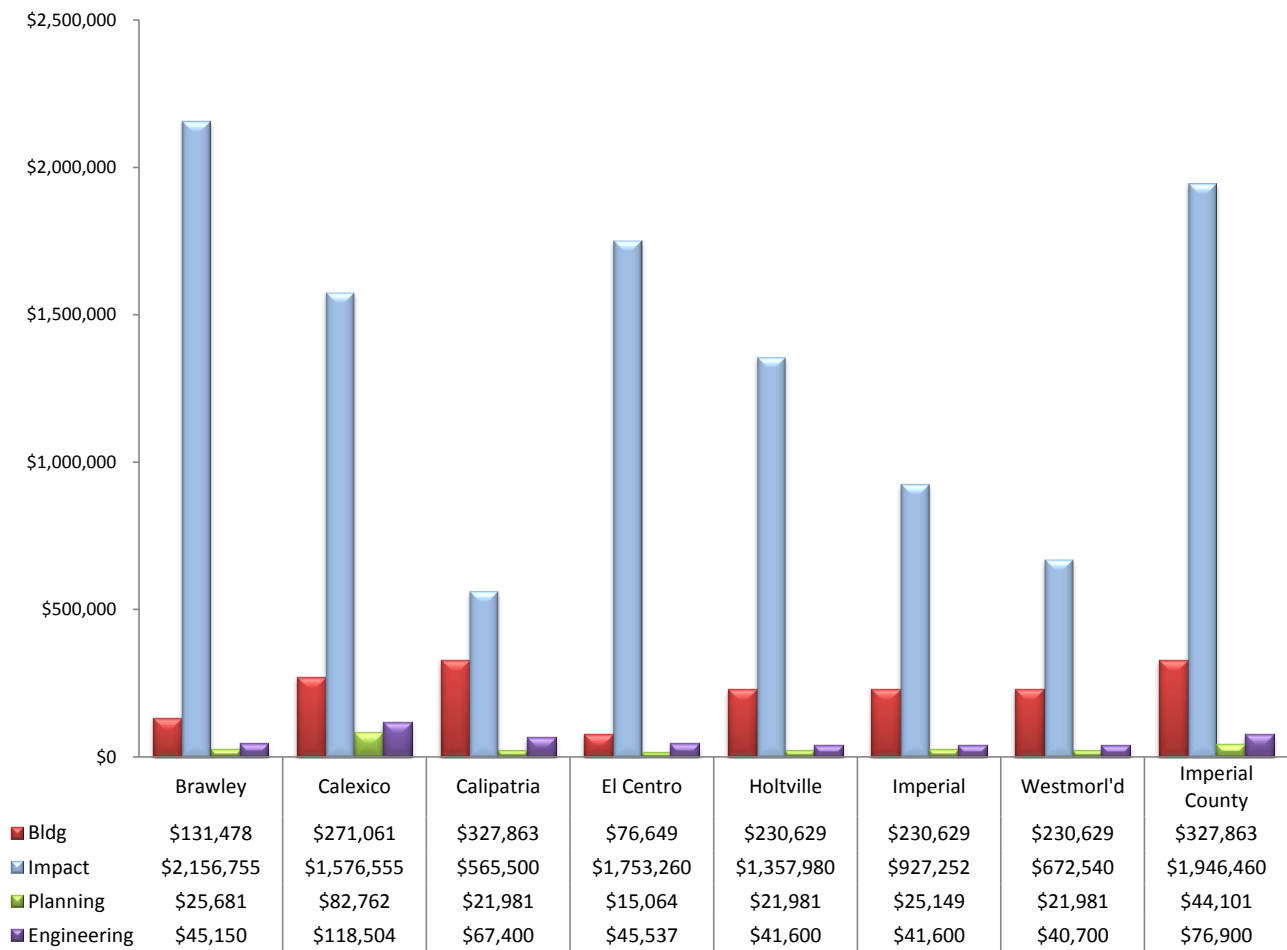
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees by Category for 35-Unit Subdivision (Imperial County)
- 2014 -**



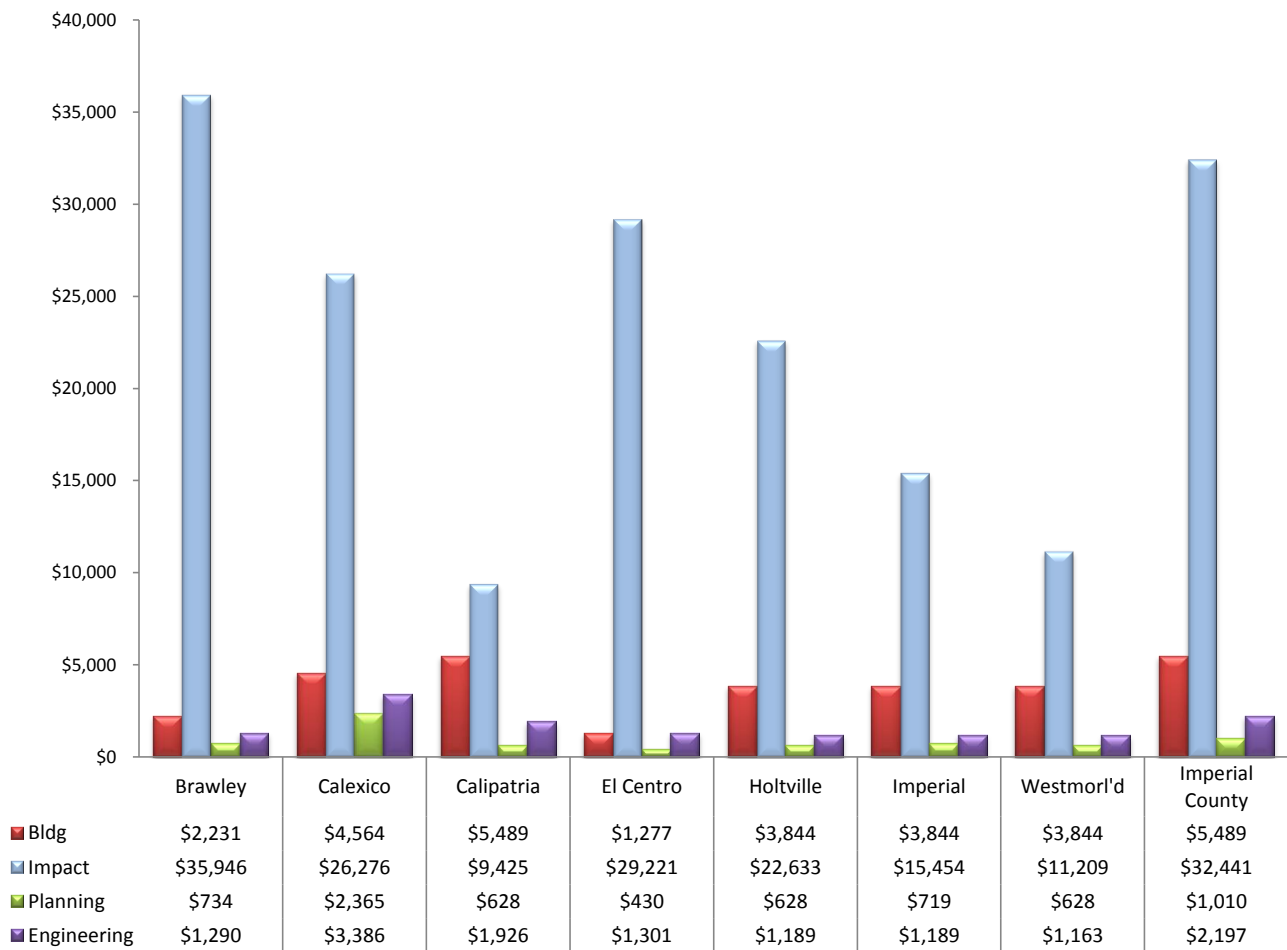
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees by Category for 60-Unit Subdivision (Imperial County)
- 2014 -**



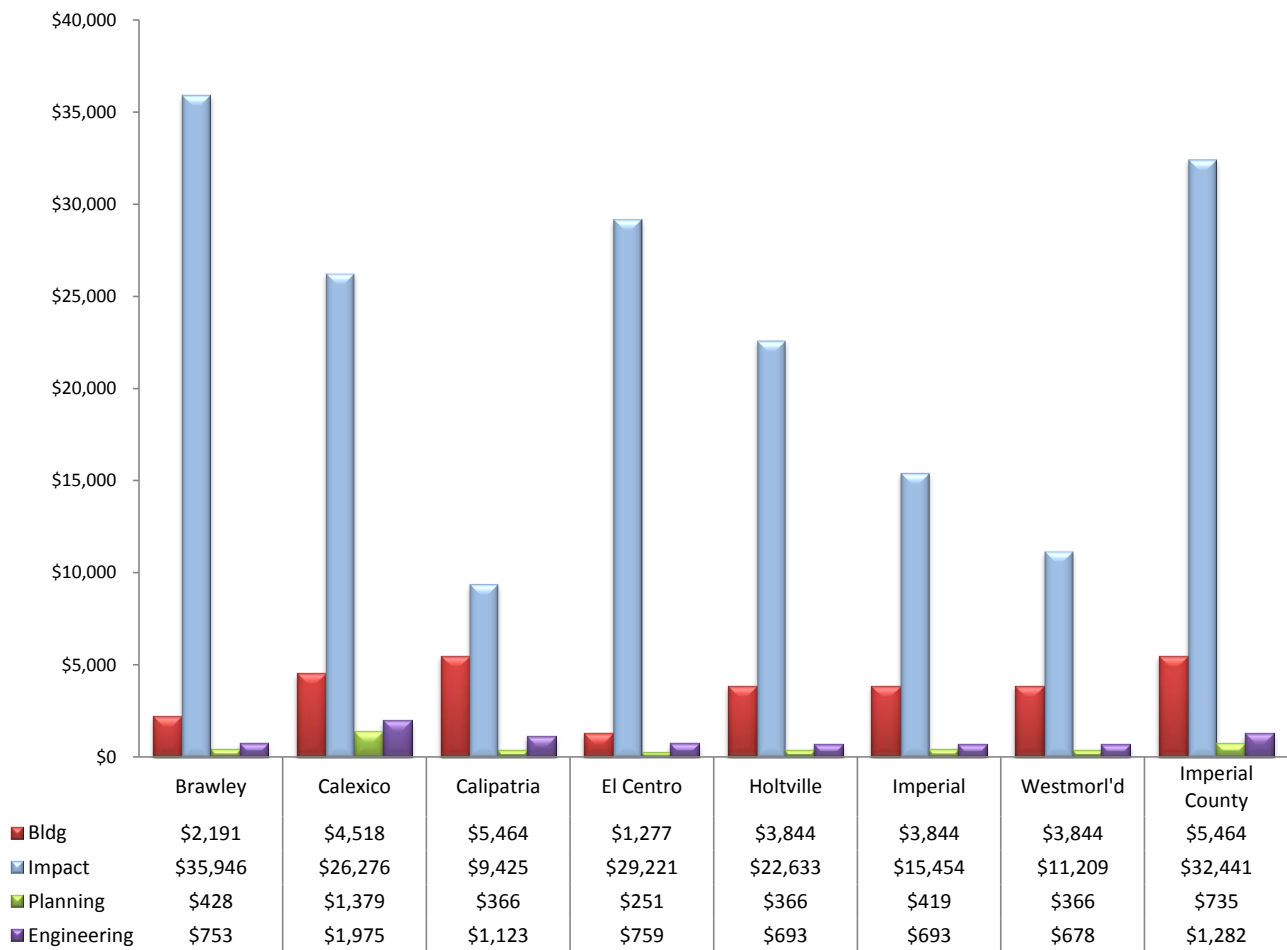
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees by Category "Per Unit" for 35-Unit Subdivision (Imperial County)
- 2014 -**



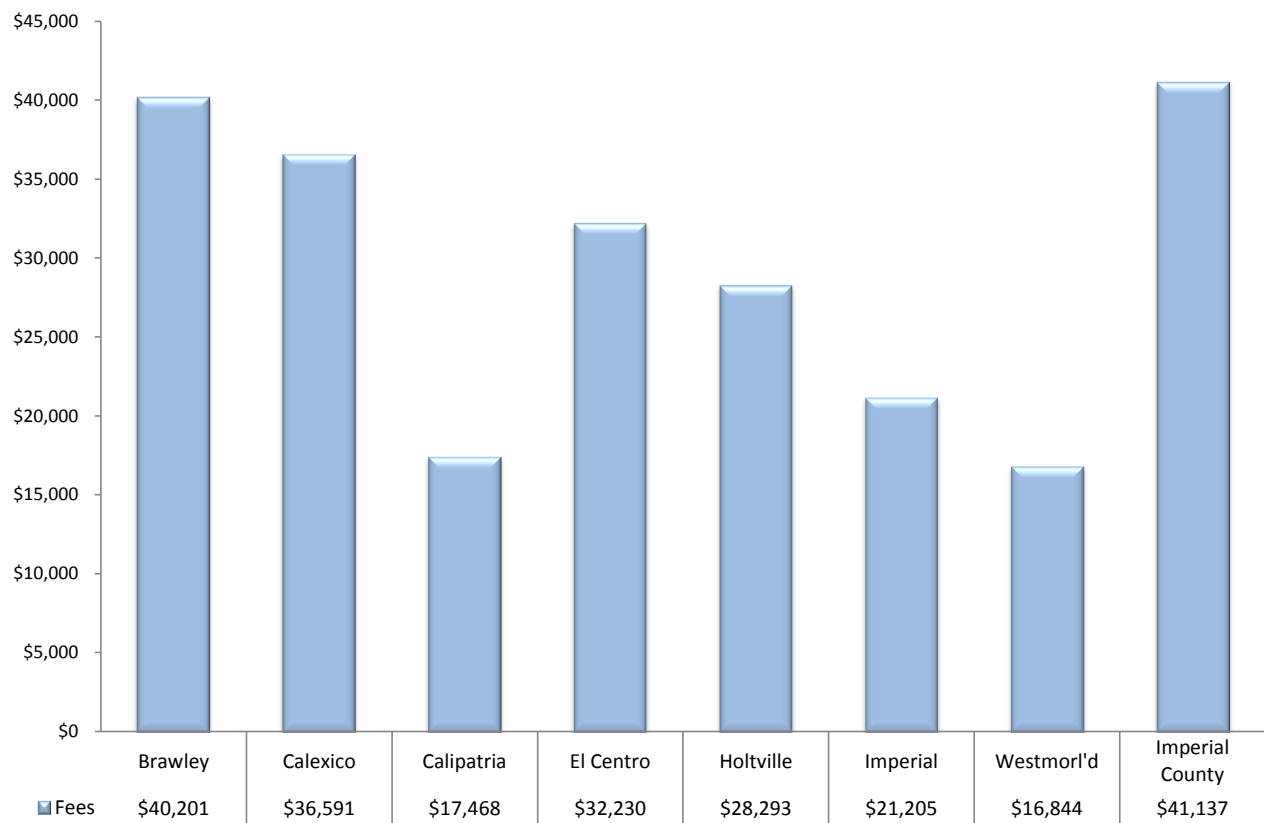
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees by Category "Per Unit" for 60-Unit Subdivision (Imperial County)
- 2014 -**



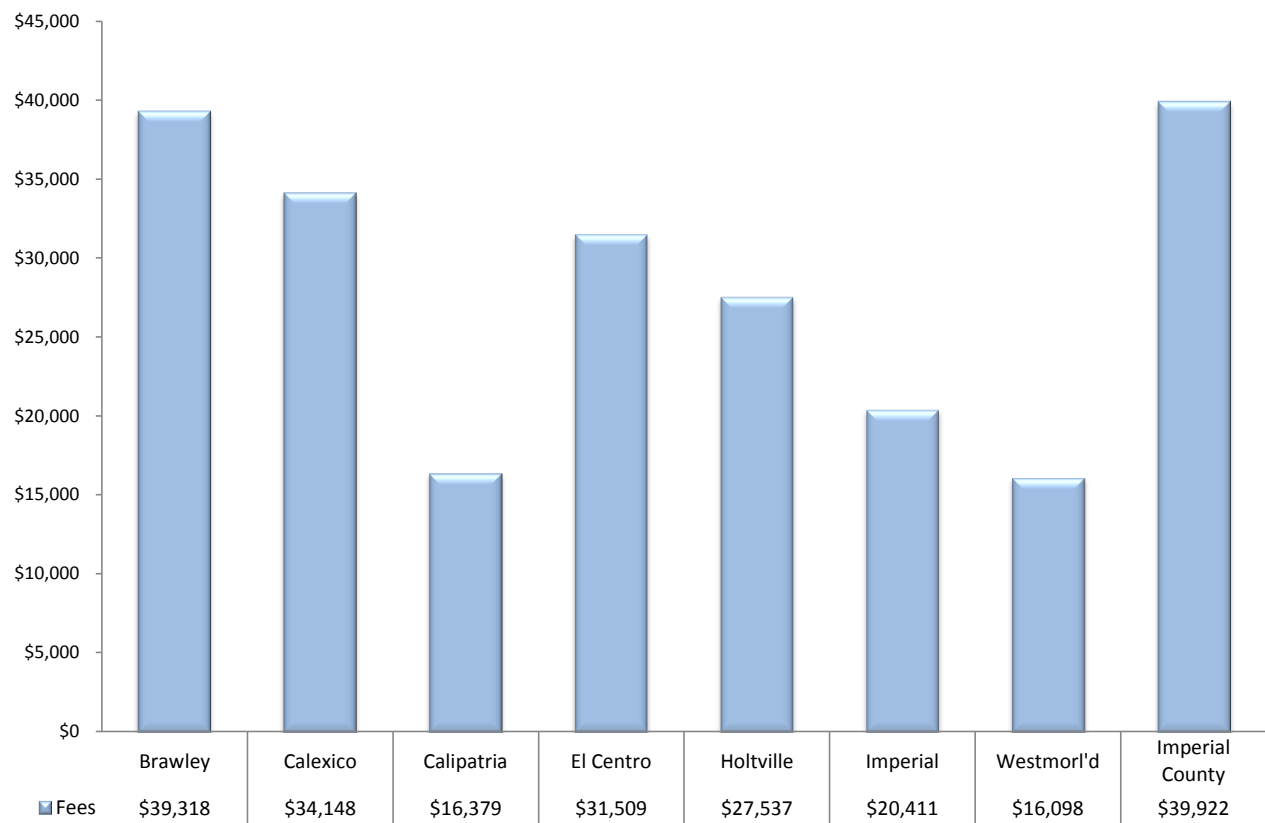
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees "Per Unit" for 35-Unit Subdivision (Imperial County)
- 2014 -**



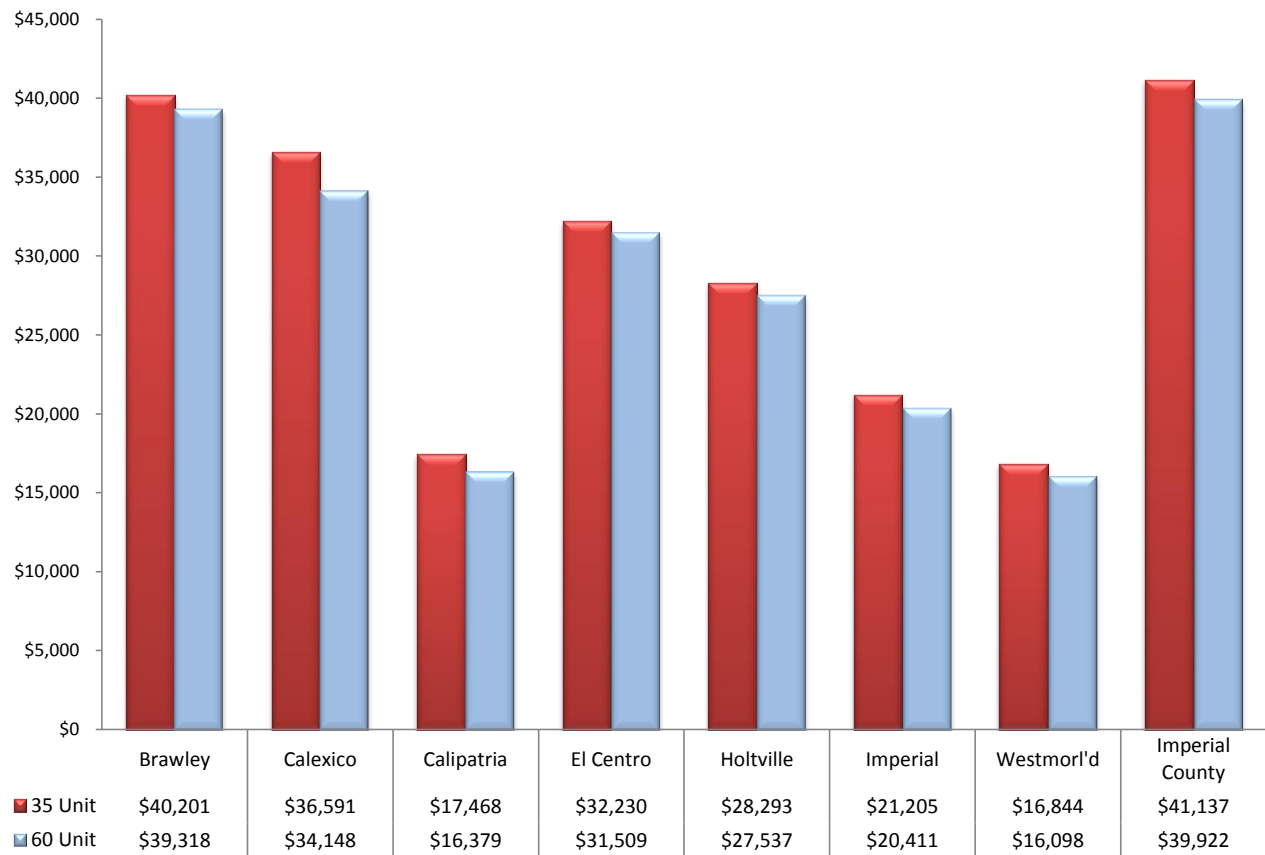
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees "Per Unit" for 60-Unit Subdivision (Imperial County)
- 2014 -**



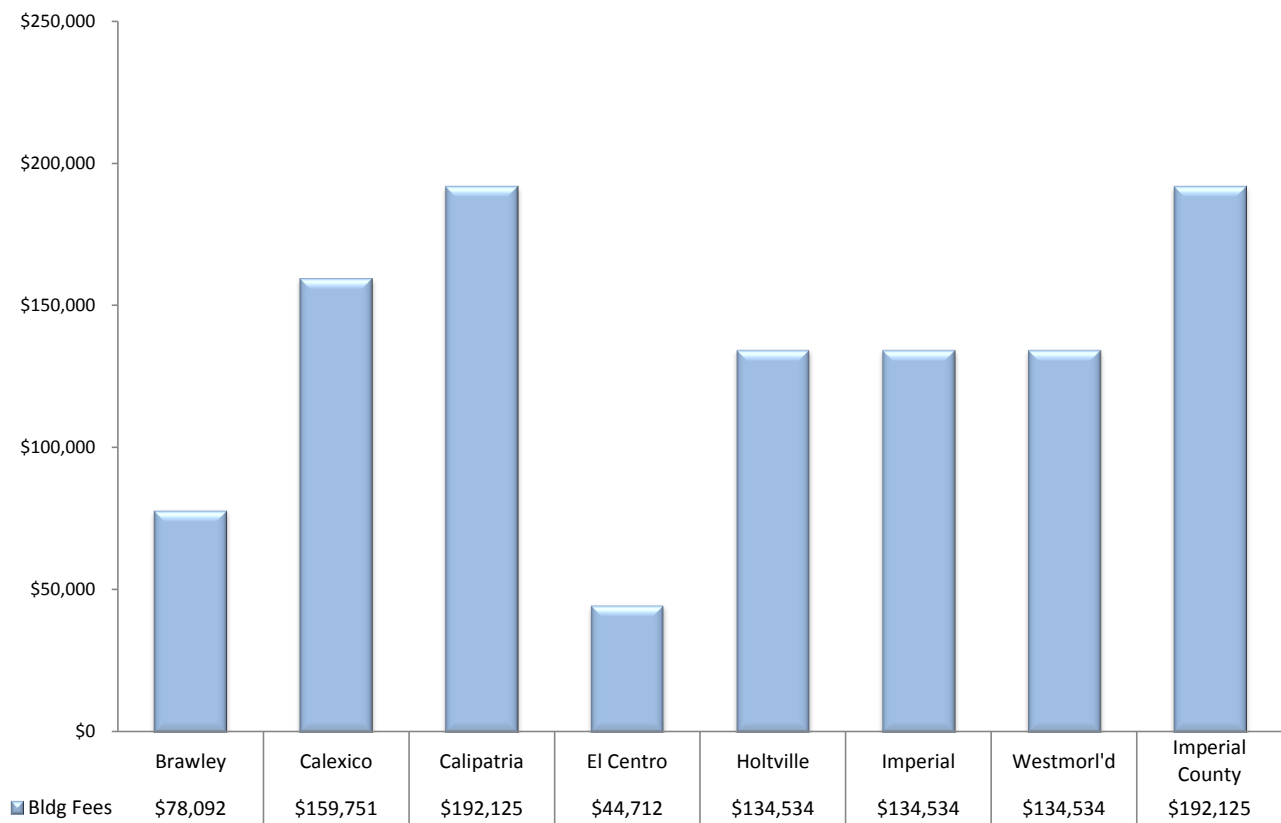
Note: Water capacity/connection fees not available for the City of Calipatria.

**Total Fees "Per Unit" : Comparison of 35-Unit and 60-Unit Subdivisions
(Imperial County)
- 2014 -**

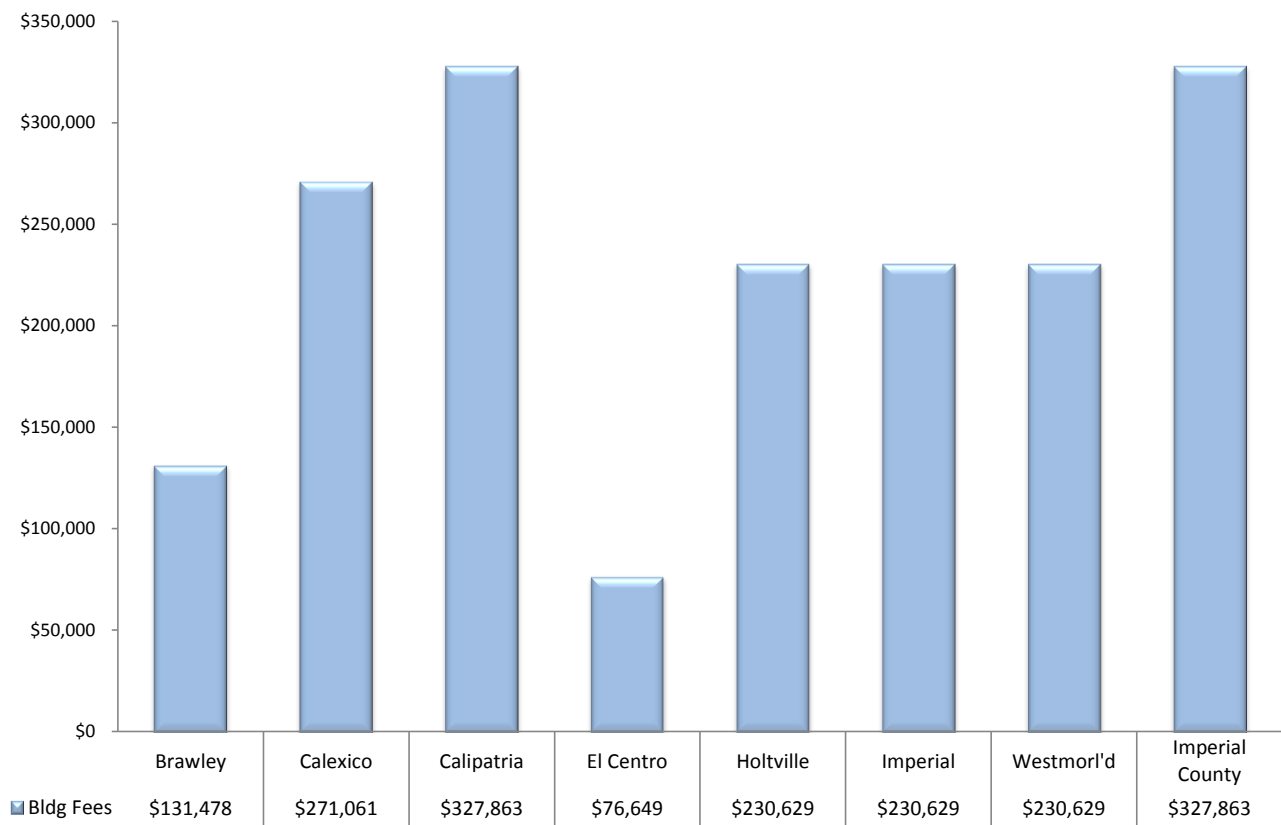


Note: Water capacity/connection fees not available for the City of Calipatria.

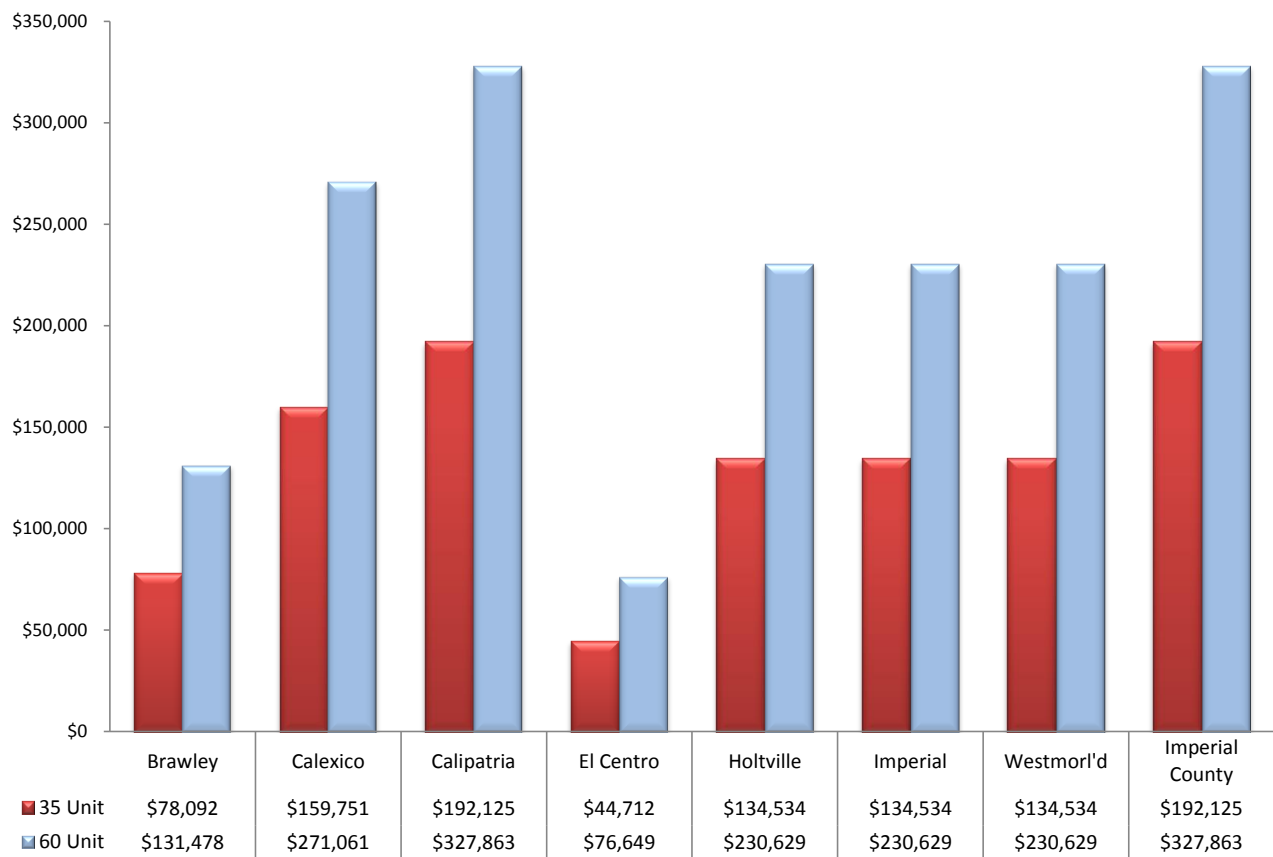
Total Building Fees for 35-Unit Subdivision (Imperial County)
- 2014 -



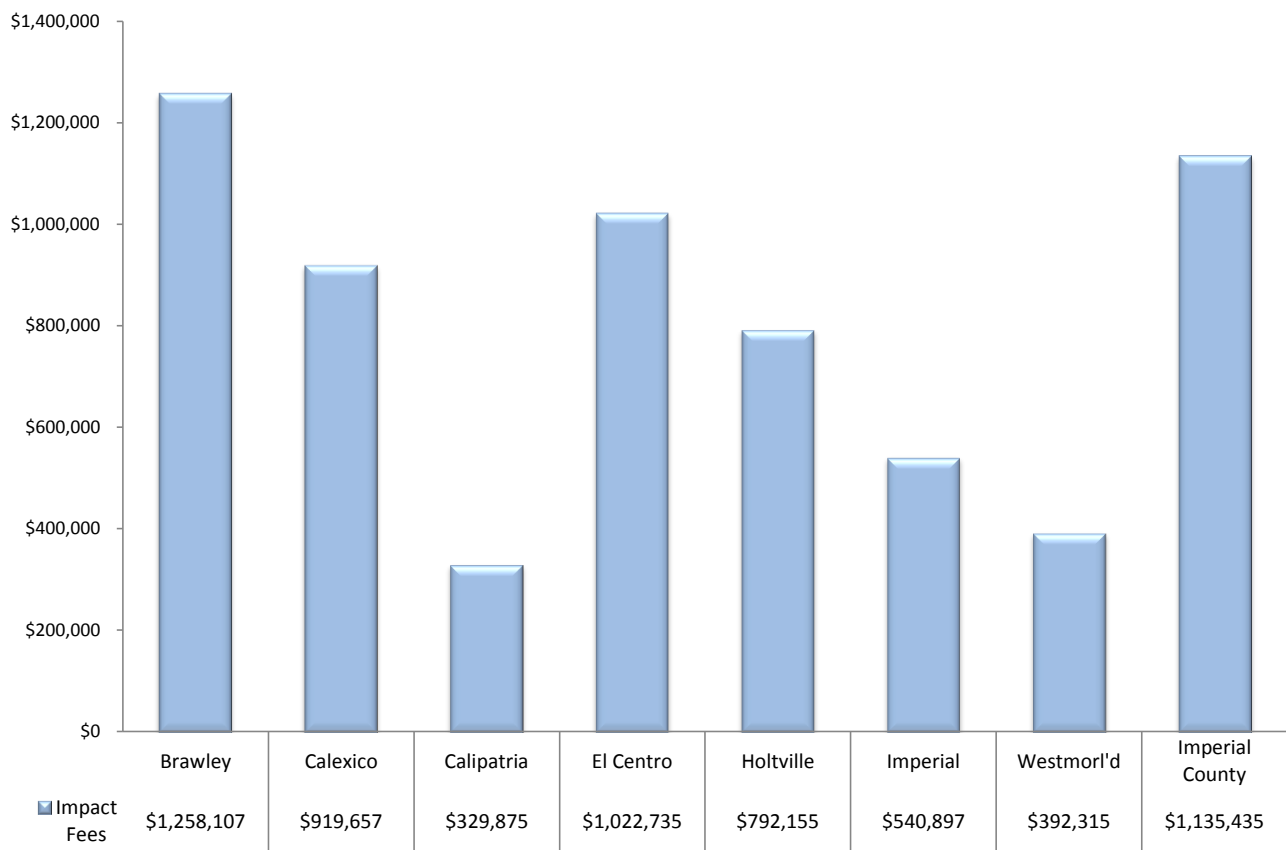
**Total Building Fees for 60-Unit Subdivision (Imperial County)
- 2014 -**



Total Building Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Imperial County)
- 2014 -

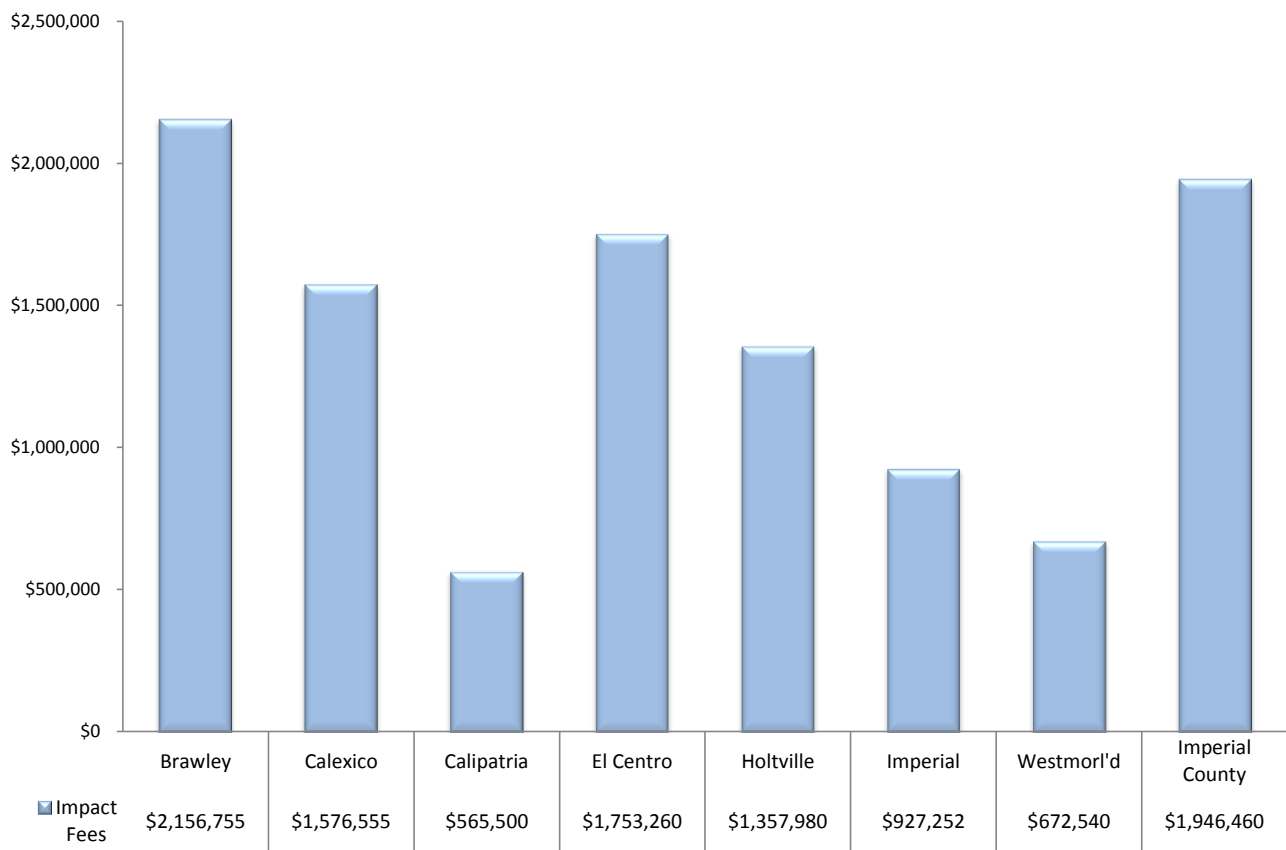


**Total Impact/Developer Fees for 35-Unit Subdivision (Imperial County)
- 2014 -**



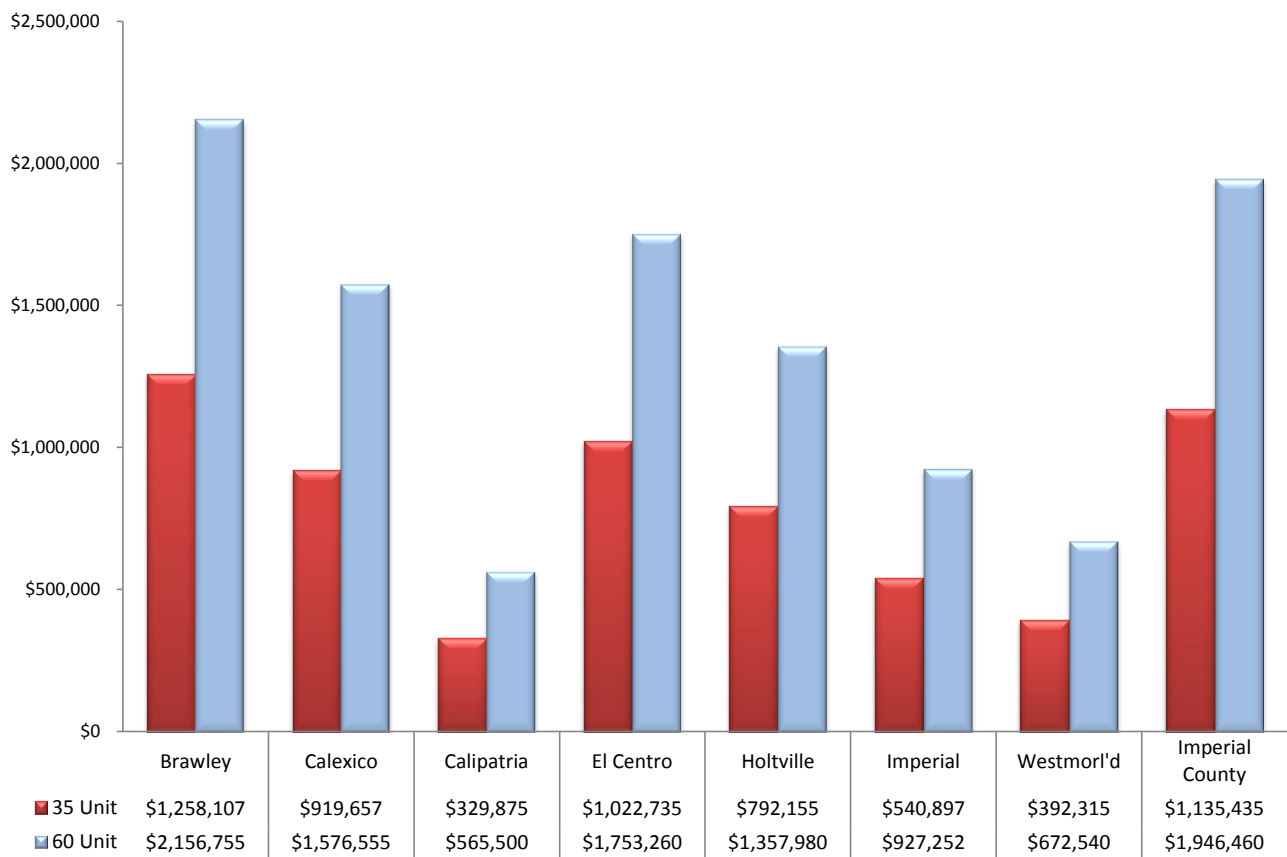
Note: Water capacity/connection fees not available for the City of Calipatria.

Total Impact/Developer Fees for 60-Unit Subdivision (Imperial County)
- 2014 -



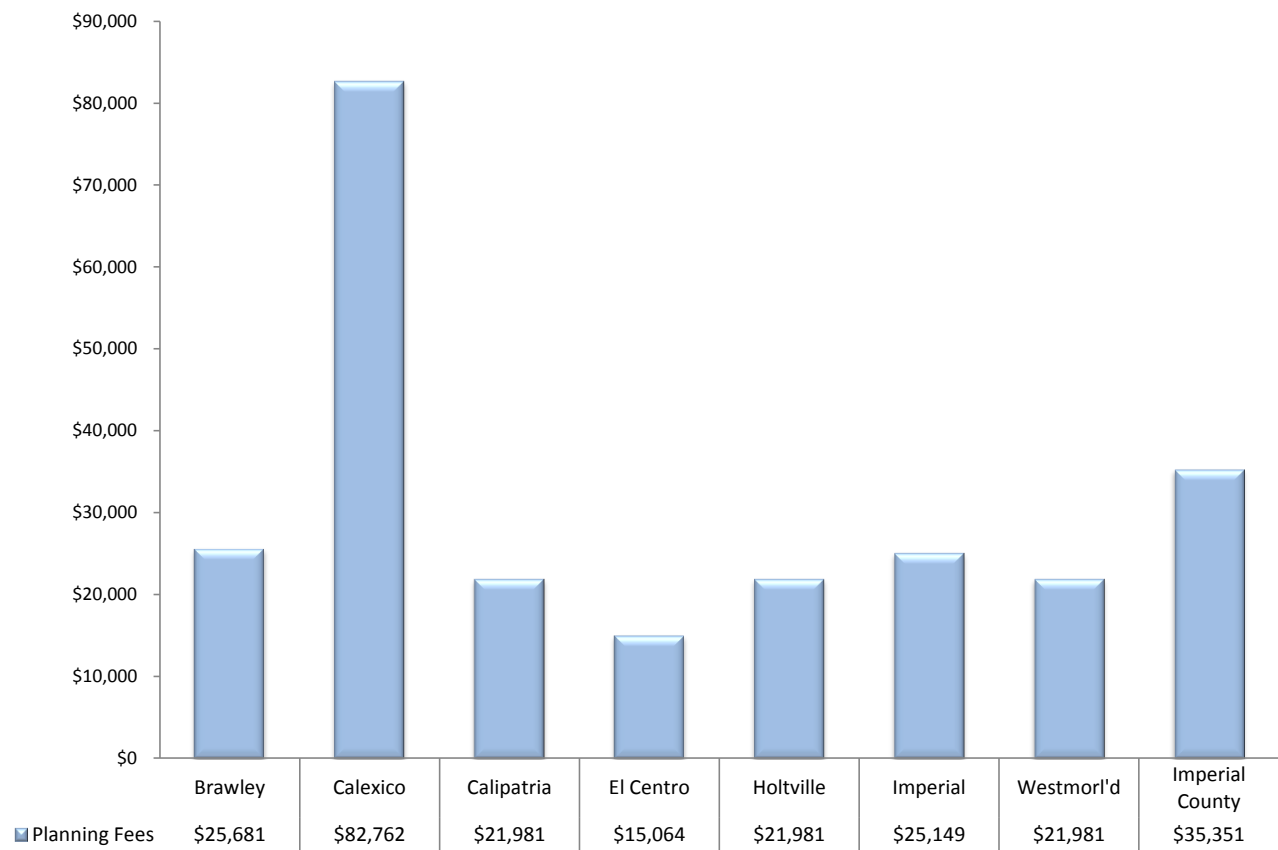
Note: Water capacity/connection fees not available for the City of Calipatria.

Total Impact Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Imperial County)
- 2014 -

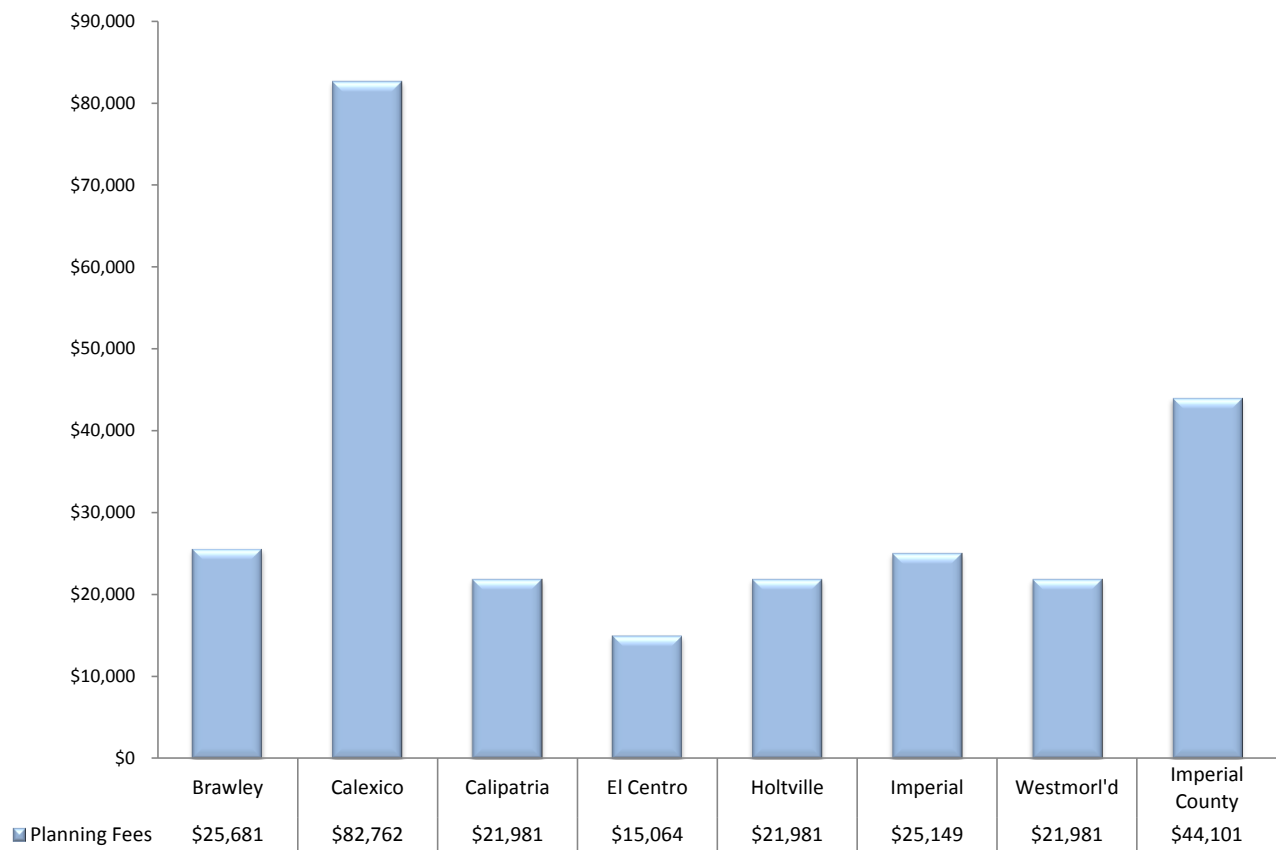


Note: Water capacity/connection fees not available for the City of Calipatria.

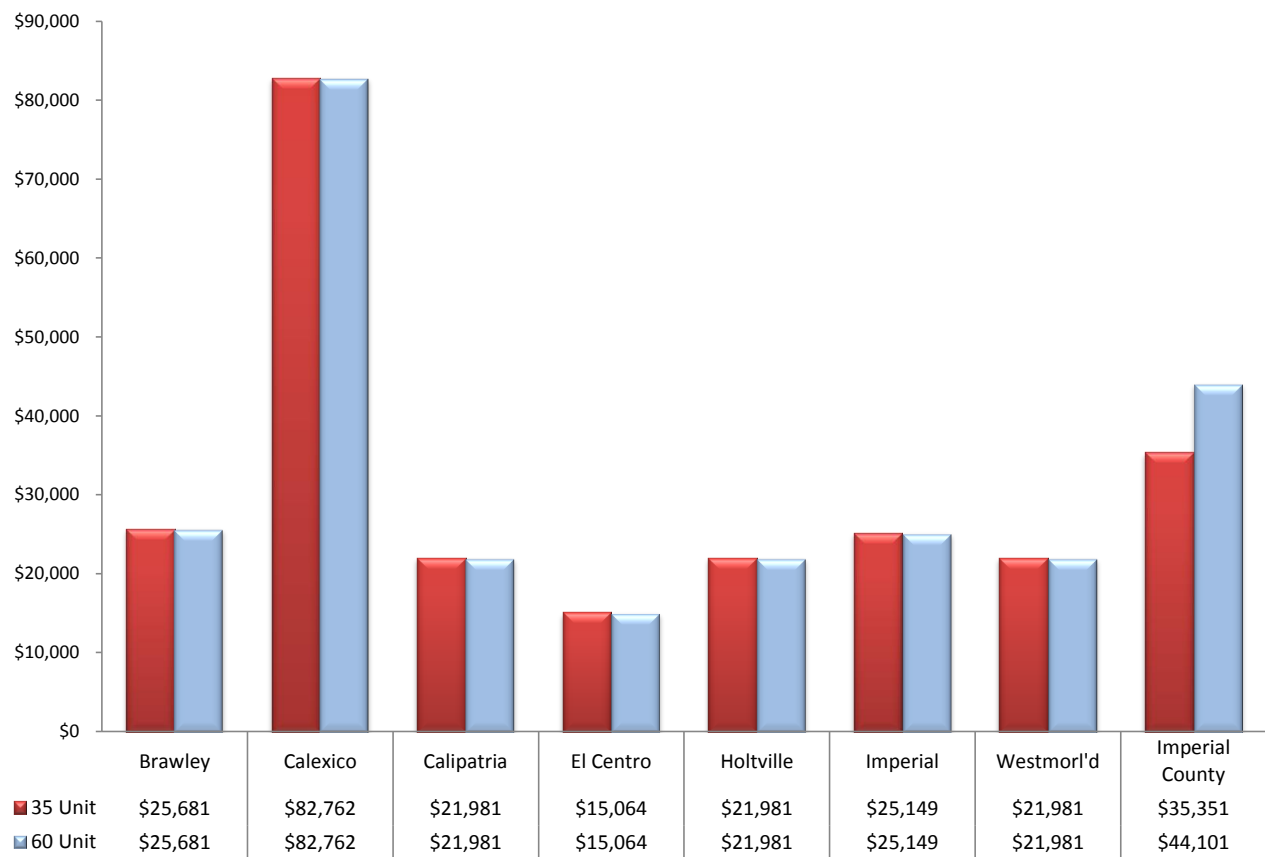
Total Planning Fees for 35-Unit Subdivision (Imperial County)
- 2014 -



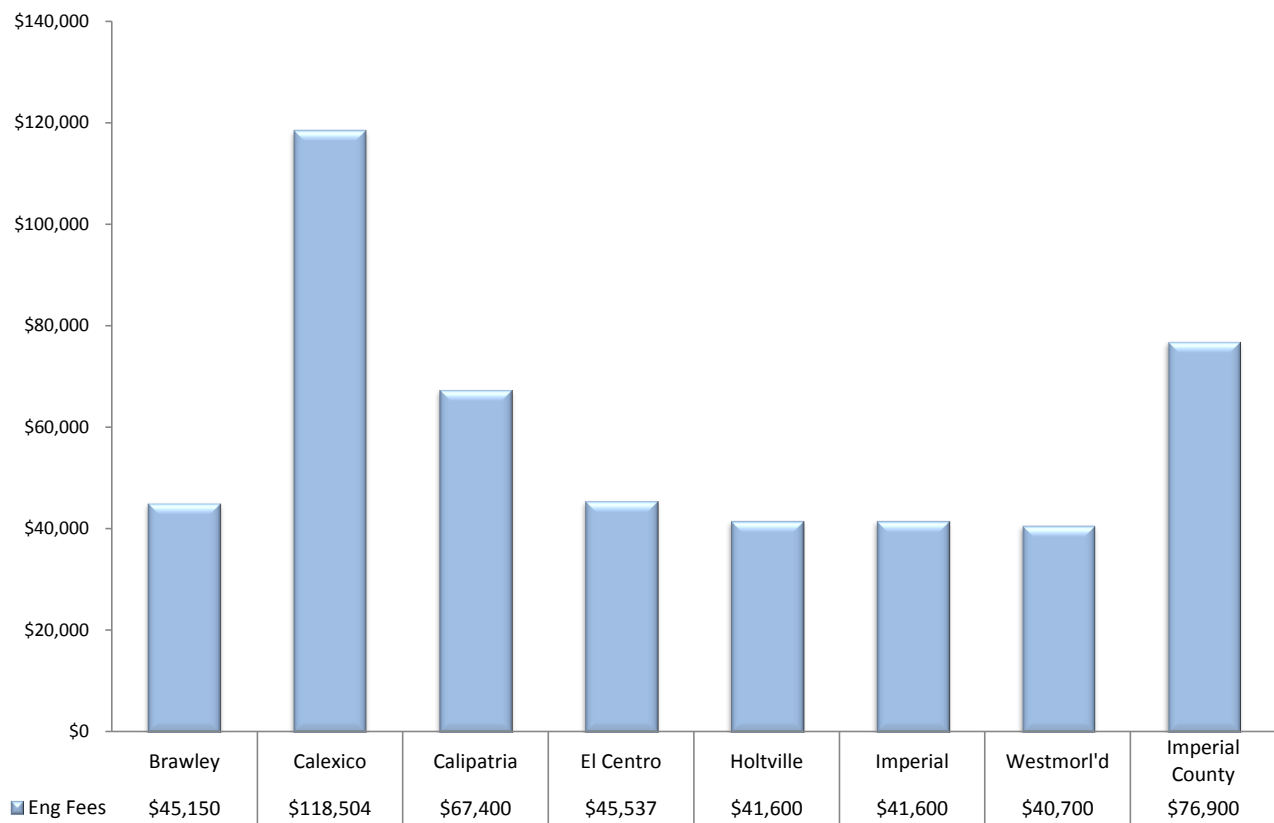
**Total Planning Fees for 60-Unit Subdivision (Imperial County)
- 2014 -**



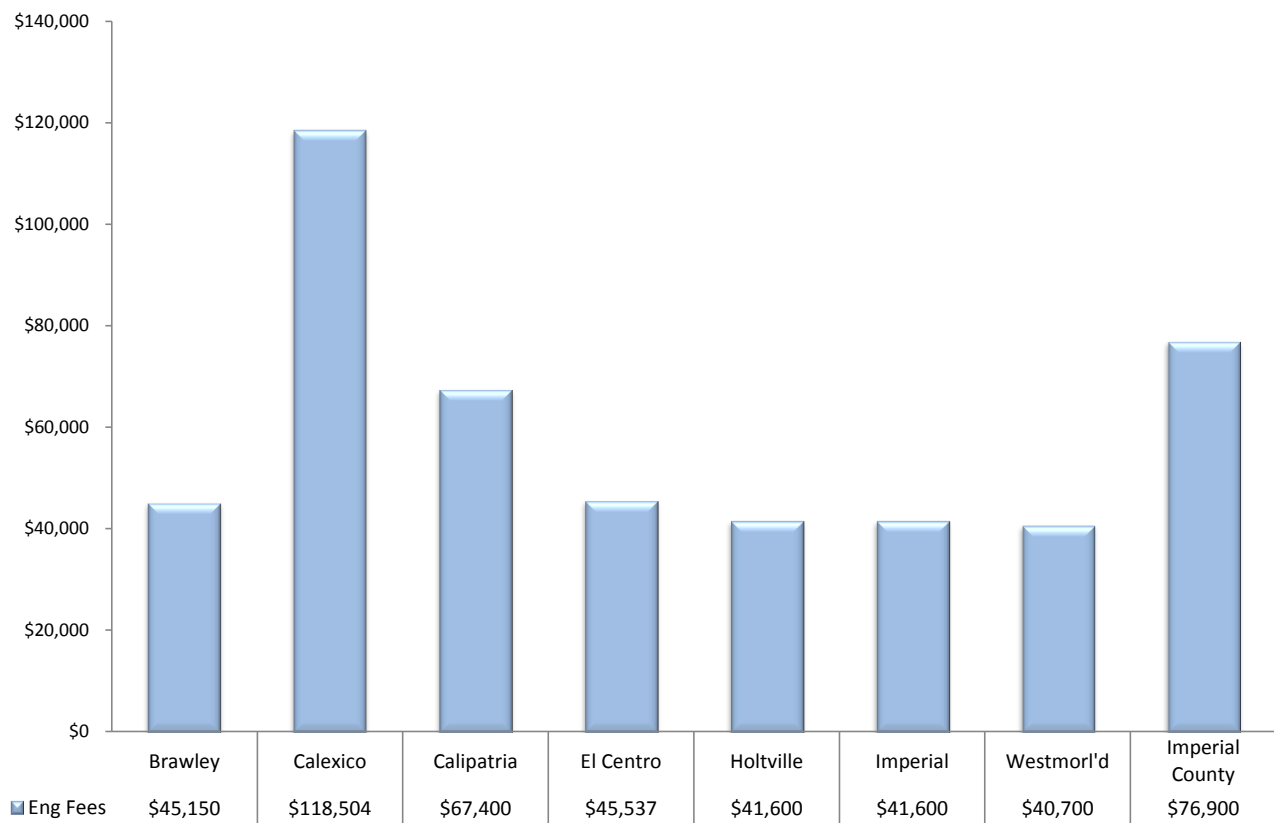
Total Planning Fees: Comparison of 35-Unit and 60-Unit Subdivisions (Imperial County)
- 2014 -



Total Engineering Fees for 35-Unit Subdivision (Imperial County)
- 2014 -



Total Engineering Fees for 60-Unit Subdivision (Imperial County)
- 2014 -



Total Engineering Fees: Comparison of 35-Unit and 60-Unit Subd. (Imperial County)
- 2014 -

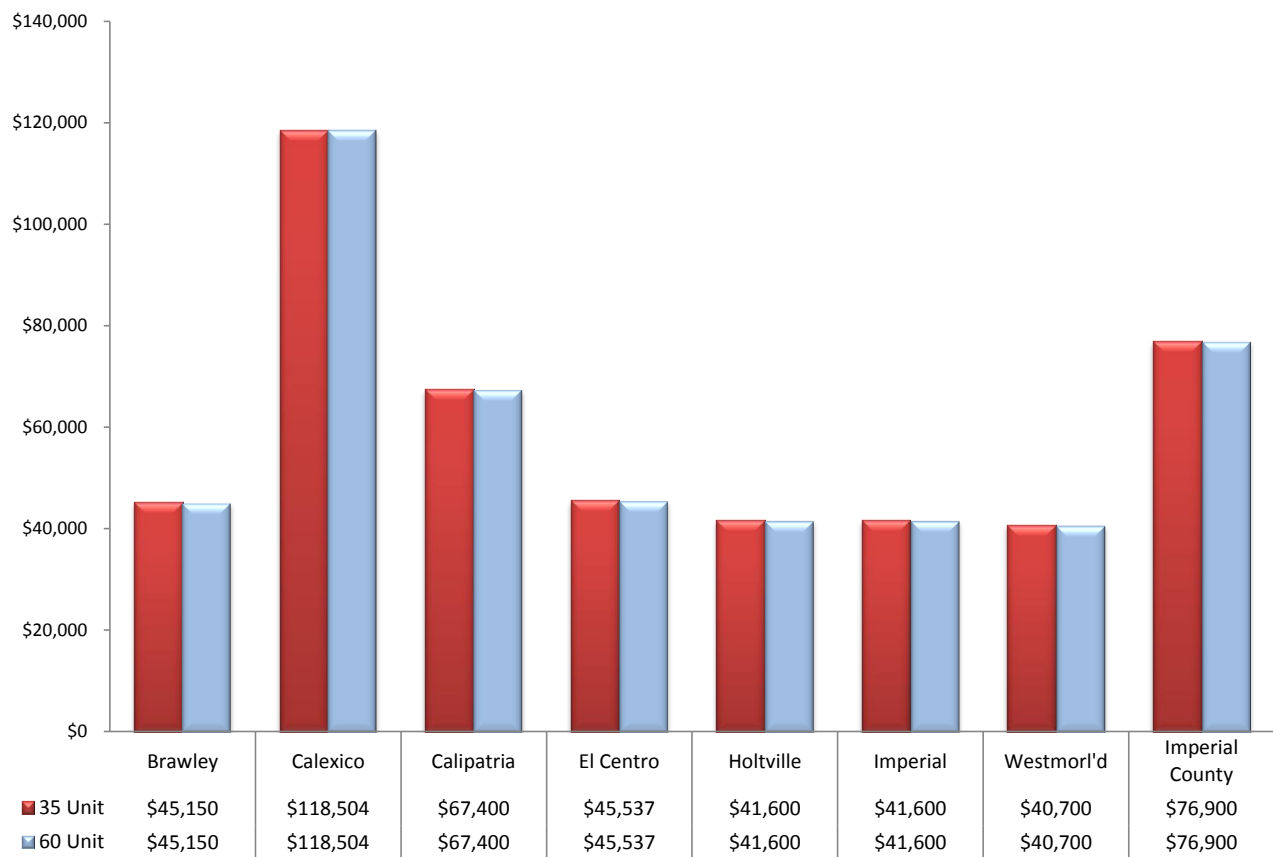


Chart Data Tables - Imperial County

60-Unit Subdivision - *Total*

	Brawley	Calexico	Calipatria	El Centro	Holtville	Imperial	Westmorl'd	Imperial County
2007 Fees	\$1,119,727	\$1,995,645	\$921,013	\$1,706,693	\$1,404,302	\$1,279,416	\$881,054	\$2,303,542
2014 Fees	\$2,359,064	\$2,048,882	\$982,745	\$1,890,510	\$1,652,191	\$1,224,631	\$965,851	\$2,395,325
Percent Change	111%	3%	7%	11%	18%	-4%	10%	4%
Building Fees	\$131,478	\$271,061	\$327,863	\$76,649	\$230,629	\$230,629	\$230,629	\$327,863
Impact Fees, Etc.	\$2,156,755	\$1,576,555	\$565,500	\$1,753,260	\$1,357,980	\$927,252	\$672,540	\$1,946,460
Planning Fees	\$25,681	\$82,762	\$21,981	\$15,064	\$21,981	\$25,149	\$21,981	\$44,101
Engineering Fees	<u>\$45,150</u>	<u>\$118,504</u>	<u>\$67,400</u>	<u>\$45,537</u>	<u>\$41,600</u>	<u>\$41,600</u>	<u>\$40,700</u>	<u>\$76,900</u>
Total Fees (60 Units)	\$2,359,064	\$2,048,882	\$982,745	\$1,890,510	\$1,652,191	\$1,224,631	\$965,851	\$2,395,325

60-Unit Subdivision - *Per Unit*

	Brawley	Calexico	Calipatria	El Centro	Holtville	Imperial	Westmorl'd	Imperial County
2007 Fees	\$18,662	\$33,261	\$15,350	\$28,445	\$23,406	\$21,324	\$14,685	\$38,392
2014 Fees	\$39,318	\$34,148	\$16,379	\$31,509	\$27,537	\$20,411	\$16,098	\$39,922
Percent Change	111%	3%	7%	11%	18%	-4%	10%	4%
Building Fees	\$2,191	\$4,518	\$5,464	\$1,277	\$3,844	\$3,844	\$3,844	\$5,464
Impact Fees, Etc.	\$35,946	\$26,276	\$9,425	\$29,221	\$22,633	\$15,454	\$11,209	\$32,441
Planning Fees	\$428	\$1,379	\$366	\$251	\$366	\$419	\$366	\$735
Engineering Fees	<u>\$753</u>	<u>\$1,975</u>	<u>\$1,123</u>	<u>\$759</u>	<u>\$693</u>	<u>\$693</u>	<u>\$678</u>	<u>\$1,282</u>
Total Fees (60 Units)	\$39,318	\$34,148	\$16,379	\$31,509	\$27,537	\$20,411	\$16,098	\$39,922

35-Unit Subdivision - *Total*

	Brawley	Calexico	Calipatria	El Centro	Holtville	Imperial	Westmorl'd	Imperial County
2007 Fees	\$684,117	\$1,239,403	\$570,650	\$1,027,656	\$838,280	\$798,313	\$536,598	\$1,380,170
2014 Fees	\$1,407,030	\$1,280,674	\$611,381	\$1,128,048	\$990,270	\$742,180	\$589,530	\$1,439,811
Percent Change	106%	3%	7%	10%	18%	-7%	10%	4%
Building Fees	\$78,092	\$159,751	\$192,125	\$44,712	\$134,534	\$134,534	\$134,534	\$192,125
Impact Fees, Etc.	\$1,258,107	\$919,657	\$329,875	\$1,022,735	\$792,155	\$540,897	\$392,315	\$1,135,435
Planning Fees	\$25,681	\$82,762	\$21,981	\$15,064	\$21,981	\$25,149	\$21,981	\$35,351
Engineering Fees	<u>\$45,150</u>	<u>\$118,504</u>	<u>\$67,400</u>	<u>\$45,537</u>	<u>\$41,600</u>	<u>\$41,600</u>	<u>\$40,700</u>	<u>\$76,900</u>
Total Fees (35 Units)	\$1,407,030	\$1,280,674	\$611,381	\$1,128,048	\$990,270	\$742,180	\$589,530	\$1,439,811

35-Unit Subdivision - *Per Unit*

	Brawley	Calexico	Calipatria	El Centro	Holtville	Imperial	Westmorl'd	Imperial County
2007 Fees	\$19,546	\$35,412	\$16,304	\$29,362	\$23,951	\$22,809	\$15,331	\$39,433
2014 Fees	\$40,201	\$36,591	\$17,468	\$32,230	\$28,293	\$21,205	\$16,844	\$41,137
Percent Change	106%	3%	7%	10%	18%	-7%	10%	4%
Building Fees	\$2,231	\$4,564	\$5,489	\$1,277	\$3,844	\$3,844	\$3,844	\$5,489
Impact Fees, Etc.	\$35,946	\$26,276	\$9,425	\$29,221	\$22,633	\$15,454	\$11,209	\$32,441
Planning Fees	\$734	\$2,365	\$628	\$430	\$628	\$719	\$628	\$1,010
Engineering Fees	<u>\$1,290</u>	<u>\$3,386</u>	<u>\$1,926</u>	<u>\$1,301</u>	<u>\$1,189</u>	<u>\$1,189</u>	<u>\$1,163</u>	<u>\$2,197</u>
Total Fees (35 Units)	\$40,201	\$36,591	\$17,468	\$32,230	\$28,293	\$21,205	\$16,844	\$41,137

Note: Water capacity/connection fees not available for the City of Calipatria.

Chart Data Tables - Imperial County (Sorted from Lowest to Highest Total Fees)

35-Unit Subdivision - *Total*

	Westmorland	Calipatria	Imperial	Holtville	El Centro	Calexico	Brawley	Imperial County
<u>2014 Information</u>								
Development Fees	\$589,530	\$611,381	\$742,180	\$990,270	\$1,128,048	\$1,280,674	\$1,407,030	\$1,439,811
Building Fees	\$134,534	\$192,125	\$134,534	\$134,534	\$44,712	\$159,751	\$78,092	\$192,125
Impact Fees, Etc.	\$392,315	\$329,875	\$540,897	\$792,155	\$1,022,735	\$919,657	\$1,258,107	\$1,135,435
Planning Fees	\$21,981	\$21,981	\$25,149	\$21,981	\$15,064	\$82,762	\$25,681	\$35,351
Engineering Fees	\$40,700	\$67,400	\$41,600	\$41,600	\$45,537	\$118,504	\$45,150	\$76,900
Total	\$589,530	\$611,381	\$742,180	\$990,270	\$1,128,048	\$1,280,674	\$1,407,030	\$1,439,811
Building Fees	23%	31%	18%	14%	4%	12%	6%	13%
Impact Fees, Etc.	67%	54%	73%	80%	91%	72%	89%	79%
Planning Fees	4%	4%	3%	2%	1%	6%	2%	2%
Engineering Fees	7%	11%	6%	4%	4%	9%	3%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%

35-Unit Subdivision - *Per Unit*

	Westmorland	Calipatria	Imperial	Holtville	El Centro	Calexico	Brawley	Imperial County
<u>2014 Information</u>								
Development Fees	\$16,844	\$17,468	\$21,205	\$28,293	\$32,230	\$36,591	\$40,201	\$41,137
Building Fees	\$3,844	\$5,489	\$3,844	\$3,844	\$1,277	\$4,564	\$2,231	\$5,489
Impact Fees, Etc.	\$11,209	\$9,425	\$15,454	\$22,633	\$29,221	\$26,276	\$35,946	\$32,441
Planning Fees	\$628	\$628	\$719	\$628	\$430	\$2,365	\$734	\$1,010
Engineering Fees	<u>\$1,163</u>	<u>\$1,926</u>	<u>\$1,189</u>	<u>\$1,189</u>	<u>\$1,301</u>	<u>\$3,386</u>	<u>\$1,290</u>	<u>\$2,197</u>
Total	\$16,844	\$17,468	\$21,205	\$28,293	\$32,230	\$36,591	\$40,201	\$41,137
Building Fees	23%	31%	18%	14%	4%	12%	6%	13%
Impact Fees, Etc.	67%	54%	73%	80%	91%	72%	89%	79%
Planning Fees	4%	4%	3%	2%	1%	6%	2%	2%
Engineering Fees	7%	11%	6%	4%	4%	9%	3%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Note: Water capacity/connection fees not available for the City of Calipatria.

Service Providers

Service Providers - Water, Sewer, School Districts

Riverside County

	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage	Riverside County
Sewer Districts										
City of Coachella Utilities Dept										
Coachella Valley Wtr Dist										
Desert Water Agency										
Mission Springs Wtr Dist										
Valley Sanitary Dist										

Water Districts										
City of Coachella Utilities Dept										
Coachella Valley Wtr Dist										
Desert Water Agency										
Indio Water Authority										
Mission Springs Wtr Dist										

School Districts										
Coachella Valley Unified										
Desert Sands Unified										
Palm Springs Unified										

Contact Information:

City of Coachella Utilities Department: (760) 501-8100; 53462 Enterprise Way, Coachella, CA 92236

Coachella Valley Water District: (760) 398-3711; PO Box 1058, Coachella, CA 92236

Desert Water Agency: (760) 323-4971; 1200 S Gene Autry Trail, Palm Springs, CA 92264

Indio Water Authority: (760) 625-1860; 83-101 Avenue 45, Indio, CA 92201

Mission Springs Water District: (760) 329-6448; 66575 2nd Street, Desert Hot Springs, CA 92240

Valley Sanitary District: (760) 238-5400; 45-500 Van Buren Street, Indio, CA 92201

Coachella Valley USD: (760) 399-5137; 87225 Church Street, Thermal, CA 92274

Desert Sands USD: (760) 777-4200; 47-950 Dune Palms Road, La Quinta, CA 92253

Palm Springs USD: (760) 416-6000; 980 East Tahquitz Canyon Way, Palm Springs, CA 92262

Service Providers - Water, Sewer, School Districts

Imperial County

	Brawley	Calexico	Calipatria	El Centro	Holtville	Imperial	Westmorl'd	Imperial County
Sewer Districts								
City								Varies

Water Districts								
City								Varies
Coachella Valley Wtr Dist								
Golden State Water Co.								

School Districts								
Brawley Elementary SD								
Brawley Union High SD								
Calexico USD								
Calipatria USD								
Central Union HSD								
Coachella Valley USD								
El Centro Elementary SD								
Heber Elementary SD								
Holtville USD								
Imperial USD								
Magnolia Union Elem SD								
McCabe Union Elem SD								
Meadows Union SD								
Mulberry Elementary SD								
San Pasqual Valley USD								
Seeley Union SD								
Westm'rld Union Elem SD								

Contact Information:

City of Brawley: (760) 344-8622; 383 W Main Street, Brawley, CA 92227
City of Calexico: (760) 768-2110; 608 Heber Avenue, Calexico, CA 92231
City of Calipatria: (760) 348-4141; 125 N Park Avenue, Calipatria, CA 92233
City of El Centro: (760) 337-4510; 1275 Main Street, El Centro, CA 92243
City of Holtville: (760) 356-2912; 121 W 5th Street, Holtville, CA 92250
City of Imperial: (760) 355-4371; 420 S Imperial Avenue, Imperial, CA 92251
City of Westmorland: (760) 344-5307; 355 S Center Street, Westmorland, CA 92281
Brawley Elementary SD: (760) 398-3711; PO Box 1058, Coachella, CA 92236
Brawley Elementary SD: (760) 344-2330; 261 D Street, Brawley, CA 92227
Brawley Union High SD: (760) 312-5819; 480 N Imperial Avenue, Brawley, CA 92227
Calexico USD: (760) 768-3888; 901 Andrade Avenue, Calexico, CA 92231
Calipatria USD: (760) 348-2892; 901 501 W Main Street, Calipatria, CA 92233
Central Union High SD: (760) 336-4500; 901 351 W Ross Road, El Centro, CA 92243
Coachella Valley USD: (760) 399-5137; 87225 Church St, Thermal, CA 92274
Coachella Valley Water District: (760) 398-3711; PO Box 1058, Coachella, CA 92236
El Centro Elementary SD: (760) 352-5712; 1256 Broadway Street, El Centro, CA 92243
Golden State Water Company: (760) 348-2303; 631 N Sorenson Ave, Calipatria, CA 92233
Heber Elementary SD: (760) 337-6530; 1052 Heber Ave, Heber, CA 92249
Holtville USD: (760) 356-2926; 755 Olive Avenue, Holtville, CA 92250
Imperial USD: (760) 355-3200; 219 N "E" Street, Imperial, CA 92251
Magnolia Union Elementary SD: (760) 344-2494; 4502 Casey Road, Brawley, CA 92227
McCabe Union Elementary SD: (760) 352-5443; 701 W McCabe Road, El Centro, CA 92243
Meadows Union SD: (760) 352-7512; 2059 Bowker Road, El Centro, CA 92243
Mulberry Elementary SD: (760) 344-8600; 1391 E Rutherford Road, Brawley, CA 92227
San Pasqual Valley USD: (760) 572-0222; 676 Baseline Road, Winterhaven, CA 92283
Seeley Union SD: (760) 352-3571; 1812 West Rio Vista, Seeley, CA 92273
Westmorland Union Elementary SD: (760) 344-4364; 200 S "C" Street, Westmorland, CA 92281

About the Author

Terry Madsen (Principal Consultant, ClearSource Financial Consulting)

Mr. Madsen is the President and Principal Consultant of ClearSource Financial Consulting. He has spent the past thirteen years providing financial consulting services exclusively to local government agencies.

In October, 2011 Mr. Madsen founded ClearSource Financial Consulting (“ClearSource”), a firm dedicated to providing local government agencies with premier financial consulting services.

Mr. Madsen’s depth of knowledge includes numerous service areas including fee studies, overhead cost allocation studies, internal service fund rate studies, water and wastewater rate studies, and special financing district administration.

During his career he has served the following agencies, among others:

- The Town of Atherton
- The City of Chula Vista
- The City of East Palo Alto
- The City of Hesperia
- The City of La Quinta
- The City of Long Beach
- The City of Los Angeles
- The City of Napa
- The City of Sacramento
- The City of San Carlos
- The City of Taft
- The City of Ventura

Mr. Madsen has worked closely with every level of the public body including property owners, community organizations (such as the BIA), council members, special commissions, city managers, all members of the city finance team, directors of every agency department, management analysts, and the direct service staff that are the primary contact points for members of the community, such as inspectors, plan reviewers, recreation coordinators, maintenance personnel, and records staff.

Mr. Madsen’s experience in fee and cost allocation studies includes all phases of the work, from project initiation to completion and presentation of final findings. He has examined building fees, planning fees, engineering and land development fees, fire prevention fees, police fees, recreation and community services fees, NPDES inspection fees, library fees, public health fees, graffiti abatement fees, animal control fees, code enforcement fees, and administrative fees. He has calculated cost allocation and internal service fund charges for support service departments such as City Council, City Management and Administration, City Clerk, City Attorney, Finance, Human Resources, Information Technology, Fleet and Facilities Maintenance, and Risk Management.

Mr. Madsen received his undergraduate degree (Cum Laude) from Cal Poly, San Luis Obispo. He was awarded a Bachelor of Science in Business Administration with a Finance Concentration and an Economics Minor. He received his graduate degree from California State University, San Bernardino. He was awarded a Master of Business Administration with an Entrepreneurship Concentration.



Desert Valleys Builders Association

The DVBA is a nonprofit corporation (501c6), with a service area within Eastern Riverside County, providing coverage for territory east of Banning, California to the Arizona border, all of Imperial County, California and such other areas as may be directed by the Board of Directors.

Based in Palm Desert, California, and organizationally structured with a Board of Directors, comprised of 25 member company individuals, representing all areas of industry within the Coachella and Imperial Valleys.

We provide a number of monthly events, programs and networking opportunities for our members, local and regional governmental agencies, as well as the general public. The DVBA is professionally staffed with over 30 years combined experience in Association Management, Legislative Affairs & Government Issues, and event coordination and membership services.

Our Purpose:

"The DVBA purpose is to serve individuals and entities in the building industry as a regional trade organization".

Our Mission Statement:

"The DVBA is an association of building industry professionals, representing all levels of the construction industry and committed to ensuring that building of all types remains vibrant and strong in our region. We are dedicated to providing excellence in community development while protecting the natural beauty of the Coachella and Imperial Valleys".

75100 Mediterranean, Palm Desert, CA 92211

760-776-7001 or 760-776-7002 (fax)

Website: www.TheDVBA.org