

RESOLUTION NO. 2012-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING *THE DEVELOPMENT IMPACT FEE CALCULATION AND NEXUS REPORT*
FOR THE CITY OF HUNTINGTON BEACH, AND ESTABLISHING NEW AND REVISED
DEVELOPMENT IMPACT FEES FOR ALL DEVELOPMENT WITHIN THE CITY

WHEREAS, several policies within the City's General Plan require that new development mitigate its share of the impacts to the natural and built environments and be fiscally neutral so as to not result in a net economic loss for the City; and

Such General Plan policies include the maintenance of existing quality of life, maintenance of existing service levels and funding of new facilities, the requirement of new development to mitigate a fair share of its impacts, and calling for the use of impact fees to fund needed improvements to serve new development, among other policies; and

In accordance with these General Plan policies, the City Council has directed staff in the past to create development impact fees in accordance with State law. Said impact fees were codified in Chapter 17.65 and Chapter 17.66 of the Huntington Beach Municipal Code as well as Huntington Beach Zoning and Subdivision Ordinance Chapter 230.20. Pursuant to each ordinance set forth above, the amount of the development impact fee is to be set and/or updated by resolution of the City Council; and

Subsequently, and periodically, staff has conducted comprehensive reviews of the City's development impact fees to determine whether those fees are adequate to defray the cost of public facilities related to new development; those fees are set forth in Resolutions 6164, 2006-23, 2000-97, 2004-88, 99-60 and 96-71; 2002-129, 2004-88 and

The City contracted with Revenue & Cost Specialists, LLC to provide a updated comprehensive evaluation of the City's existing development impact fees; and

Revenue & Cost Specialists, LLC prepared a report, entitled *Development Impact Fee Calculation and Nexus Report for the City of Huntington Beach*, dated October, 2011 as amended April 27, 2012 (the "Nexus Report"), that provides an evaluation of existing development impact fees, recommends an increase and change in methodology in certain development impact fees, the creation of new impact fees and establishes the nexus between the imposition of such impact fees and the estimated reasonable cost of providing the service for which the fees are charged; and

The Nexus Report has been available for public review and comment; and

The Nexus Report substantiates the need for a modification to existing fees to change certain methodology as well as creation of new impact fees; and

The City has collected development impact fees to mitigate the impacts of new development, including fees for transportation, park land acquisition and development, library and other public facilities since the adoption of the respective ordinances and resolutions; and

The City Council desires to repeal certain resolutions, create and update other development impact fee resolutions in accordance with the calculations and recommendations contained in the Nexus Report; and

In compliance with the Mitigation Fee Act, California Government Code section 66000 *et seq.*, the City Council held a noticed public hearing on the proposed increase in development impact fees at its regular meeting on June 18, 2012, to solicit public input on the proposed increases to development impact fees,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. Findings pursuant to Government Code section 66001. The City Council finds and determines that the Nexus Report complies with California Government Code section 66001, and as to each of the proposed fees to be imposed on new development:

- (a) Identifies the purpose of the fee;
- (b) Identifies the use to which the fee will be put;
- (c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;
- (d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and
- (e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

2. Fees for Uses Consistent with the Nexus Report. The City Council hereby determines that the fees imposed, pursuant to this resolution shall be used solely to finance the public facilities and/or equipment and park land acquisition described or identified in the respective ordinances and Nexus Report.

3. Approval of Items in the Nexus Report. The City Council has considered the specific public facilities, equipment and park land acquisition cost estimates identified in the Nexus Report and each ordinance thereto and hereby approves such public facilities, equipment and park land acquisition cost and cost estimates and further finds that the cost estimates serve as a reasonable basis for calculating and imposing the development impact fees as set forth in the Nexus Report.

4. Consistency with General Plan. The City Council finds that the public facilities equipment and park land acquisition and fee methodology identified in the respective ordinances and Nexus Report are consistent with the City's General Plan and, in particular, those policies that require new development to mitigate its share of the impacts to City infrastructure and to be fiscally neutral.

5. Differentiation among Public Facilities. The City Council finds that the public facilities identified in the Nexus Report and funded through the collection of development impact fees recommended in the Nexus Report are separate and distinct from those public facilities funded through other fees presently imposed and collected by the City. To the extent that other fees imposed and collected by the City, including Specific Plan fees are used to fund the construction of the same public facilities identified in the respective ordinances and Nexus Report, then such other fees shall be a credit against the applicable development impact fees. Notwithstanding the above provision, this resolution shall not be deemed to affect the imposition or collection of the water and sewer connection fees authorized by the Huntington Beach Municipal Code.

6. CEQA Finding. The adoption of the Nexus Report and the increase in development impact fees are not subject to the California Environmental Quality Act in that pursuant to CEQA Guidelines, section 15378(b) (4), the creation of government funding mechanisms which do not involve any commitment to any specific project which may cause a significant effect on the environment, is not defined as a "project" under CEQA.

7. Adoption of Report. The Nexus Report as amended April 27, 2012, including Appendices, is hereby adopted.

8. Fee Imposed. The new Development Impact Fees set by this resolution shall not apply to projects that have received discretionary project entitlement approval on or before June 5, 2012 and the following milestones are met:

1. Project applicant has submitted an approved application for building permits within 180 days after the fee going into effect or no later than February 18, 2013.
2. From the time of initial building permit application, the project makes continued progress toward satisfying plan check comments.
3. Building Permits are issued within 360 days after the fees go into effect.

An exception to the above milestones is the involvement of an outside third party regulatory agency. In such cases the 180 days to make building permit application will begin when the developer receives clearance from that agency. The City Manager shall have the authority, in his/her sole discretion, to extend milestone dates for qualifying "grandfathered" projects. All other projects are subject to the fees then in effect. All existing Development Impact Fees remain in effect until final action is taken on this resolution and respective ordinances. In the event any portion of this resolution is held invalid, the previously approved development impact fee shall automatically apply.

9. Timing of Fee. The development impact fees imposed by this resolution shall be paid pursuant to the ordinances or resolution creating each separate fee. Until final action is

taken by City Council adopting the ordinances or resolution referenced herein, resolutions 6164, 2006-23, 2000-97, 99-60, 2004-88 and 96-71 shall remain in effect.

10. Amount of Fee. The City Council hereby approves and adopts the Development Impact Fees as set forth in Exhibit "A," attached hereto and incorporated herein as well as Nexus Report Schedules 3.2, 4.3, 5.2, 6.2, 7.1, 8.1, and 8.4. Exhibit A and the Nexus Report sets forth the methodology and aggregate amount imposed as a development impact fee for both residential and nonresidential land uses and also sets forth the breakdown of each development impact fee by type of facility.

The amount of the development impact fees excluding traffic impact fees shall be automatically modified annually pursuant to the the percentage of increase or decrease in the Los Angeles-Anaheim-Riverside All Urban Consumer Price Index (CPI) or any relevant successor for the Orange County area, from March to March of the preceding twelve (12) months.

Traffic impact fees shall be increased using the *Engineering News Record's* construction cost index as reported for the twelve month period ending in March of each year.

The escalator indices provided herein shall not take effect until March of 2016.

11. Use of fee. The development impact fees shall be solely used for the purposes described in the respective ordinances creating the fees and the Nexus Report.

Fees collected pursuant to existing ordinances and resolutions shall be maintained and used exclusively for those purposes and accounts for these fees shall remain in effect and shall be maintained by the City Manager or his/her designee. Fees collected under any of the categories listed in the Nexus Report may be used to finance the construction or implementation of any public facility listed in those categories to the extent that use of the fees may not exceed the percentage allocated to new development of all of the public facilities listed in the category, or sub-category.

12. Fee Determination by Type of Use.

A. Residential Development. Development impact fees for residential development shall be based upon the type of unit constructed. The development impact fee categories as shown in Exhibit A generally correspond to the City's land use designations in the land use element of the City's General Plan.

B. Nonresidential Land Uses. Development impact fees for nonresidential land uses shall be based upon the square footage of the building or other measurement detailed in the respective development impact fee ordinances. The development impact fee categories as shown in Exhibit A generally correspond to the City's land use designations in the land use element of the City's General Plan.

C. Uses Not Specified. In the event that there are land uses not specified in Exhibit A, the development impact fee for such use shall be determined by the City Manager or

his/her designee who shall determine such fee based on an analysis of the impacts of the proposed use on public facilities, equipment and/or park land.

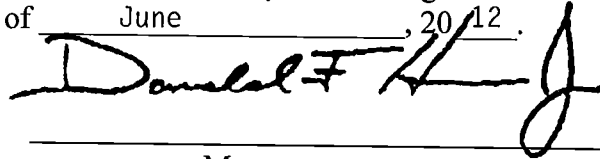
13. Prior Resolutions Superseded. As provided herein the development impact fees approved and adopted by this resolution shall supersede and repeal any previously adopted development impact fee resolutions concerning the same, including 6164, 96-71, 99-60, 2000-97, 2004-88 and 2006-23, 2002-129, 2004-88.

14. Severability. If any action, subsection, sentence, clause or phrase of this resolution, the Nexus Report, or other attachments thereto, shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this resolution the Nexus Report, or other attachments thereto or fees levied by this resolution that can be given effect without the invalid provisions or application of fees. In the event any section of this resolution is held invalid the previously adopted affected fees shall be automatically reinstate as if never repealed or modified herein.

15. Effective Date. Consistent with California Government Code section 66017(a), the fees as identified in attached Exhibit "A" adopted by this resolution shall take effect sixty (60) days following final action taken on the respective ordinances or amendments thereto by the City Council.

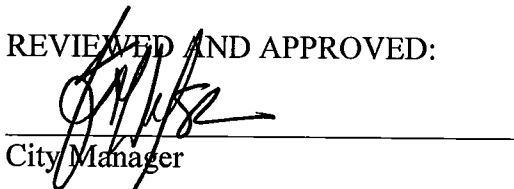
16. Appeals. Appeals of any fees, including methodology, use, land valuation etc. created pursuant to this resolution shall be conducted as set forth in Huntington Beach Municipal Code Chapter 17.73.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 18 day of June, 2012.



Mayor

REVIEWED AND APPROVED:



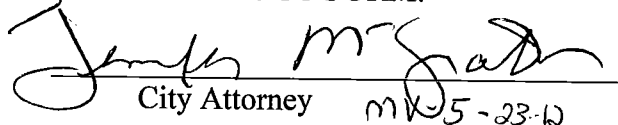
City Manager

INITIATED AND APPROVED:



Deputy City Manager

APPROVED AS TO FORM:



City Attorney mk-5-23-12

Exhibit A

Exhibit A-3 Alternative Fee Schedule No. 3

Development Impact Fees (Effective 9/2/2012) 30%

<i>Land Use</i>	Law Enforcement Facilities	Fire Suppression Facilities	Circulation System (Streets, Signals, Bridges)	Public Library Facilities	Park Land/ Open Space & Facilities (No Tract Map)
Detached Dwelling Units (per Unit)	\$119	\$277	\$1,800	\$1,091	\$6,802
Attached Dwelling Units (per Unit)	\$245	\$115	\$1,238	\$519	\$4,632
Mobile Home Dwelling Units (per Unit)	\$111	\$475	\$940	\$479	\$3,351
Hotel/Motel Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Resort Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Commercial/Office Uses (per sq. ft.)	\$0.312	\$0.099	\$4.175	No Fee	\$0.447
Industrial/Manufacturing Uses (per sq. ft.)	\$0.133	\$0.009	\$1.279	No Fee	\$0.393

Development Impact Fees (Effective 9/2/2013) 60%

<i>Land Use</i>	Law Enforcement Facilities	Fire Suppression Facilities	Circulation System (Streets, Signals, Bridges)	Public Library Facilities	Park Land/ Open Space & Facilities (No Tract Map)
Detached Dwelling Units (per Unit)	\$238	\$553	\$2,092	\$1,126	\$11,540
Attached Dwelling Units (per Unit)	\$489	\$229	\$1,417	\$686	\$8,576
Mobile Home Dwelling Units (per Unit)	\$221	\$950	\$1,094	\$588	\$6,701
Hotel/Motel Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Resort Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Commercial/Office Uses (per sq. ft.)	\$0.625	\$0.197	\$4.175	No Fee	\$0.664
Industrial/Manufacturing Uses (per sq. ft.)	\$0.266	\$0.018	\$1.498	No Fee	\$0.555

Development Impact Fees (Effective 9/2/2014) 90%

<i>Land Use</i>	Law Enforcement Facilities	Fire Suppression Facilities	Circulation System (Streets, Signals, Bridges)	Public Library Facilities	Park Land/ Open Space & Facilities (No Tract Map)
Detached Dwelling Units (per Unit)	\$356	\$830	\$2,385	\$1,160	\$16,278
Attached Dwelling Units (per Unit)	\$734	\$344	\$1,597	\$852	\$12,520
Mobile Home Dwelling Units (per Unit)	\$332	\$1,425	\$1,248	\$697	\$10,052
Hotel/Motel Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Resort Lodging Units (per Unit)	No Fee	No Fee	\$172/trip	\$0.04/SF	\$0.23/SF
Commercial/Office Uses (per sq. ft.)	\$0.937	\$0.296	\$4.175	No Fee	\$0.882
Industrial/Manufacturing Uses (per sq. ft.)	\$0.399	\$0.027	\$1.716	No Fee	\$0.718

Exhibit A-3 Alternative Fee Schedule No. 3

Schedule of Rates for Traffic Impact Fees (Effective 9/2/2012)

Land Use	Adjusted Trip Ends	Average Distance	Trip-end to Trip	Additional Trip Miles	Cost per Trip Mile	Recommended Cost per 1000 sq. ft, dwelling unit or other unit (90% of original)		30% Increase Scenario Cost per 1000 sq. ft, dwelling unit or other unit	
RESIDENTIAL LAND USES (per Unit)									
Detached Dwelling Unit	8.76	7.9	0.5	34.6	\$ 50.22	\$ 1,737.61	/Unit	\$ 1,722.55	/Unit
Apartment	6.15	7.9	0.5	24.3	\$ 50.22	\$ 1,220.35	/Unit	\$ 1,209.50	/Unit
Condominium/Townhouse	5.36	7.9	0.5	21.2	\$ 50.22	\$ 1,064.66	/Unit	\$ 1,054.55	/Unit
Mobile Home Dwelling	4.57	7.9	0.5	18.1	\$ 50.22	\$ 908.98	/Unit	\$ 899.59	/Unit
RESORT/TOURIST (per Unit or Entry Door)									
Hotel	6.29	7.6	0.5	23.9	\$ 64.34	\$ 1,537.73	/Room	\$ 1,218.63	/Room
All Suites Hotel	3.77	7.6	0.5	14.3	\$ 64.34	\$ 920.06	/Room	\$ 729.93	/Room
Motel	4.34	7.6	0.5	16.5	\$ 64.34	\$ 1,061.61	/Room	\$ 841.02	/Room
INDUSTRIAL (per 1,000 SF)									
General Light Industrial	6.17	9.0	0.5	27.8	\$ 64.34	\$ 1,788.65	/1,000 sf	\$ 1,279.46	/1,000 sf
Heavy Industrial	5.97	9.0	0.5	26.9	\$ 64.34	\$ 1,730.75	/1,000 sf	\$ 1,238.01	/1,000 sf
Manufacturing	2.73	9.0	0.5	12.3	\$ 64.34	\$ 791.38	/1,000 sf	\$ 566.11	/1,000 sf
Warehousing	4.39	9.0	0.5	19.8	\$ 64.34	\$ 1,273.93	/1,000 sf	\$ 910.74	/1,000 sf
COMMERCIAL (per 1,000 SF)									
Office Park	7.42	8.8	0.5	32.6	\$ 64.34	\$ 2,097.48	/1,000 sf	\$ 1,522.61	/1,000 sf
Research Park	5.01	8.8	0.5	22.0	\$ 64.34	\$ 1,415.48	/1,000 sf	\$ 1,027.85	/1,000 sf
Business Park	9.34	8.8	0.5	41.1	\$ 64.34	\$ 2,644.37	/1,000 sf	\$ 1,917.85	/1,000 sf
Bldg. Materials/Lumber Store	29.35	4.3	0.5	63.1	\$ 64.34	\$ 4,059.85	/1,000 sf	\$ 4,059.85	/1,000 sf
Garden Center	23.45	4.3	0.5	50.4	\$ 64.34	\$ 3,242.74	/1,000 sf	\$ 3,242.74	/1,000 sf
Movie Theater	2.47	4.3	0.5	5.3	\$ 64.34	\$ 341.00	/1,000 sf	\$ 341.00	/1,000 sf
Church	5.92	4.3	0.5	12.7	\$ 64.34	\$ 817.12	/1,000 sf	\$ 817.12	/1,000 sf
Medical-Dental Office	22.21	8.8	0.5	97.7	\$ 64.34	\$ 6,286.02	/1,000 sf	\$ 4,559.89	/1,000 sf
General Office Building	7.16	8.8	0.5	31.5	\$ 64.34	\$ 2,026.71	/1,000 sf	\$ 1,470.08	/1,000 sf
Shopping Center	30.2	4.3	0.5	64.9	\$ 64.34	\$ 4,175.67	/1,000 sf	\$ 4,175.67	/1,000 sf
Hospital	11.42	4.3	0.5	24.6	\$ 64.34	\$ 1,582.76	/1,000 sf	\$ 1,582.76	/1,000 sf
Discount Center	62.93	4.3	0.5	135.3	\$ 64.34	\$ 8,705.20	/1,000 sf	\$ 8,705.20	/1,000 sf
High-Turnover Restaurant	8.9	4.3	0.5	19.1	\$ 64.34	\$ 1,228.89	/1,000 sf	\$ 1,228.89	/1,000 sf
Convenience Market	43.57	4.3	0.5	93.7	\$ 64.34	\$ 6,028.66	/1,000 sf	\$ 6,028.66	/1,000 sf
Office Park	13.97	4.3	0.5	30.0	\$ 64.34	\$ 1,930.20	/1,000 sf	\$ 1,930.20	/1,000 sf
OTHER (as noted)									
Cemetery	3.07	4.3	0.5	6.6	\$ 64.34	\$ 424.64	/Acre	\$ 424.64	/Acre
Service Station/Market (avg)	107.69	4.3	0.5	231.5	\$ 64.34	\$ 14,894.71	/Fuel Position	\$ 14,894.71	/Fuel Position
Service Station w/Car Wash	99.35	4.3	0.5	213.6	\$ 64.34	\$ 13,743.02	/Fuel Position	\$ 13,743.02	/Fuel Position

Exhibit A-3 Alternative Fee Schedule No. 3

Schedule of Rates for Traffic Impact Fees (Effective 9/2/2013)

Land Use	Adjusted Trip Ends	Average Distance	Trip-end to Trip	Additional Trip Miles	Cost per Trip Mile	Recommended Cost per 1000 sq. ft, dwelling unit or other unit (90% of original)		60% Increase Scenario Cost per 1000 sq. ft, dwelling unit or other unit	
RESIDENTIAL LAND USES (per Unit)									
Detached Dwelling Unit	8.76	7.9	0.5	34.6	\$ 57.39	\$ 1,985.69	/Unit	\$ 1,938.39	/Unit
Apartment	6.15	7.9	0.5	24.3	\$ 57.39	\$ 1,394.58	/Unit	\$ 1,361.20	/Unit
Condominium/Townho use	5.36	7.9	0.5	21.2	\$ 57.39	\$ 1,216.67	/Unit	\$ 1,187.17	/Unit
Mobile Home Dwelling	4.57	7.9	0.5	18.1	\$ 57.39	\$ 1,038.76	/Unit	\$ 1,013.15	/Unit
RESORT/TOURIST (per Unit or Entry Door)									
Hotel	6.29	7.6	0.5	23.9	\$ 64.34	\$ 1,537.73	/Room	\$ 1,355.39	/Room
All Suites Hotel	3.77	7.6	0.5	14.3	\$ 64.34	\$ 920.06	/Room	\$ 811.41	/Room
Motel	4.34	7.6	0.5	16.5	\$ 64.34	\$ 1,061.61	/Room	\$ 935.56	/Room
INDUSTRIAL (per 1,000 SF)									
General Light Industrial	6.17	9.0	0.5	27.8	\$ 64.34	\$ 1,788.65	/1,000 sf	\$ 1,497.69	/1,000 sf
Heavy Industrial	5.97	9.0	0.5	26.9	\$ 64.34	\$ 1,730.75	/1,000 sf	\$ 1,449.18	/1,000 sf
Manufacturing	2.73	9.0	0.5	12.3	\$ 64.34	\$ 791.38	/1,000 sf	\$ 662.65	/1,000 sf
Warehousing	4.39	9.0	0.5	19.8	\$ 64.34	\$ 1,273.93	/1,000 sf	\$ 1,066.39	/1,000 sf
COMMERCIAL (per 1,000 SF)									
Office Park	7.42	8.8	0.5	32.6	\$ 64.34	\$ 2,097.48	/1,000 sf	\$ 1,768.99	/1,000 sf
Research Park	5.01	8.8	0.5	22.0	\$ 64.34	\$ 1,415.48	/1,000 sf	\$ 1,193.98	/1,000 sf
Business Park	9.34	8.8	0.5	41.1	\$ 64.34	\$ 2,644.37	/1,000 sf	\$ 2,229.22	/1,000 sf
Bldg. Materials/Lumber Store	29.35	4.3	0.5	63.1	\$ 64.34	\$ 4,059.85	/1,000 sf	\$ 4,059.85	/1,000 sf
Garden Center	23.45	4.3	0.5	50.4	\$ 64.34	\$ 3,242.74	/1,000 sf	\$ 3,242.74	/1,000 sf
Movie Theater	2.47	4.3	0.5	5.3	\$ 64.34	\$ 341.00	/1,000 sf	\$ 341.00	/1,000 sf
Church	5.92	4.3	0.5	12.7	\$ 64.34	\$ 817.12	/1,000 sf	\$ 817.12	/1,000 sf
Medical-Dental Office	22.21	8.8	0.5	97.7	\$ 64.34	\$ 6,286.02	/1,000 sf	\$ 5,299.66	/1,000 sf
General Office Building	7.16	8.8	0.5	31.5	\$ 64.34	\$ 2,026.71	/1,000 sf	\$ 1,708.63	/1,000 sf
Shopping Center	30.2	4.3	0.5	64.9	\$ 64.34	\$ 4,175.67	/1,000 sf	\$ 4,175.67	/1,000 sf
Hospital	11.42	4.3	0.5	24.6	\$ 64.34	\$ 1,582.76	/1,000 sf	\$ 1,582.76	/1,000 sf
Discount Center	62.93	4.3	0.5	135.3	\$ 64.34	\$ 8,705.20	/1,000 sf	\$ 8,705.20	/1,000 sf
High-Turnover Restaurant	8.9	4.3	0.5	19.1	\$ 64.34	\$ 1,228.89	/1,000 sf	\$ 1,228.89	/1,000 sf
Convenience Market	43.57	4.3	0.5	93.7	\$ 64.34	\$ 6,028.66	/1,000 sf	\$ 6,028.66	/1,000 sf
Office Park	13.97	4.3	0.5	30.0	\$ 64.34	\$ 1,930.20	/1,000 sf	\$ 1,930.20	/1,000 sf
OTHER (as noted)									
Cemetery	3.07	4.3	0.5	6.6	\$ 64.34	\$ 424.64	/Acre	\$ 424.64	/Acre
Service Station/Market (avg)	107.69	4.3	0.5	231.5	\$ 64.34	\$ 14,894.71	/Fuel Position	\$ 14,894.71	/Fuel Position
Service Station w/Car Wash	99.35	4.3	0.5	213.6	\$ 64.34	\$ 13,743.02	/Fuel Position	\$ 13,743.02	/Fuel Position

Exhibit A-3 Alternative Fee Schedule No. 3
Schedule of Rates for Traffic Impact Fees (Effective 9/2/2014)

Land Use	Adjusted Trip Ends	Average Distance	Trip-end to Trip	Additional Trip Miles	Cost per Trip Mile	Recommended Cost per 1000 sq. ft, dwelling unit or other unit (90% of original)	
RESIDENTIAL LAND USES (per Unit)							
Detached Dwelling Unit	8.76	7.9	0.5	34.6	\$ 64.34	\$ 2,226.16	/Unit
Apartment	6.15	7.9	0.5	24.3	\$ 64.34	\$ 1,563.46	/Unit
Condominium/Townhouse	5.36	7.9	0.5	21.2	\$ 64.34	\$ 1,364.01	/Unit
Mobile Home Dwelling	4.57	7.9	0.5	18.1	\$ 64.34	\$ 1,164.55	/Unit
RESORT/TOURIST (per Unit or Entry Door)							
Hotel	6.29	7.6	0.5	23.9	\$ 64.34	\$ 1,537.73	/Room
All Suites Hotel	3.77	7.6	0.5	14.3	\$ 64.34	\$ 920.06	/Room
Motel	4.34	7.6	0.5	16.5	\$ 64.34	\$ 1,061.61	/Room
INDUSTRIAL (per 1,000 SF)							
General Light Industrial	6.17	9.0	0.5	27.8	\$ 64.34	\$ 1,788.65	/1,000 sf
Heavy Industrial	5.97	9.0	0.5	26.9	\$ 64.34	\$ 1,730.75	/1,000 sf
Manufacturing	2.73	9.0	0.5	12.3	\$ 64.34	\$ 791.38	/1,000 sf
Warehousing	4.39	9.0	0.5	19.8	\$ 64.34	\$ 1,273.93	/1,000 sf
COMMERCIAL (per 1,000 SF)							
Office Park	7.42	8.8	0.5	32.6	\$ 64.34	\$ 2,097.48	/1,000 sf
Research Park	5.01	8.8	0.5	22.0	\$ 64.34	\$ 1,415.48	/1,000 sf
Business Park	9.34	8.8	0.5	41.1	\$ 64.34	\$ 2,644.37	/1,000 sf
Bldg. Materials/Lumber Store	29.35	4.3	0.5	63.1	\$ 64.34	\$ 4,059.85	/1,000 sf
Garden Center	23.45	4.3	0.5	50.4	\$ 64.34	\$ 3,242.74	/1,000 sf
Movie Theater	2.47	4.3	0.5	5.3	\$ 64.34	\$ 341.00	/1,000 sf
Church	5.92	4.3	0.5	12.7	\$ 64.34	\$ 817.12	/1,000 sf
Medical-Dental Office	22.21	8.8	0.5	97.7	\$ 64.34	\$ 6,286.02	/1,000 sf
General Office Building	7.16	8.8	0.5	31.5	\$ 64.34	\$ 2,026.71	/1,000 sf
Shopping Center	30.2	4.3	0.5	64.9	\$ 64.34	\$ 4,175.67	/1,000 sf
Hospital	11.42	4.3	0.5	24.6	\$ 64.34	\$ 1,582.76	/1,000 sf
Discount Center	62.93	4.3	0.5	135.3	\$ 64.34	\$ 8,705.20	/1,000 sf
High-Turnover Restaurant	8.9	4.3	0.5	19.1	\$ 64.34	\$ 1,228.89	/1,000 sf
Convenience Market	43.57	4.3	0.5	93.7	\$ 64.34	\$ 6,028.66	/1,000 sf
Office Park	13.97	4.3	0.5	30.0	\$ 64.34	\$ 1,930.20	/1,000 sf
OTHER (as noted)							
Cemetery	3.07	4.3	0.5	6.6	\$ 64.34	\$ 424.64	/Acre
Service Station/Market (avg)	107.69	4.3	0.5	231.5	\$ 64.34	\$ 14,894.71	/Fuel Position
Service Station w/Car Wash	99.35	4.3	0.5	213.6	\$ 64.34	\$ 13,743.02	/Fuel Position

STATE OF CALIFORNIA
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

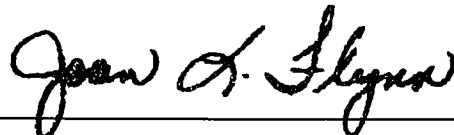
I, JOAN L. FLYNN the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a **regular** meeting thereof held on **June 18, 2012** by the following vote:

AYES: Shaw, Carchio, Bohr, Boardman

NOES: Harper, Dwyer, Hansen

ABSENT: None

ABSTAIN: None

A handwritten signature in black ink, reading "Joan L. Flynn", is written over a horizontal line.

City Clerk and ex-officio Clerk of the
City Council of the City of
Huntington Beach, California