

**Developer Impact Fees Summary  
Exhibit K**

Descriptions	Current Fees	Term
<b>Parks and Recreation Facilities Development Fees</b>		
<i>NOTE: BASED UPON ORDINANCE NO. 210 PASSED ON DECEMBER 11, 1972, UPDATED 1999</i>		
<b>49 Units or Less</b>		
Single family detached dwelling units	\$11,600.00	Per Unit
Attached units, including duplex, townhomes and apartments	\$10,512.00	Per Unit
Mobile Homes	\$6,525.00	Per Unit
<b>50 Units or More</b>		
<i>If there is no park or recreational facility designated in the Recreational Element to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivided shall, in lieu of dedicating land, pay a fee equal to the value of the land prescribed for dedication as indicated in Section (1) below and in an amount determined in accordance with the provision of Section (2) below, such fee to be used for a park which will serve the residents of the area being subdivided.</i>		
<i>Section (1)</i>		
(b) Town houses and 4 bedroom apts.	3.1 persons per dwelling unit	
(c) Multiple family dwelling units	2.4 persons per dwelling unit	
(d) Mobile home dwelling units	1.9 persons per dwelling unit	
<i>Section (2)</i>		
Where a fee is required to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required to be dedicated pursuant to Section (1). The fee shall be paid pursuant to the provisions contained in Section (3). The "fair market value" shall be determined by City Council prior to tentative map approval, based on an appraisal approved by the City and paid for by the subdivider.		
<i>Section (3)</i>		
Time of commencement must be designated. At the time the final tract map is approved, the City council shall designate the time when development of the park and recreational facilities shall be paid.		
<b>Agricultural Preservation</b>		
<i>NOTE: BASED UPON ORDINANCE NUMBER 316 PASSED ON JANUARY 19, 1977</i>		
Residential Development	\$500.00	Per Unit
Commercial or Industrial Development	\$1,000.00	Per Acre
<b>Sewer Connection Fees (note 1)</b>		
<i>NOTE: BASED UPON CSJC RESOLUTION NO. 04-11-16-05, Adopted November 16, 2004</i>		
Per dwelling unit or per meter whichever is greater	\$4,441.69	
Per mobile home space	\$4,441.69	
Per motel room with kitchen facility	\$4,441.69	
Non-residential- including commercial, industrial, public buildings, schools, churches, motels, and hotels without kitchen facilities;	\$4,441.69	Per 1500 SF of floor area or fraction thereof
<b>Capistrano Circulation Fee Program Traffic Impact Fees</b>		
<i>NOTE: BASED UPON CSJC RESOLUTION NO. 02-05-21-02 Adopted May 21, 2002</i>		
<b>Residential</b>		
Land Use Category/Unit		
Single DU (Primary and Secondary)/Dwelling Unit	\$7,387.00	
Multiple DU/Dwelling Unit	\$6,088.00	

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<b>Commercial</b>		
Land Use Category/Unit		
Auto Dealership/Acre	\$228,000.00	
Auto Repair/Service/sf of floor area	\$3.04	
Church/sf of floor area	\$3.54	
Clinic/sf of floor area	\$12.99	
Commercial/sf of floor area	\$8.51	
Elementary/Middle School/student	\$170.00	
Equestrian/Stable	\$76.00	
Golf Course/Acre	\$6,330.00	
High School/student	\$520.00	
Hospital/sf of floor area	\$7.60	
Hotel/Room	\$3,310.00	
Industrial/sf of floor area	\$3.88	
Mortuary/sf of floor area	\$9.42	
Motel/Room	\$3,870.00	
Museum/sf of floor area	\$5.32	
Nursing Home/bed	\$2,280.00	
Office/R & D/sf of floor area	\$6.40	
Private School/student	\$360.00	
Racquet Club/Health Spa/Court	\$15,200.00	
Self Storage/Unit	\$150.00	
Service Station/Site	\$35,625.00	
Service Station w/Mart/Site	\$35,625.00	
Theater/Seat	\$680.00	
<b>Systems Development (Ordinance 364)</b>		
<i>NOTE: BASED UPON ORDINANCE NUMBER 364 PASSED ON JUNE 29, 1978</i>		
Systems Development	1 % of estimated building permit valuation of a building or \$1.00, whichever is higher	
<b>New Building Construction (Ordinance 211)</b>		
<i>NOTE: BASED UPON ORDINANCE NUMBER 211 PASSED ON NOVEMBER 13, 1972</i>		
Schedule A - Fees for plans submitted to the Architectural		
(1) Residential		
Single family dwellings	\$50.00	Per Unit
Duplexes	\$50.00	Per Unit
Multi-family dwellings (three or more units)	\$50.00	Per Unit
For each hotel or motel room without a kitchen excluding bathrooms	\$25.00	Per Unit
Mobile home park pads *	\$25.00	Per Pad
* Permanent buildings and landscape only need conform to qualify.		

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(2) Commercial		
For each commercial building unit in a building, per square foot of gross floor area, including any area within a building designed for the parking of vehicles	\$0.03	Per Sq Ft
(3) Industrial		
For each commercial building unit in a building, per square foot of gross floor area, including any area within a building designed for the parking of vehicles	\$0.03	Per Sq Ft
Schedule B - Fees for plans not submitted to the Architectural Review Board for approval		
(1) Residential		
Single family dwellings plus \$10 per bedroom over one	\$75.00	Per Unit
Duplexes plus \$10 per bedroom over one	\$75.00	Per Unit
Multi-family dwellings (three or more units) plus \$10 per bedroom over one	\$75.00	Per Unit
For each hotel or motel room without a kitchen excluding bathrooms	\$35.00	Per Unit
Mobile home park pads	\$35.00	Per Pad
(2) Commercial		
For each commercial building unit in a building, per square foot of gross floor area, including any area within a building designed for the parking of vehicles	\$0.05	Per Sq Ft
(3) Industrial		
For each commercial building unit in a building, per square foot of gross floor area, including any area within a building designed for the parking of vehicles	\$0.05	Per Sq Ft
<b>Housing In-Lieu Development</b>		
Housing In-Lieu Development	Valuation as determined under the City of San Juan Capistrano Municipal Code Section 9-5.103	
<i>NOTE: BASED UPON ORDINANCE NUMBER 767 PASSED ON JULY 5, 1995</i>		
<b>Drainage Area</b>		
L01	\$1,170.00	Per Acre
L02	\$860.00	Per Acre
L03	\$320.00	Per Acre
L05	\$170.00	Per Acre
M01	\$780.00	Per Acre
L01S02	\$1,470.00	Per Acre

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<b>Domestic Water (note 1)</b>		
<i>Development Charges</i>		
Plan Check & Inspection Fees	7.1% of improvement value or \$150/sheet plus a processing fee, whichever is higher	Per Application
Preliminary Processing fee, Tract & Parcel Map	\$311.92	Per Application
<i>NOTE: BASED UPON CSJC RESOLUTION NO. 04-05-18-04, Adopted May 18, 2004</i>		
<i>Water Capacity</i>		
Water Capacity per meter or DU, whichever is greater	\$3,975.94	Per Meter or DU
Water Capacity for Commercial area per SF of building area: the greater of the \$/SF price or the \$/DU for the meter given above.	\$0.6545	Per SF commercial area.
<i>Capital Improvement</i>		
Per dwelling unit or per meter whichever is greater	\$3,060.47	Per Application
Per mobile home space	\$1,531.83	Per Application
Water Capital Improvement for Commercial per SF of building area: the greater of the \$/SF price or the\$/DU for the meter given above.	\$0.50	Per SF commercial area.
Water Capital Improvement for Agricultural per SF of planted area: the greater of the \$/SF price or the\$/DU for the meter given above.	\$0.07	\$/SF planted agricultural area
<i>Storage Charge</i>		
Per dwelling unit or per meter whichever is greater	\$3,659.75	Per Application
Per mobile home space	\$1,830.94	Per Application
Water storage for Commercial and Industrial per square foot of building area; the greater of the \$/SF price or the \$/DU for the meter given above.	\$0.74	Per SF commercial area.
<b>Non-Domestic Water (Recycled Water)</b>		
Plan Check & Inspection Fees	7.1% of improvement value	Per Application
<i>NOTE: BASED UPON CVWD RESOLUTION NO. 00-9-5-1, Adopted September 5, 2000</i>		
Recycled Water Capacity Charge: the greater of the \$/ cfs maximum day demand charge given or the \$/AF charge below.	857,474.43	\$/cfs maximum day demand.
Recycled Water Capacity Charge: the greater of the \$/AF demand charge given or the \$/cfs charge above.	13,858.55	\$/AF of annual demand.
Preliminary Processing fee, Tract & Parcel Map	311.92	Per Application