



IRVINE BUSINESS COMPLEX TRANSPORTATION MITIGATION FEES

The Zoning Ordinance has established a Transportation Mitigation Funding Plan, which requires payment of circulation fees for development in the Irvine Business Complex (IBC). IBC is designated as Planning Area 36 and is located along the western edge of the City. For additional information contact the Development Assistance Center (DAC) at 949-724-6308.

INFORMATION SHEET

An IBC Transportation Mitigation Fee Program was originally established in 1992, and further amended with the passage of City Council Resolution Nos. 99-39 and 05-45, on April 27, 1999 and April 26, 2005, respectively. The fee program was comprehensively updated following adoption on the IBC Vision Plan in July 2010, by City Council Resolution No. 11-13, adopted January 25, 2011. Pursuant to this resolution and Section 9-36-14 (l) of the Zoning Ordinance, fees are adjusted annually based on the Caltrans Construction Cost Index (CCI). This fee program will fund area-wide roadway improvements necessary to serve the projected build out of the IBC Vision Plan.

The current IBC development fees are as follows:

Office:	\$ 7.42	per square foot
Industrial:	\$ 2.05	per square foot
Mini-Warehouse:	\$ 1.32	per square foot
Retail:	\$ 7.42	per square foot
Hotel:	\$ 3,313.00	per room
Extended Stay Hotel:	\$ 2,045.00	per room
Residential:	\$ 2,534.00	per dwelling unit

IBC fees are calculated by multiplying the proposed square footage, dwelling unit or hotel room by the appropriate rate. This fee is determined by the case planner during project review. The IBC development fees are in addition to any other development processing and school district fees and are payable at issuance of building permit. IBC Fees are assessed when:

1. there is new construction;
2. there is an increase in square footage to an existing building; and/or
3. there is an intensification of use(s) within an existing building.

An intensification of use within a building is defined as converting an existing use to a new use that will generate more development intensity values, per square foot, than the previous use, based on the adopted Development Intensity Value Rates for the IBC.

EXAMPLE: A building with industrial square footage that is converted to office use would be assessed IBC fees of \$5.37 per square foot of converted space. This fee is calculated by giving a credit for the existing square footage and charging fees accordingly. A credit may be applied to the amount of fees paid for the square footage of the new use. In this example:

Fee for proposed office:	\$ 7.42
Credit for existing industrial:	\$ 2.05
Fee due:	\$ 5.37

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Conversely, if an existing use is converted to a new use that will generate less development intensity values per square foot (e.g. office to warehouse), this is considered to be a deintensification of use. In this case, if the amount of credit is greater than the fees to be charged, the applicant pays no IBC fees and receives a square footage credit, noted as SF CREDIT within the IBC Data Base, for the net amount of office equivalent square footage. Office equivalent square footage is defined as development intensity based upon development intensity value rates commensurate with office development. The square footage credit can be utilized for future intensification changes to the building, offsetting the payment of future IBC fees.

Zoning Ordinance Section 9-36-18.E states that a fee shall be charged for a Transfer of Development Rights and shall be payable prior to the issuance of building permits for the receiving site.

Transfer of Development Rights Fee: \$ 500.00 per PM Peak Hour Development Intensity Value