Land Development Cost Recovery Proposal

Stakeholder Outreach
Land Development Fee Package

Planning & Development Services
Department of Public Works
Department of Parks & Recreation

Sustainable Environments
Need for Current Proposal

• Compliance with Board Policy B-29
• Salary & Benefits
  • Increased Staffing
  • Step Increases
• Compliance with state mandates and regulatory codes in providing services
## Cost Containment - PDS

<table>
<thead>
<tr>
<th>Innovations</th>
<th>Costs/Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Online permits &amp; payments</td>
<td>• Annual department savings of approximately $1.8M</td>
</tr>
<tr>
<td>• Self-service tools</td>
<td>• Without these innovations, fees would increase an additional:</td>
</tr>
<tr>
<td>• Digital stamps &amp; approvals</td>
<td>• 7.8% increase to building permits</td>
</tr>
<tr>
<td>• Text message building</td>
<td>• 5% increase to land development hourly rates</td>
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<tr>
<td>inspection management</td>
<td></td>
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<tr>
<td>• Mobile field inspection app</td>
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## Cost Containment - DPW

<table>
<thead>
<tr>
<th>Innovations</th>
<th>Costs/Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Streetlight fee automation</td>
<td>• Annual savings of approximately $203K</td>
</tr>
<tr>
<td>• Self-service tools</td>
<td>• Without these innovations, fees would increase an additional:</td>
</tr>
<tr>
<td>• Automated Stormwater</td>
<td>• 25% average DPW fees</td>
</tr>
<tr>
<td>inspections</td>
<td>• 2.6% to land development hourly rates</td>
</tr>
<tr>
<td>• Mobile field inspection app</td>
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</tbody>
</table>
Cost Containment - DPR

Innovations

• Streamlined the Park Land Dedication Ordinance

• Standardized condition requirements for projects

• Creating review and response template criteria

Costs/Savings

• Reduced average review time for projects smaller than 50 units by 83% or $104 per project
Fees and Rates Reviewed

Reviewed 261 fees and deposits

Propose to add 5 new flat fees

- 3 new flat fees for self-certification
- 2 new flat fees for state regulations (SB9)

Combining two deposits

- Consolidate major grading deposits for clarity
Fee Development Process

1. Time study
2. Hourly rate calculation
3. Flat fee versus deposits
4. Auditor's review & verification
Fair and Equitable

Project Charges
- Direct
- Indirect

GPR
- Regional Services
- Fee Waiver
<table>
<thead>
<tr>
<th>Fee, Deposit or Rate Type</th>
<th>Averages</th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Current</td>
<td>Proposed</td>
<td>$ Change</td>
<td>% Change</td>
<td></td>
</tr>
<tr>
<td><strong>Fees</strong></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>PDS Average Fee Increase</td>
<td>$1,579</td>
<td>$1,625</td>
<td>$46</td>
<td>2.9%</td>
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<tr>
<td>DPW Average Fee Increase</td>
<td>$248</td>
<td>$254</td>
<td>$6</td>
<td>2.6%</td>
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<tr>
<td><strong>Deposits</strong></td>
<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>PDS Average Deposit Increase</td>
<td>$6,216</td>
<td>$6,420</td>
<td>$204</td>
<td>3.3%</td>
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<tr>
<td>DPW Average Deposit Increase</td>
<td>$2,373</td>
<td>$2,390</td>
<td>$17</td>
<td>0.7%</td>
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<tr>
<td><strong>Hourly Rates</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PDS Average Hourly Rate Increase</td>
<td>$208</td>
<td>$213</td>
<td>$5</td>
<td>2.4%</td>
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<tr>
<td>DPW Average Hourly Rate Increase</td>
<td>$191</td>
<td>$195</td>
<td>$4</td>
<td>2.1%</td>
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</tr>
<tr>
<td>DPR Average Hourly Rate Increase</td>
<td>$129</td>
<td>$125</td>
<td>-$4</td>
<td>- 3%</td>
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</tbody>
</table>
Benchmarks

Comparison of Proposed Plan Check & Permit Fees
Plan Check & Permit Fees for a 4 bedroom, 3 bath single family detached residential dwelling unit with 2,700 sq ft of living area, a 600 sq ft garage, 240 sq ft patio.

Median is $6,275
Summary

- 6th fee package since 2013 (10 years)
- Average of 2.6% increase per year over ten years
- Regular updates in the future
- Ongoing collaboration with stakeholders
- Ongoing innovations and streamlining
Next Steps

**Stakeholder Outreach**
- March 1-30, 2022
  - External partners

**Board Hearing**
- April 6, 2022
- April 27, 2022
  - Fees effective July 1, 2022
Stakeholder Outreach

- Building Industry Association
- Commercial Real Estate Development Association (NAIOP)
- North County Civil Engineers & Land Surveyors Association
- PDS User Groups: Building & Land Development Technical Working Group
- Private Development Construction Industry Group
- Quarterly Environmental Group
- Community Planning/Sponsor Group Chairs
- Endangered Habitats League
- Farm Bureau
- BOMA Government Affairs Committee
Land Development Cost Recovery Proposal

Stakeholder Outreach