

**City of Santa Ana**  
**Assembly Bill 1600 Development Fee Report**  
**Fiscal Year 2021-2022**

Government Code Section 66006 requires local agencies that collect development impact fees to prepare an annual notice detailing the status of those fees within 180 days after the last day of the fiscal year. This report is being published on the City’s website, in accordance with California Assembly Bill No. 1483.

The following is the annual report for the City’s development impact fees.

**Provide a brief description of the type of fee in the account or fund.**

<b>DEVELOPMENT IMPACT FEES – FY 2021/2022</b>	<b>FUND</b>
<b>PUBLIC WORKS AGENCY</b>	
New Transportation System Improvement Area Fee - Area B	Fund 033
New Transportation System Improvement Area Fee - Area E	Fund 034
New Transportation System Improvement Area Fee - Area F, Transit Zoning Code, Harbor Specific Plan	Fund 035
Transportation System Improvement Area Fee - Area A	Fund 041
Transportation System Improvement Area Fee - Area B	Fund 042
Transportation System Improvement Area Fee - Area C-2	Fund 048
Transportation System Improvement Area Fee - Area G	Fund 049
Sewer Connection Fee	Fund 055
Water Connection Fee	Fund 060
Drainage Assessment Fee - Area 1	Fund 221
Drainage Assessment Fee - Area 2	Fund 222
Drainage Assessment Fee - Area 3	Fund 223
Drainage Assessment Fee - Area 4	Fund 224
Drainage Assessment Fee - Area 5	Fund 225
Drainage Assessment Fee - Area 6	Fund 226
Transportation System Improvement JPA Area A	Fund 991
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>	
Residential Development District 1	Fund 311
Residential Development District 2	Fund 312
Residential Development District 3	Fund 313
Residential Development District 4	Fund 314

Each fee is applicable to a project under its own set of rules. The fees are calculated based on the information that is shown on the plans, ex: square footage, sewer fixtures, amenities. This is also applicable to any possible credits that may apply.

**List the amount of the fee.**

<b>PUBLIC WORKS AGENCY</b>	See Exhibit A
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>	See Exhibit B

List the beginning and ending balance of the account or fund.

<b>DEVELOPMENT IMPACT FEES – FY 2021/2022</b>	<b>BEGINNING BALANCE</b> <i>As of 07/01/21</i>	<b>ENDING BALANCE</b> <i>As of 06/30/22</i>
<b>PUBLIC WORKS AGENCY</b>		
New Transportation System Improvement Area Fee - Area B (Fund 033)	\$542,128.56	\$575,521.51
New Transportation System Improvement Area Fee - Area E (Fund 034)	\$1,538,387.78	\$1,496,062.45
New Transportation System Improvement Area Fee - Area F (Fund 035)	\$1,433,663.62	\$1,878,238.51
Transportation System Improvement Area Fee - Area A (Fund 041)	\$329,597.91	\$700,551.81
Transportation System Improvement Area Fee - Area B (Fund 042)	\$9,520.14	\$9,592.17
Transportation System Improvement Area Fee - Area C-2 (Fund 048)	\$212,638.85	\$214,247.74
Transportation System Improvement Area Fee - Area G (Fund 049)	\$98,008.75	\$98,750.31
Sewer Connection Fee (Fund 055)	\$10,945,598.42	\$7,644,012.85
Water Connection Fee (Fund 060)	\$0.00	\$0.00
Drainage Assessment Fee - Area 1 (Fund 221)	\$965,245.51	\$1,020,497.88
Drainage Assessment Fee - Area 2 (Fund 222)	\$225,883.07	\$273,895.45
Drainage Assessment Fee - Area 3 (Fund 223)	\$418,551.16	\$421,886.72
Drainage Assessment Fee - Area 4 (Fund 224)	\$454,191.60	\$419,915.30
Drainage Assessment Fee - Area 5 (Fund 225)	\$254,557.52	\$282,170.25
Drainage Assessment Fee - Area 6 (Fund 226)	\$216,752.54	\$381,053.23
Transportation System Improvement JPA Area A (Fund 991)	\$2,167,562.50	\$2,611,036.54
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>		
Residential Development District 1 (Fund 311)	\$3,214,014.52	\$3,288,547.02
Residential Development District 2 (Fund 312)	\$3,526,458.91	\$5,412,407.50
Residential Development District 3 (Fund 313)	\$11,230,687.04	\$13,236,091.24
Residential Development District 4 (Fund 314)	\$524,330.55	\$652,880.73

List the amount of fees collected and the interest earned.

<b>DEVELOPMENT IMPACT FEES – FY 2021/2022</b>	<b>FEES COLLECTED</b>	<b>INTEREST EARNED</b>
<b>PUBLIC WORKS AGENCY</b>		
New Transportation System Improvement Area Fee - Area B (Fund 033)	\$29,137.38	\$4,255.57
New Transportation System Improvement Area Fee - Area E (Fund 034)	\$34,403.16	\$11,420.10
New Transportation System Improvement Area Fee - Area F (Fund 035)	\$582,197.97	\$13,231.30
Transportation System Improvement Area Fee - Area A (Fund 041)	\$366,372.60	\$4,581.30
Transportation System Improvement Area Fee - Area B (Fund 042)	\$0	\$72.03
Transportation System Improvement Area Fee - Area C-2 (Fund 048)	\$0	\$1,608.89
Transportation System Improvement Area Fee - Area G (Fund 049)	\$0	\$741.56
Sewer Connection Fee (Fund 055)	-\$815,742.73	\$71,692.26
Water Connection Fee (Fund 060)	\$83,061.06	\$517.68
Drainage Assessment Fee - Area 1 (Fund 221)	\$47,710.02	\$7,542.35
Drainage Assessment Fee - Area 2 (Fund 222)	\$46,147.96	\$1,862.42

<b>DEVELOPMENT IMPACT FEES – FY 2021/2022</b>	<b>FEES COLLECTED</b>	<b>INTEREST EARNED</b>
Drainage Assessment Fee - Area 3 (Fund 223)	\$787.46	\$3,165.45
Drainage Assessment Fee - Area 4 (Fund 224)	\$129,782.53	\$3,287.66
Drainage Assessment Fee - Area 5 (Fund 225)	\$25,599.20	\$2,013.53
Drainage Assessment Fee - Area 6 (Fund 226)	\$162,430.68	\$1,870.01
Transportation System Improvement JPA Area A (Fund 991)	\$424,267.45	\$19,206.59
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>		
Residential Development District 1 (Fund 311)	\$598,296.00	\$22,748.30
Residential Development District 2 (Fund 312)	\$2,897,010.00	\$41,242.06
Residential Development District 3 (Fund 313)	\$2,139,524.73	\$95,217.09
Residential Development District 4 (Fund 314)	\$120,212.67	\$4,585.64

Provide an identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the fees.

<b>PUBLIC IMPROVEMENT EXPENDITURES – FY 2021/2022</b>	<b>TOTAL EXPENDITURE</b>	<b>PERCENT FUNDED BY FEE</b>
<b>PUBLIC WORKS AGENCY</b>		
<b>Transportation System Improvement Area Fee – Area E (Fund 034)</b>		
14-6802 Warner Avenue Widening: Main to Oak Phase I	\$3,698,344.75	0.21%
20-6618 Warner Storm Drain Improvements: Phase 1	\$1,532,846.10	7.16%
<b>Transportation System Improvement Area Fee – Area E (Fund 035)</b>		
14-6802 Warner Avenue Widening: Main to Oak Phase I	\$3,698,344.75	2.02%
17-6883 Bristol Street & Memory Lane - Intersection Widening	\$439,881.28	17.28%
<b>Sewer Connection Fee (Fund 055)</b>		
06-3510 Segerstrom/San Lorenzo Sewer Lift Station	\$1,386,642.43	100.00%
18-6616 Flower Street Sewer Main Improvements	\$564,948.44	99.13%
19-6430 Wright Street Sewer Main Improvements	\$1,408.90	100.00%
21-6446 Baker-Glenwood Sewer	\$640,860.52	94.90%
21-6619 NE Annexation Sewer Improvements	\$1,224.89	100.00%
<b>Water Connection Fee (Fund 060)</b>		
21-6461 South Main Street Water Main Improvements	\$4,137,264.09	2.02%
<b>Drainage Assessment Fee - Area 3 (Fund 223)</b>		
19-6617 D-03 Channel Improvements at Alton Avenue	\$617.35	100.00%
<b>Drainage Assessment Fee – Area 4 (Fund 224)</b>		
14-6802 Warner Avenue Widening: Main to Oak Phase I	\$3,698,344.75	3.24%
20-6618 Warner Storm Drain Improvements: Phase 1	\$1,532,846.10	3.09%
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>		
<b>Parks Acquisition &amp; Development – District 1 (Fund 311)</b>		
20-2714 El Salvador Park Basketball Court & Lighting	\$449,035.08	55.47%
20-2717 Riverview Ballfield Sport Lighting	\$517,409.61	57.48%
<b>Parks Acquisition &amp; Development – District 2 (Fund 312)</b>		
15-2645 Santiago Park Gas House Area Improvements	\$1,181,344.44	57.56%
18-2688 Morrison Park Security Lighting	\$23,719.35	100.00%

<b>PUBLIC IMPROVEMENT EXPENDITURES – FY 2021/2022</b>	<b>TOTAL EXPENDITURE</b>	<b>PERCENT FUNDED BY FEE</b>
21-2727 Cabrillo Park Irrigation Renovation	\$86,966.67	100.00%
22-2752 Stadium Synthetic Turf	\$99,895.30	100.00%
22-2753 Stadium Scoreboard	\$161,700.68	100.00%
<b>Parks Acquisition &amp; Development – District 3 (Fund 313)</b>		
16-2658 Santa Ana Zoo Giant River Otter Habitat	\$1,039,965.36	100.00%
20-2729 Standard & McFadden New Park	\$164,810.10	16.15%
21-2726 Pacific Electric Bike Trail Lighting Phase II	\$1,569.80	100.00%
21-2728 Sandpointe Park Security Lighting	\$5,183.55	100.00%
21-2740 Flower Street Bike Trail Renovation	\$64,883.90	100.00%
22-2759 Delhi Park Mini-Pitch Soccer Field	\$69,920.00	100.00%
<b>Parks Acquisition &amp; Development – District 4 (Fund 314)</b>		
16-2654 Thornton Park Restroom	-\$3,751.87	100.00%

Provide an identification of an approximate date by which the construction of the public improvements will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in the City’s master plans, and the public improvement remains incomplete.

Projects are ongoing in accordance with the City’s approved Capital Improvement Program.

Provide a description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.

<b>DEVELOPMENT IMPACT FEES – FY 2021/2022</b>	<b>INTERFUND TRANSFER OR LOAN AMOUNT</b>
<b>PUBLIC WORKS AGENCY</b>	
New Transportation System Improvement Area Fee - Area B (Fund 033)	NONE
New Transportation System Improvement Area Fee - Area E (Fund 034)	NONE
New Transportation System Improvement Area Fee - Area F (Fund 035)	NONE
Transportation System Improvement Area Fee - Area A (Fund 041)	NONE
Transportation System Improvement Area Fee - Area B (Fund 042)	NONE
Transportation System Improvement Area Fee - Area C-2 (Fund 048)	NONE
Transportation System Improvement Area Fee - Area G (Fund 049)	NONE
Sewer Connection Fee (Fund 055)	NONE
Water Connection Fee (Fund 060) <i>Interfund transfer to Fund 066 for Water Capital Projects Expenditure</i>	\$83,578.74
Drainage Assessment Fee - Area 1 (Fund 221)	NONE
Drainage Assessment Fee - Area 2 (Fund 222)	NONE
Drainage Assessment Fee - Area 3 (Fund 223)	NONE

DEVELOPMENT IMPACT FEES – FY 2021/2022	INTERFUND TRANSFER OR LOAN AMOUNT
Drainage Assessment Fee - Area 4 (Fund 224)	NONE
Drainage Assessment Fee - Area 5 (Fund 225)	NONE
Drainage Assessment Fee - Area 6 (Fund 226)	NONE
Transportation System Improvement JPA Area A (Fund 991)	NONE
<b>PARKS, RECREATION &amp; COMMUNITY SERVICES AGENCY</b>	
Residential Development District 1 (Fund 311)	NONE
Residential Development District 2 (Fund 312)	NONE
Residential Development District 3 (Fund 313)	NONE
Residential Development District 4 (Fund 314)	NONE



**SUMMARY OF FEES AND CHARGES COMMON FOR NEW PROJECTS  
COLLECTED BY THE PUBLIC WORKS AGENCY**

**EFFECTIVE JULY 1, 2021 – JUNE 30, 2022**

**1. Transportation System Improvement Area (TSIA) Fee:**

**NON-RESIDENTIAL**

Area A - \$5.15 / sq. ft.  
Area B - \$1.81 / sq. ft.  
Area C - \$5.53 / sq. ft.  
Area D - \$3.31 / sq. ft.

Area E - \$2.01 / sq. ft.  
Area F - \$1.81 / sq. ft.

**RESIDENTIAL**

(Applies only for projects with 5 or more dwelling units on the entire project.)

Single Family - \$1.80 / sq. ft.  
Multi-Family - \$1.10 / sq. ft.

**2. Transit Zoning Code Traffic Impact Mitigation Fair Share (Fee is in lieu of TSIA Fees):**

**NON-RESIDENTIAL**

Retail - \$ 9.11 / sq. ft.  
Industrial - \$ 2.37 / sq. ft.  
Commercial - \$ 3.64 / sq. ft.  
Civic - \$ 2.91 / sq. ft.

**RESIDENTIAL**

Single Family - \$2,467.60 / unit  
Multi-Family - \$1,270.04 / unit  
High Rise Tower - \$ 856.56 / unit

**3. Harbor Specific Plan Mitigation Fair Share (Fee is in addition to TSIA Fees):**

**NON-RESIDENTIAL**

Retail/Restaurant - \$ 5,279.40 per 1,000 sq. ft.  
All Other Uses - \$ 1,098.14 per 1,000 sq. ft.

**RESIDENTIAL**

Single Family - \$ 850.00 / unit  
Multi-Family - \$ 850.00 / unit

**4. Transportation Corridor Fee:**

	<b><u>Foothill/Eastern</u></b>	<b><u>San Joaquin Hills</u></b>
Single Family	\$4,405.00 / unit	\$4,689.00 / unit
Multi-Family	\$2,568.00 / unit	\$2,735.00 / unit
Non-Residential	\$ 4.99 / sq. ft.	\$ 5.99 / sq. ft.

**5. Drainage Assessment Fee (per acre):**

Area 1 - \$8,088.46	Area 4 - \$7,748.21
Area 2 - \$9,750.87	Area 5 - \$8,827.31
Area 3 - \$5,249.73	Area 6 - \$8,681.49

**6. Sewer Connection Fee:** \$49.00 per plumbing fixture unit.

**7. Orange County Sanitation District Fee:** See OCSD Fee Schedule attached.

**8. Street Work Permit Fee (Improvement & Utilities):** \$675.74 is the minimum; deposit may also be required. (Residential repair minimum fee of \$388.51)

Federal Clean Water protection Enterprise Fee – a surcharge of 26% is added to public improvement plan checks, sewer lateral/water service, and street work permit fees.

**9. Abandonment Processing:** Summary \$2,083.19; Non-Summary \$6,249.58, per application.

For information as to which of the above fees apply to a specific project, please contact the Public Works Agency at (714) 647-5039.

  
Taig Higgins  
Principal Civil Engineer

Excerpt from FY 2021/22 Miscellaneous Fees Schedule, p. 104

06017002-53720	Install New Water Service Meter		
		5/8"	125.03
		3/4"	153.43
		1"	223.00
		1 1/2"	427.51
		2"	568.10
		3"	3,115.64
06017002-53720		4"	5,128.59
		6"	8,579.35
	Install New Residential Fire Service Meter		
		3/4"	311.46
	1"	373.13	

Excerpt from FY 2021/22 Miscellaneous Fees Schedule, p. 39

REVENUE ACCOUNT	DEPARTMENT/MISCELLANEOUS FEE OR SERVICE	UNIT	FY 21-22 FEES
SECTION VII	PARKS, RECREATION & COMMUNITY SERVICES		
3xx13002-53300	Park Acquisition and Development Fees		
	5 bedrooms	Each	7,902.00
	4 bedrooms	Each	7,103.00
	3 bedrooms	Each	6,415.00
	2 bedrooms	Each	4,781.00
	1 or less	Each	3,588.00