



Impact Fees 101: Transportation Fees and Mitigation

Spring 2007



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- 1. Establishing the Area of Benefit**
 - Extent of the “nexus”
- 2. Identifying facilities**
 - What will the fees pay for?
- 3. Estimating costs**
 - What will the facilities cost to build?
 - What portion will be funded by fees?
- 4. Allocating costs (“fair share”)**
 - Costs must relate to the project’s impact

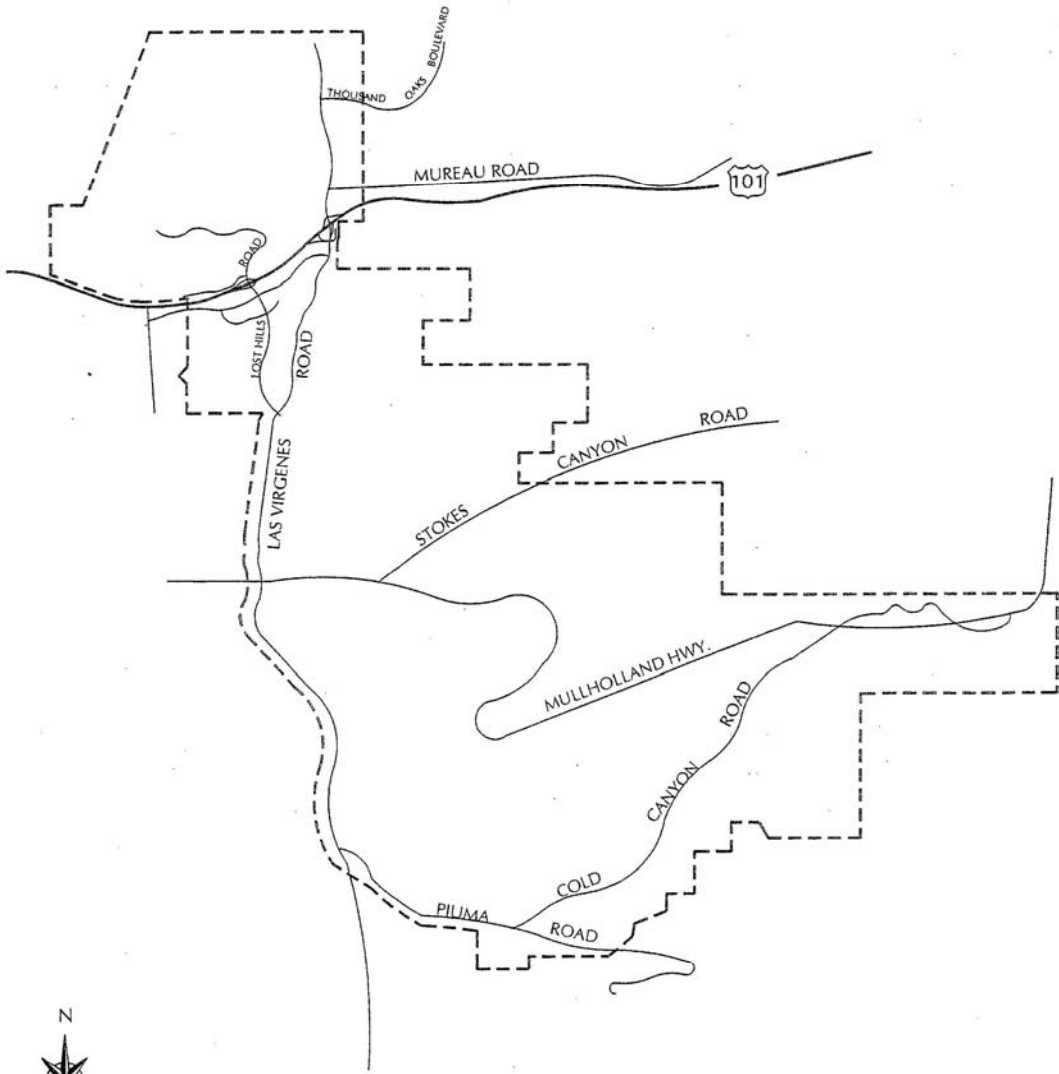


Lost Hills Road/Las Virgenes Road Bridge and Major Thoroughfare Construction District

Los Angeles County
and
City of Calabasas

October 1996
Updated December 2005

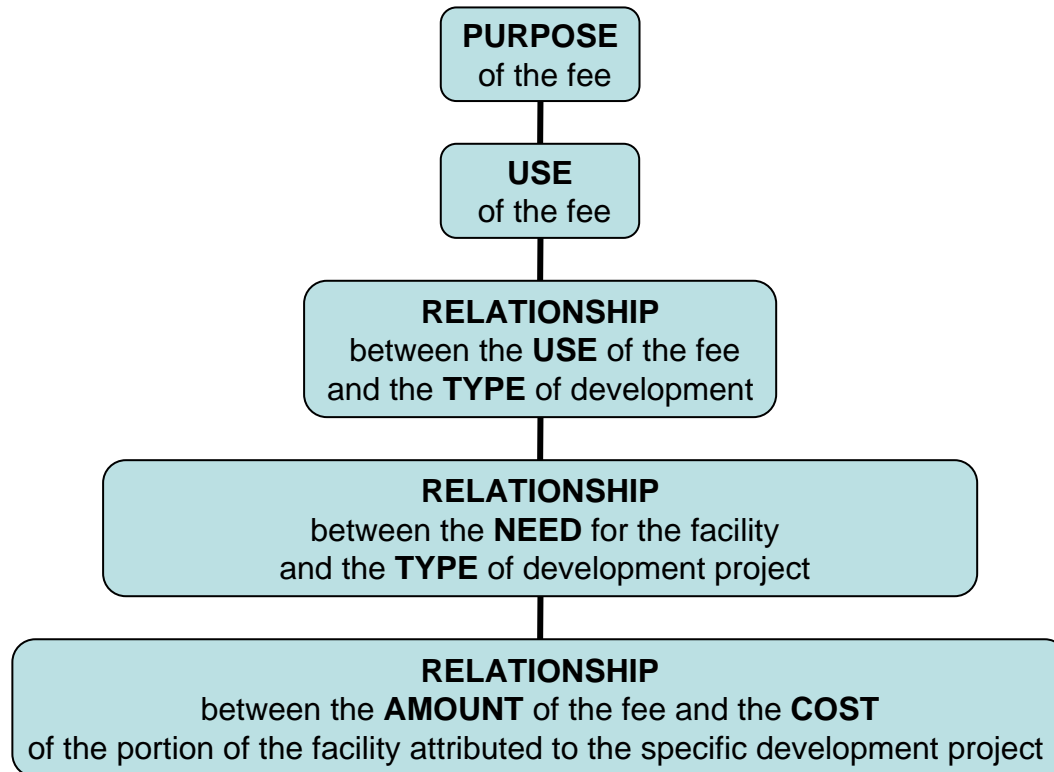
Area Map



NOT TO SCALE

--- = B & T District Boundary

Basic Steps: Development Impact Fee Program



Estimating Costs



ESTIMATED IMPROVEMENT COSTS LOST HILLS/LAS VIRGENES BRIDGE & THOROUGHFARE DISTRICT 1996

Item	Improvement Cost	Percent (%)
1. Completion of Agoura Rd. from Liberty Canyon Rd. to Sheriff Station	\$375,000	3.5%
2. Lost Hills Road/Ventura Fwy. Improvements & Roundabout	4,000,000	37.8%
3. Las Virgenes Road at Agoura Road Intersection Improvements	250,000	2.4%
4. Modern roundabout on Lost Hills Road/Cold Springs Str.	100,000	0.9%
5. Agoura Road Bridge over Las Virgenes Creek	2,300,000	21.7%
6. Las Virgenes Road/Westbound Ventura Freeway Off-ramp	750,000	7.1%
7. Widening and Median Improvements to Las Virgenes Road	2,500,000	23.6%
8. Preparation of District Report	100,000	0.9%
9. Administration of Construction Contracts	100,000	0.9%
10. Coordinate and Review of Engineering	100,000	0.9%
Total cost of improvements	\$10,575,000	100.0%
Less: Remaining estimated fees collected by Los Angeles County	(770,000)	
Other funding sources	(753,298)	
Equals: Net cost to be allocated to new development	\$9,051,702	
Average Cost per Equivalent Dwelling Unit	\$2,057	

Source: Stanley R. Hoffman Associates, Inc.
Los Angeles County Department of Public Works
City of Calabasas

Allocation of Costs



WEIGHTING OF LAND USES LOST HILLS/LAS VIRGENES BRIDGE & THOROUGHFARE DISTRICT 1996

Land Use	Development Inventory			EDU Calculation		
	Sq. Ft. (1,000s)	Dwelling Units	EDUs ¹	Avg. Tr. Rate (Peak Hour)	Weighting Factors	Weighted EDUs ²
Res. - S. F. Detached		453	453	1.01	1.00	453
Res. - S. F. Attached		42	42	0.63	0.62	26
Res. - Multiple Family		188	188	0.55	0.54	102
Retail	282		282	2.46	2.43	687
Office	308		308	2.24	2.22	682
R&D	792		792	1.52	1.50	1,192
Light Industrial	279		279	0.98	0.97	271
Institutional	514		514	1.94	1.92	987
Total	2,175	683	2,858	1.54		4,400

Cost per Weighted EDU: \$9,051,702 divided by 4,400 EDUs = \$2,057 per EDU

Notes:

1. Equivalent dwelling unit is one dwelling unit or 1,000 square feet.
2. Weighted EDUs are adjusted to reflect the relative benefit of each land use from transportation improvements. Relative benefit is tied to average trip generation characteristics of development types accommodated within each land use category.

Source:

Stanley R. Hoffman Associates, Inc.
City of Calabasas Planning Department
Los Angeles County Department of Public Works

Distribution of Weighted Factors



PERCENT DISTRIBUTION OF WEIGHTED FACTORS LOST HILLS/LAS VIRGENES BRIDGE & THOROUGHFARE DISTRICT 1996

Land Use	EDUs	Average Trip Rate	Unweighted EDUs	Percent Distribution	Weighting Factors	Weighted EDUs	Percent Distribution
SF Detached	453	1.01	458	10.3%	1.00	453	10.3%
SF Attached	42	0.63	26	0.6%	0.62	26	0.6%
MF	188	0.55	103	2.3%	0.54	102	2.3%
Retail	282	2.46	694	15.6%	2.44	687	15.6%
Office	308	2.24	690	15.5%	2.22	683	15.5%
R&D	792	1.52	1,204	27.1%	1.50	1,192	27.1%
Light Industrial	279	0.98	273	6.2%	0.97	271	6.2%
Institutional	<u>514</u>	1.94	<u>997</u>	<u>22.4%</u>	1.92	<u>987</u>	<u>22.4%</u>
Total	2858	1.56	4,445	100.0%	1.54	4,401	100.0%

Allocation of Costs



FEE CALCULATION LOST HILLS/LAS VIRGENES BRIDGE & THOROUGHFARE DISTRICT 1996

Land Use	Average Cost per Wtd. EDU (\$)	Times: Weighting Factor	Equals: Cost per EDU (\$)	Fee Amount (\$)		Estimated Revenue Potential (\$)
				Per Dwelling Unit	Per Sq. Foot	
Res. - S. F. Detached	\$2,057	1.00	\$2,057	\$2,057.29 -		\$931,952
Res. - S. F. Attached	2,057	0.62	1,283	1,283.26 -		53,897
Res. - Multiple Family	2,057	0.54	1,120	1,120.31 -		210,618
Retail	2,057	2.43	5,001 -		\$5.00	1,412,441
Office	2,057	2.22	4,563 -		4.56	1,403,031
R&D	2,057	1.50	3,096 -		3.10	2,451,823
Light Industrial	2,057	0.97	1,996 -		2.00	556,599
Institutional	2,057	1.92	3,952 -		3.95	2,031,341
Total						\$9,051,702

Source: Stanley R. Hoffman Associates, Inc.
City of Calabasas Planning Department
Los Angeles County Department of Public Works

Impact Fee Comparison



IMPACT FEE COMPARISON LOST HILLS/LAS VIRGENES BRIDGE & THOROUGHFARE DISTRICT 1996 vs. 2004

Land Use	Existing Fee (1997) (A)	Current Fee (2004) (B)	Difference (B-A)	Unit
Residential. - S. F. Detached	\$2,057	\$3,179	\$1,122	per unit
Residential. - S. F. Attached	\$1,283	\$1,717	\$434	per unit
Residential - Multiple Family	\$1,120	\$1,971	\$851	per unit
Retail	\$5.00	\$14.18	\$9.18	per sq. ft.
Office	\$4.56	\$7.69	\$3.13	per sq. ft.
R&D	\$3.10	\$3.43	\$0.33	per sq. ft.
Light Industrial	\$2.00	\$3.12	\$1.12	per sq. ft.
Institutional	\$3.95	\$2.10	(1.85)	per sq. ft.

Source: Stanley R. Hoffman Associates, Inc.