

July 9, 2009

BENICIA PLANNING COMMISSION

CITY COUNCIL CHAMBERS

REGULAR MEETING AGENDA

Thursday, July 9, 2009

7:00 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

C. Reference to Fundamental Rights of Public -A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. AGENDA CHANGES AND DISCUSSION

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III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Planning Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.

Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on council members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN

B. PUBLIC COMMENT

IV. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker slip for that item.

*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Planning Commission meeting, prior to the reading of the Consent Calendar.

A. Approval of Agenda

B. [Approval of Minutes of June 11, 2009](#)

V. REGULAR AGENDA ITEMS

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A. [FEE SCHEDULE](#) – Commission Discussion

Commissioners requested a brief overview and discussion of the fee schedule.

B. [OPEN SPACE USES](#) – Commission Discussion

Commissioners requested a discussion on the allowable uses in the open space, including wind power, organic gardens, and more.

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C. [STRATEGIC PLAN](#) – Commission Discussion

Commissioners requested a discussion on the Strategic Plan process, including their involvement and oversight.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

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Public Participation

The Benicia Planning Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Planning Commission allows speakers to speak on non-agendized matters under public comments, and on agendized items at the time the agenda item is addressed at the meeting. Comments are limited to no more than five minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Planning Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Valerie Ruxton, the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action may be taken by the Planning Commission.

The Planning Commission may not begin new public hearing items after 11 p.m. Public hearing items which remain on the agenda may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission decisions which are final actions, not recommendations, are considered by the City Council. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Planning Commission.

 [June 11, 2009 minutes \(pdf\)](#)

 [Fee Study Discussion \(pdf\)](#)

 [Open Space Discussion \(pdf\)](#)

 [Strategic Plan Discussion \(pdf\)](#)



BENICIA PLANNING COMMISSION

**SPECIAL JOINT MEETING WITH
THE BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
CITY COUNCIL CHAMBERS**

**SPECIAL MEETING MINUTES
Thursday, June 11, 2009**

7:00 P.M.

**I. CALL TO ORDER – JOINT MEETING OF PLANNING COMMISSION (PC) AND
HISTORIC PRESERVATION REVIEW COMMISSION (HPRC)**

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**

Planning Commission:

Present: Commissioners Bortolazzo, Dean, Ernst, Sherry, Syracuse, Thomas, and
Chair Healy

Absent: None

Historic Preservation Review Commission:

Present: Commissioners Crompton, Donaghue (arrived late), Haughey, McKee,
White, and Chair Mang

Absent: Commissioner Taagepera (excused)

Staff Present:

Damon Golubics, Principal Planner

Rhonda Corey, Senior Administrative Clerk

- C. Reference to Fundamental Rights of Public - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.**

II. AGENDA CHANGES AND DISCUSSION

None.

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

None.

B. PUBLIC COMMENT

None.

IV. PLANNING COMMISSION CONSENT CALENDAR

On motion of Commissioner Sherry, seconded by Commissioner Thomas, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Bortolazzo, Dean, Ernst, Sherry, Syracuse, Thomas and Chair
Healy
Noes: None
Absent: None
Abstain: None

A. Approval of Agenda

B. Approval of Planning Commission Minutes of May 14, 2009

V. REGULAR AGENDA ITEMS

A. VANWERT RESIDENTIAL VARIANCE

09PLN-31 Variance

182 East I Street, APN: 089-052-090

PROPOSAL:

The owners of 182 East I Street are requesting a variance from the Neighborhood General (NG) development standards, specifically the rear building setback for the main building and the distance between buildings. The owners are also requesting final design review approval from the Historic Preservation Review Commission of a proposed rear addition to the existing residential structure. The residence is listed as a Contributing historic structure in the recent survey update of the Downtown Historic Conservation Plan and retains its historic integrity.

Recommendation: Planning Commission review the variance request.

A memo from Historic Preservation Review Commissioner Taagepera was submitted on this item.

Damon Golubics gave a presentation on the proposed variance.

Jon Van Landschoot, 175 W H - He expressed concerns about the broader issue of the City's Downtown Mixed Used Master Plan. He stated that the city has a lot of oddly shaped properties and that a lot of properties are not situated on the centerline. Further stated that variances in general, create privacy issues even though it does not apply to this project. Requested that another joint meeting be scheduled to discuss precedence issues.

The applicant, Mrs. VanWert stated that she and her husband are seeking a modest addition to the residence and that their options are limited due to the setbacks.

PC Commissioner Dean asked what the outcome of the Historic Preservation Workshop was. Damon Golubics advised that the proposal being presented is the preferred alternative that HPRC agreed upon at the workshop. He stated that he does not support such a variance in general but supports this variance as reasonable.

HPRC Chair Mang commented that he felt the Secretary of Interiors Standards can have a negative impact. He believes the proposal is reasonable and allows the applicant to proceed.

HPRC Commissioner Haughey commented that the residence is small and only affects the family living in the residence and no one else. She further stated that the proposal wouldn't affect the district or other neighbors. She considers it a win/win situation for all parties involved and supports the variance.

PC Commissioner Sherry inquired about whether or not the Benicia Fire Department has approved the project in regards to the fire code. Damon Golubics stated that the Building Official Harvey Higgs reviewed the 3 ft distance issue.

PC Commissioner Bortolazzo stated that this is a family issue and not a historical structure issue. The variance doesn't change the look of the residence.

PC Commissioner Sherry agreed with Commissioner Bortolazzo. He referred to Commissioner Taageperas' letter and specifically the question of whether or not a fee waiver may be possible. Damon Golubics stated that it would be at the discretion of the Community Development Director Charlie Knox. Upon Planning Commission recommendation the issue could be addressed with Charlie Knox.

PC Commissioner Ernst agreed with PC Commissioner Sherry regarding the fee waiver and requested that it be included in the resolution.

PC Commissioner Syracuse supports the proposal as a consultant hired 20 years ago advised him that additions to the rear of the residence were not significant.

PC Chair Healy supports the proposal and appreciates the effort made by staff to make it work for the applicant.

PC Commissioner Ernst expressed his concern about future requests of the same.

HPRC Chair Mang and HPRC Commissioner Haughey both expressed support of the fee reduction.

RESOLUTION NO. 09-2 (PC) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA APPROVING A VARIANCE FOR THE REAR BUILDING SETBACK FROM THE MAIN BUILDING AND A VARIANCE FOR THE SETBACK FOR THE DISTANCE BETWEEN BUILDINGS (09PLN-031)

On motion of Commissioner Bortolazzo, seconded by Commissioner Syracuse, the above Resolution was adopted by the following vote:

Ayes: Commissioners Bortolazzo, Dean, Ernst, Sherry, Syracuse, Thomas and Chair Healy
Noes: None
Absent: None
Abstain: None

FEE WAIVER

On the motion of Commissioner Bortolazzo, seconded by Commissioner Sherry, the Planning Commission would like the Community Development Director to consider a refund of processing fees for the VanWert variance and design review request by the following vote:

Ayes: Commissioners Bortolazzo, Dean, Ernst, Sherry, Syracuse, Thomas and Chair Healy
Noes: None
Absent: None
Abstain: None

VI. COMMUNICATIONS FROM STAFF

Damon Golubics advised Commissioners that City Engineer Michael Throne has accepted a position of Public Works Director with the City of American Canyon and will be leaving. He reminded Commissioners of the July 2nd, 2009 Housing Element Presentation.

VII. COMMUNICATIONS FROM COMMISSIONERS

PC Commissioner Syracuse commended staff for their hard work on this project

PC Commissioner Ernst commended HPRC for their work on this issue. Encouraged historic homeowners watching this meeting from home, to subscribe to an email list for HPRC meeting information.

PC Commissioner Sherry asked Damon Golubics if we could conduct a survey of surrounding cities regarding the fees of other cities. Damon Golubics stated that staff could do that.

**ADJOURNMENT OF JOINT MEETING WITH PLANNING COMMISSION;
CONTINUATION OF SPECIAL MEETING OF HISTORIC PRESERVATION
REVIEW COMMISSION**

Joint Meeting adjourned at 7:55 pm with a 5 minute recess. Reconvened with HPRC only at 8:03 pm.

B. VANWERT RESIDENTIAL ADDITION

09PLN-07 Design Review
182 East I Street, APN: 089-052-090

PROPOSAL:

The owners of 182 East I Street are requesting final design review approval of a proposed rear addition to the existing residential structure. The residence is listed as a Contributing historic structure in the recent survey update of the Downtown Historic Conservation Plan and retains its historic integrity.

Recommendation: Pending Planning Commission approval of the variance, the Historic Preservation Review Commission shall review and approve the design review proposal. If the Planning Commission does not approve the variance, the design review request will be continued to a future Historic Preservation Review Commission meeting.

A memo from Historic Preservation Review Commissioner Taagepera was submitted on this item.

Damon Golubics gave a presentation regarding the design review request and advised Commissioners that staff recommends approval.

The public hearing was opened. No public comment. The public hearing was closed.

HPRC Commissioner White expressed appreciation to the applicant for their patience and fortitude in pursuing this project. Feels approval is the right thing for the applicant.

HPRC Commissioner Crompton agreed that this is a good project.

HPRC Commissioner Donaghue agreed with the other Commissioners and questioned who would approve/deny the siding sample that is still outstanding. Damon Golubics stated that it would be easier for staff to make a decision on this issue.

**RESOLUTION NO. 09-10 (HPRC) - A RESOLUTION OF THE HISTORIC
PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA**

**APPROVING A DESIGN REVIEW REQUEST FOR AN ADDITION TO AN
EXISTING CONTRIBUTING STRUCTURE AT 182 EAST I STREET**

On motion of Commissioner Donaghue, seconded by Commissioner Haughey, the above Resolution was adopted by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, White and Chair Mang
Noes: None
Absent: Commissioner Taagepera
Abstain: Commissioner McKee

VIII. ADJOURNMENT

HPRC Chair Mang adjourned the meeting at 8:10 pm



Public Works & Community Development Department
MEMORANDUM

Date: July 2, 2009
To: Planning Commission
From: Damon Golubics, Principal Planner
Re: City Fee Schedule

At the June 11, 2009 Planning Commission meeting, the Commission requested that staff agendize a discussion item regarding the City's application processing fees.

Attached to this memorandum is a City Council staff report (without all the attachments) regarding the master fee schedule, how current fees were determined, cost of City services and how planning fees compare to surrounding communities. Per the direction of the Planning Commission, current fee schedules for cities within 25 mile of the City of Benicia have been included for Commission review. The current Community Development fee schedule has also been included as an attachment to this memorandum.

Recently, the City Council requested that the current master fee schedule for Benicia be discussed at an upcoming meeting. This may afford any member of the Planning Commission another opportunity to provide further input regarding the City fee schedule issue.

The information provided with the memorandum tonight should give the Commission enough information to have an informed discussion regarding the current adopted City fee schedule.

Attachment:

- City Council Report Dated September 6, 2005
- Fee Schedules From Surrounding Cities (25 Mile Radius)
- Current Community Development Fee Schedule

**CITY COUNCIL REPORT DATED
SEPTEMBER 6, 2005**

**AGENDA ITEM
CITY COUNCIL MEETING: SEPTEMBER 6, 2005
PUBLIC HEARING**

DATE: August 25, 2005

TO: City Manager

FROM: Finance Director

SUBJECT: **ADOPT A MASTER FEE SCHEDULE THAT INCLUDES
CHANGES IN DEPARTMENTAL FEE STRUCTURES,
INCLUDING DEVELOPMENT RELATED FEES AND CHARGES**

RECOMMENDATION:

Conduct a public hearing and adopt a Resolution establishing a Master Fee Schedule that includes changes in development related fees, including Planning and Engineering fees and charges.

EXECUTIVE SUMMARY:

Each department in the City has assembled a list of fees and charges that are currently in existence and recommended they be included in the Master Fee Schedule. Some departments also submitted requests to adjust certain fees and charges to reflect changes in the costs of providing those services to the public. Changes in the development related fees and charges, such as Planning and Engineering services, require a public hearing. Any changes in the Master Fee Schedule will be implemented 60 days after approval by the City Council. Future increases will be linked to changes in the Consumer Price Index.

BUDGET INFORMATION:

The proposed fee schedule would increase the Planning Division Cost recovery from 16% to 53% of the cost of processing development applications and generate an additional \$67,000 in the remainder of the fiscal year. The changes in Engineering Fees would generate approximately \$10,000 and all other departments approximately \$10,000. Total General Fund impact is expected to be 87,000 in FY 2005-06 and has been addressed in the current budget. State law requires the development fees go into effect no earlier than 60 days after adoption. In order to minimize confusion, staff recommends all the fees be effective 60 days after adoption of the Resolution or November 5, 2005.

PLANNING DIVISION:

While all departments are presented for review, the division undergoing the greatest amount of scrutiny has been the Planning Division. Planning fees were last updated over 13 years ago. Consequently, revenue generated through collecting development

application fees (approximately \$49,000) is substantially less than the cost of processing the applications (approximately \$318,000) during the past fiscal year. The cost of processing development applications constituted approximately 39% of the Planning Division Budget in FY 04/05. All other expenditures are related to long-range planning activities and special projects that do not generate income. In order to reduce the amount of the general fund subsidy regarding development applications, the Community Development Department proposes to increase Planning fees so that they more closely approximate the cost of processing applications.

State law requires that fees for Use Permits, Variances, Subdivision Maps, and other planning services not exceed the reasonable cost of providing the service. Excessive fees convert the fee into a tax.

Cost of Services

Based on the administrative, professional, and management costs associated with processing various types of applications, the cost of reviewing development proposals was approximately \$318,000 in FY 04/05, as shown in *Exhibit I - A*. Using Benicia's current fee schedule revenue generated in the same year is approximately 16% of the cost of processing development applications.

Methodology

This analysis compares the fees charged by Benicia and surrounding jurisdictions that use a flat fee, or flat fee plus escalator, for common planning actions. The jurisdictions included in this study are Fairfield, Martinez, Solano County, Suisun City, Vacaville and Vallejo. The fee schedules used in preparing the report were those in effect in FY 04/05. The study then uses the three-year average number of actions processed by the City of Benicia Planning Division to make revenue projections based on the fee schedules of Benicia and the other jurisdictions.

Fee Comparison

The fee comparison table, attached as *Exhibit I - B*, shows the type of permits used in the comparison study and the projected number of each type of action the City of Benicia processes. The fee Benicia charges is listed followed by the fees charged by the jurisdictions studied. Finally, the average fee charged by the jurisdictions, excluding Benicia is calculated and the difference in this average and the Benicia fee is shown in the final column.

The City of Benicia's Planning Fee Schedule is substantially lower than surrounding jurisdictions in the area. The low fees offset less than 10% of the projected costs of processing these applications. At least three of the jurisdictions polled in this study raised their fees during the last nine months. The disparity between the City of Benicia and the surrounding area is likely to grow larger if the Planning Fee Schedule is not revised.

Planning Recommendation

Because Benicia's fees are substantially lower than the fees of surrounding communities, and generate revenue that is substantially less than the cost of providing services, staff is recommending a fee increase.

In order to arrive at the proposed fee schedule, staff compared revenue that would be generated under two scenarios; 1) application of the area average for fees, and; 2) establishing fees that would generate revenue commensurate with the full cost of providing services, summarized in *Exhibit I - C*. The annual income, projected at the area average for fees, would increase the cost recovery to 55%. In order to reach full cost recovery, the City of Benicia would have to increase fees by approximately 600%.

Staff is recommending a fee increase that:

- a. Does not exceed Benicia's reasonable costs of providing services;
- b. Approximates the fee average for the region;
- c. Increases cost recovery to approximately 53% of the cost of processing development applications; and
- d. Would generate revenue that is consistent with the proposed budget.

ENGINEERING:

The Engineering Department has historically charged for services by the hour, similar to consulting engineers. The increases in the fee schedule recommended by the Public Works Director basically reflects changes in the average hourly rate for division personnel and to the minimum charge for each of the related services. The new average hourly rate for all division personnel will be \$50 per hour.

The Director is also requesting that the fees for Development Plan Checking also be adjusted from 1% of the estimated project cost to 3%. The amount for Development Inspections is also requested to be 3%, down from 5%, which represents the costs of providing engineering services to the projects. Individual fee adjustments and supporting cost information are attached to this report as *Exhibit II*. Individual fee numbers are shown in the left hand column of the Fee Schedule and in the upper right hand corner of the worksheets.

Currently, Performance Bonds have been established at \$500 for all types of projects. The Director is requesting that the amounts be adjusted for each service type in order to cover the potential completion costs in the current construction environment. The largest increase will be for development projects, going from \$500 to \$10,000.

PARKS AND COMMUNITY SERVICES:

The Recreation Program and Facility Fees charged by the Department are proposed by staff, and are recommended by the Parks, Recreation and Cemetery Commission for approval by the City Council. At the May 11, 2005 Parks, Recreation and Cemetery

meeting (Exhibit III), the Commission reviewed and is recommending that City Council approve the proposed recreation and facility fee schedule by increasing resident fees by 20% and non-resident fees by 30%. The increases are requested to offset the escalating costs of staff, utilities, supplies, equipment and maintenance. The survey presented to the Commission demonstrated that the new fee increases are generally below the recreation industry average.

MISCELLANEOUS:

The Miscellaneous Schedule includes a new charge of \$24 per year for City Council Agenda Subscriptions when they are distributed through regular mail. This equates to \$1.00 per Agenda. Each subscriber would also need to supply the City Clerk with stamped self-addressed envelopes. The subscription rate for Boards and Commissions would be \$12 per year. This also equates to \$1.00 per Agenda. Charges for all Agenda Packets would be collected at \$.25 per page. Alternatively, anyone wanting free access may download the Agendas and Packets from the City's website.

FIRE:

The Fire Chief has recommended that several fees be added or adjusted. At the current time, all Fire Department Fees are collected by either the Building Department or the Finance Department and the Fire Marshal's Office provides the inspections. If the council approves, the Fire Department would charge for individual permits and required inspections, other than building permits or business licenses. There are a total of 18 new fees and 17 adjustments for the department. The majority of the increases in fees are due to the extra time it takes the department to inspect prior to issuance of a fire permit. The last time Fire Department fees were raised (Resolution 88-52) was 1988.

New fees include fire permits as required by the California Fire Code and a false alarm response fee. The false alarm fee will be charged to vendors/contractors and/or businesses that conduct work on fire protection systems without notifying fire dispatch of the work and, as a result, the fire department responds to a reported fire alarm. The department responded to 70 of these false alarms in 2004.

ALL OTHER DIVISIONS

The Finance Department is requesting an increase in return check fees from \$20 to \$28 to accurately reflect staff time and bank charges. The Library and Police Department are not requesting fee adjustments at this time.

Attachments:

- Resolution and Master Fee Schedule
- Exhibit I: Analysis of Planning Services
- Exhibit II: Analysis of Engineering Services
- Exhibit III: Report to Parks, Recreation and Cemetery Commission

RESOLUTION AND MASTER FEE SCHEDULE

RESOLUTION NO. 05-148

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA
ADOPTING A MASTER FEE SCHEDULE THAT INCLUDES CHANGES IN
DEPARTMENTAL FEE STRUCTURES, INCLUDING DEVELOPMENT
RELATED FEES AND CHARGES**

WHEREAS, City Departments developed data and conducted surveys as necessary to support the need to amend the current fees and charges schedules; and

WHEREAS, the City Council has determined that current fees charged by the Planning, Engineering Divisions are not sufficient to recover the actual estimated processing and filing costs associated with development proposals; and

WHEREAS, the City Council has reviewed the proposed fee schedules for the all divisions and has determined that the fees are appropriate for the various types of applications; and

WHEREAS, the adjusted development fees do not exceed the estimated reasonable costs of providing the services in accordance with Government Code §§66013 and 66014; and

WHEREAS, the adoption of new processing fees does not constitute a project as defined by §15378(b)(4) of the California Environmental Quality Act Guidelines; and

WHEREAS, the City Council at a regular meeting on September 6, 2005, conducted a public hearing and reviewed the proposed fee schedule.

NOW, THEREFORE, the City Council of the City of Benicia hereby resolves as follows:

1. That the new Zoning, Subdivision, Environmental Quality Act Fees, and other various fees and charges be incorporated into the revised Master Fee Schedule approved for the processing of applications by the City Council on September 6, 2005;
2. That the revised Master Fee Schedule will become effective 60 days after the date of adoption, except that those fees which are decreased by this action may become effective immediately;
3. That the Master Fee Schedule will be updated by the Finance Director annually on July 1, with development related fees based on the annual San Francisco Bay Area Consumer Price Index (CPI) for the previous year. The new fees shall be rounded to the nearest \$1, as appropriate, and the updated Master Fee Schedule will be subject to approval by the City Council each year prior to implementation.

On motion of Council Member **Whitney**, seconded by Vice Mayor **Patterson**, the above resolution was approved by the City Council of the City of Benicia at a regular meeting held on the 6th day of September, 2005, by the following vote:

Ayes: **Council Members Campbell, Patterson, Smith, Whitney and Mayor Messina**

Noes: **None**

Absent: **None**

Steve Messina, Mayor

ATTEST:

Lisa Wolfe, City Clerk

**FEE SCHEDULES FROM SURROUNDING
CITIES (25 MILE RADIUS)**

DEPARTMENT: Planning
Effective: February 7, 2005

LINE NO.	DESCRIPTION OF FEE	ADOPTED FEE
1	Document Copies (Not regulated by Government Code.)	\$0.25 Per Page (c)
2	Accessory Dwelling Unit	\$150
3	Annexation Review	\$1,000
4	Appeal - By Applicant	\$1,000
5	Appeal - By Non-applicant	\$150
6	Design Rvw - SFR 1-4 Lots	\$400
7	Design Rvw - SFR Subdivision 5-50 Lots	\$2,700
8	Design Rvw - SFR >50 lots (base fee included)	\$4,700
9	Design Rvw - MFR Base Fee 1-50 units	\$5,000
10	Design Rvw - MFR per unit >50 units (+ base fee)	\$30
11	Design Rvw - Comm Remodel <5k square feet	\$500
12	Design Rvw - Comm Str <5k square feet	\$2,500
13	Design Rvw - Comm Str >5k sq. ft.	\$3,300
14 (a)	Development Agreements	Actual Cost
15 (b)	Environmental - Consultant Study (Pass Thru)	Actual Cost + 25%
16 (b)	Environmental - EIR (Pass Thru)	Actual Cost + 25%
17	Environmental - Initial Study	\$2,500
18	Environmental - Negative Declaration	\$1,200
19 (b)	Environmental - Notice of Determination (Pass Thru)	\$0
20 (b)	Environmental - F&G w/ND/no impacts (Pass Thru)	Actual Cost + 25%
21 (b)	Environmental - F&G w/ND +impacts (Pass Thru)	Actual Cost + 25%
22	Extension of Approval	\$500
23	Fence Height Exception	\$150
24	Gen Plan Amend (alone)	\$4,500
25	Gen Plan Amend (w/others)	\$2,000
26	Home Occupation Permit	\$35
27	Home Occupation Permit - Appeal	\$150
28	Preliminary Plan Review	\$1,500
29	Sign Review - Freestanding (Admin)	\$500
30	Sign Review - Wall Sign (Admin)	\$50
31	Sign Review - Sign Program	\$700
32	Sign Review - Sign Exception	\$1,000
33	Sign Review - Temporary Signs	\$60
34	Subdivision Minor	\$4,000
35	Subdivision Major - Base Fee 1-100 acres	\$13,000
36	Subdivision - 5.1-100 acres per acre (+ base fee)	\$20
37	Subdivision Major - Base Fee >100 acres	\$16,000
38	Subdivision >100 acres per acre (+ base fee)	\$10
39	Rezoning Request - PUD/Overlay	\$15,000
40	Rezoning Request - Standard Zone	\$3,000
41	Small Recycling Facility Rev	\$800

LINE NO..	DESCRIPTION OF FEE	ADOPTED FEE
42	Temp Activity Permit	\$150
43	Use Permit - Existing Bldg & Non-sensitive	\$600
44	Use Permit - New Const and/or Sensitive	\$2,500
45	Variance Review – Standard	\$500
46	Zoning Code Amendment	\$5,000
47	Zoning Compliance Letter	\$100

- a) These costs only represent the Planning costs. This is a multi-department activity, which will be charged by an hourly rate from all participating departments, which includes salary, benefits and overhead.
- b) Direct consultant costs related to environmental type reports will have a 25% overhead charge for direct and indirect City administration. (This 25% overhead charge is used in lieu of staff time being tracked and charged directly.)
- c) See Planning Document Charges below.

Planning Document Charges	ADOPTED
General Plan	Actual Cost
General Plan Map	Actual Cost
Zoning Maps	\$0.25/Page
Zoning Ordinance	\$0.25/Page or Actual Cost
Penalty of Returned Checks	\$25.00
Housing Element	Actual Cost
Subdivision Ordinance	\$0.25/Page
Adopted Design Review Guidelines	\$0.25/Page
General Plan Update EIR	Actual Cost

Note: Actual Cost is the cost of "outside" printing. In-house printing would be charged at \$0.25 per page.

**CITY OF PINOLE – MASTER FEE SCHEDULE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION: FEES EFFECTIVE AUGUST 17, 2008**

Service	Fee
Design Review***	
Single Family/Duplex/ Exterior Commercial Façade	\$883
New Commercial 0 to 5000 sq. ft	\$1,345
New Commercial more than 5000 sq. ft.	\$4,045
Landscape Plan Check	(eliminated)
Signs	\$484
Use Permits (CUP)***	
Administrative Use Permits	\$524
Administrative Use Permits (Temporary Uses)	\$576
Second Units	\$786
New Permits (Residential) Up to 20 Units	\$750
New Permits (Residential) More than 20 Units	\$2,031
New Permits (Commercial)	\$2,076
Single Family	\$859
Extensions	\$327
Amendments	1/2 Original Fee
Combined with Other Permits	1/2 of Original Fee
Variances***	
Administrative Variance	\$566
Single Family	\$789
All Other	\$2,034
Preliminary Development Plan***	\$1,000 Deposit
Rezoning***	\$5,499
General Plan Amendment***	\$5,698
Subdivisions***	
Minor Subdivision Less than 4 lots	\$1,347
Major Subdivision 5 or more lots	\$2,685
Lot Line Adjustments	\$705
Final Map Fee	\$2,852
GIS Data Update Fee	Actual Cost**

Environmental Review	
Categorical Exemption	\$100
Initial Study	\$1,365
Negative Declaration	\$1,973
Environmental Impact Report	Consultant cost + 15%
Dept. of Fish & Game (ND)	\$1,877
Dept. of Fish & Game (EIR)	\$2,607
Dept. Of Fish and Game (exempt)	(eliminated)
Dept. Of Fish and Game (Cert. Reg. Prgm)	\$886
NPDES	\$1,500
Appeals	\$758

*Actual Cost fee will be charged for staff time based on the hourly rate for the individual(s) who review the permit application. Hourly rates shall be as established in the City's Cost Recovery Plan. Deposit account will be set up with an initial deposit of \$1000.

** Actual Cost fee for GIS Data Update will be charged at current amount paid by City to County for updated information related to parcel activity. Fee will be charged when modifications are made to parcel boundaries, for example, in the event of lot line adjustment or subdivision.

*** Cost of the sign of \$150.00 to be paid by the applicant and is due at the time the application is submitted.

SVISUN CITY

PLANNING
MASTER SCHEDULE OF FEES AND SERVICES

Fee Description	Current Fee	Proposed Fee	Increase or New Fee	Remarks
Variance - Major	\$ 820.00	\$ 852.30	\$ 32.30	
Variance - Minor	\$ 340.00	\$ 353.30	\$ 13.30	
Use Permit - Major (Including Care Facilities)	\$ 820.00	\$ 852.30	\$ 32.30	
Use Permit - Minor (Including Care Facilities)	\$ 340.00	\$ 353.30	\$ 13.30	
Use Permit - Exceptions (Hr District)	\$ 68.15	\$ 70.80	\$ 2.65	
Use Permit-Temp <72 Hours	\$ 28.75	\$ 29.80	\$ 1.05	
Use Permit-Temp >72 Hours	\$ 113.95	\$ 118.40	\$ 4.45	
Site Plan Review	\$ 681.60	\$ 708.40	\$ 26.80	
Add: Per Res Dwelling Unit	\$ 13.85	\$ 14.30	\$ 0.45	
Add: Per Non-Res Square Foot	\$ 0.07	\$ 0.07	\$ 0.00	
Architectural Review	\$ 681.60	\$ 708.40	\$ 26.80	
Add: Per Res Dwelling Unit	\$ 13.85	\$ 14.30	\$ 0.45	
Add: Per Non-Res Square Foot	\$ 0.07	\$ 0.07	\$ 0.00	
Tentative Parcel Map	\$ 340.80	\$ 354.20	\$ 13.40	
Additional Lot	\$ 68.15	\$ 70.80	\$ 2.65	
Lot Line Adjustments Processing		\$ 340.80	\$ 340.80	New
Tentative Subdivision Map	\$ 1,022.00	\$ 1,062.20	\$ 40.20	
Additional Residential Lot	\$ 13.85	\$ 14.30	\$ 0.45	
Additional Non-Res Lot/Sq Ft	\$ 0.07	\$ 0.07	\$ 0.00	
Planned Unit Development	\$ 1,022.00	\$ 1,062.20	\$ 40.20	
Additional Residential/DU	\$ 13.85	\$ 14.30	\$ 0.45	
Additional Non-Res/Sq Ft	\$ 0.07	\$ 0.07	\$ 0.00	
Annexations	\$ 1,360.00	\$ 1,413.50	\$ 53.50	
Final Parcel Map	\$ 340.00	\$ 353.30	\$ 13.30	
Final Subdivision Map		\$ 600.00	\$ 600.00	New
Appeals Planning Comm/City Council	\$ 68.15	\$ 70.80	\$ 2.65	
Rezoning/Prezoning	\$ 1,360.00	\$ 1,413.50	\$ 53.50	
Rezoning/Prezoning (Add'l Per Acre)	\$ 68.15	\$ 70.80	\$ 2.65	
General Plan Amendment	\$ 1,360.00	\$ 1,413.50	\$ 53.50	
Design Review	\$ 68.15	\$ 70.80	\$ 2.65	
Design Review New Structures/Additions	\$ 136.00	\$ 141.30	\$ 5.30	
Design Review Remodeling	\$ 34.00	\$ 35.30	\$ 1.30	
Design Review / Signs	\$ 34.00	\$ 35.30	\$ 1.30	
Publications/Maps			\$ -	
General Plan Publication-Vol. I & II	\$ 52.00	\$ 54.00	\$ 2.00	
Volume I	\$ 34.00	\$ 35.30	\$ 1.30	
Volume II	\$ 22.00	\$ 22.80	\$ 0.80	
Zoning Map/General Plan Maps	\$ 14.00	\$ 14.50	\$ 0.50	
Zoning Ord/General Plan Text	\$ 34.00	\$ 35.30	\$ 1.30	
Downtown/Waterfront Specific Plan	\$ 34.00	\$ 35.30	\$ 1.30	
Planning & Zoning Insp. -Letter of Compliance	\$ 56.00	\$ 58.20	\$ 2.20	
Letter of Inspection Record, Permit Verification, not requiring on-site inspection (add'l if necessary)	\$ 12.50	\$ 12.90	\$ 0.40	
Work of - Professional Staff - Director, per hour	\$ 56.00	\$ 110.00	\$ 54.00	At Cost
Work of - Paraprofessional Staff - Asst. Planner, per hour	\$ 37.00	\$ 73.00	\$ 36.00	At Cost
Work of - Clerical Staff, per hour	\$ 21.00	\$ 56.00	\$ 35.00	At Cost

**PLANNING
MASTER SCHEDULE OF FEES AND SERVICES**

Fee Description	Current Fee	Proposed Fee	Increase or New Fee	Remarks
General Planning Services-New Development			\$ -	
Single Family Residence per Unit	\$ 157.00	\$ 163.10	\$ 6.10	
Multi Family Residence per Unit	\$ 132.80	\$ 138.00	\$ 5.20	
Commercial/Industrial per square feet	\$ 0.12	\$ 0.12	\$ 0.00	
Negative Declaration		\$ 350.00	\$ 350.00	New
Mitigated Negative Declaration		\$ 600.00	\$ 600.00	New
Categorical Exemption		\$ 250.00	\$ 250.00	New
Deposits applied toward Actual Costs of Staff, Attorneys, Consultants				
Development Agreement - Minimum Deposit Required		\$ 20,000.00	\$ 20,000.00	Deposit
Environmental Impact Report (EIR), Minimum Deposit Required		\$ 20,000.00	\$ 20,000.00	Deposit
Initial Study at Actual Cost, Minimum Deposit Required		\$ 12,000.00	\$ 12,000.00	Deposit
Mitigation Monitoring Program, at Actual Cost - Minimum Deposit		\$ 5,000.00	\$ 5,000.00	Deposit
Annexation into Community Facilities District #2, Min. Deposit		\$ 10,000.00	\$ 10,000.00	Deposit



CITY OF FAIRFIELD

DEPARTMENT OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PUBLIC WORKS

APPLICATION PROCESSING AND PLAN CHECK FEES¹¹

PLANNING AND ZONING, ACCOUNTS 011-990007001, 011-990007039

<input type="checkbox"/> General Plan Amendment	\$4,301	plus \$17/development acre over 10 acres ¹
<input type="checkbox"/> Specific Plan Amendment	\$4,301	plus \$17/development acre over 10 acres ¹
<input type="checkbox"/> Zoning Ordinance Amendment	\$3,865	
<input type="checkbox"/> Zone Change	\$4,114	plus \$17/development acre over 10 acres ¹
<input type="checkbox"/> Zoning Letter (Zoning Clearance)	\$127	
<input type="checkbox"/> Planned Development Zoning	\$5,205	plus \$17/development acre over 10 acres ¹
<input type="checkbox"/> Planned Development Amendment	\$2,666	
<input type="checkbox"/> Annexation	\$5,049	plus \$17/development acre over 10 acres ¹
<input type="checkbox"/> Pre-Annexation Agreement		hourly rate ¹⁰
<input type="checkbox"/> Development Agreement		hourly rate ¹⁰
<input type="checkbox"/> Use Permit	\$2,057	
<input type="checkbox"/> Administrative Use Permit	\$1,544	
<input type="checkbox"/> Variance	\$2,057	
<input type="checkbox"/> Administrative Variance	\$1,544	
<input type="checkbox"/> Home Occupation Permit	\$44	
<input type="checkbox"/> Time Extension		half the Planning permit fee, plus hourly Public Works charge ^{3 and 6}
<input type="checkbox"/> Sign Program	\$673	
<input type="checkbox"/> Individual Signs (excludes face changes) . .	\$168	plus \$10/per additional sign
<input type="checkbox"/> Freeway Sign	\$1,683	
<input type="checkbox"/> Minor Discretionary Review	\$430	
<input type="checkbox"/> Custom Home	\$505	
<input type="checkbox"/> Flood Zone Determination	\$38	
<input type="checkbox"/> Transportation Permit	\$16	
Development Review:		
<input type="checkbox"/> Single-Family Subdivision	\$3,366	plus \$17/unit over 50 units
<input type="checkbox"/> Multiple-Family Residential	\$8,166	plus \$17/unit over 50 units
<input type="checkbox"/> Community Design Plan	\$2,369	
<input type="checkbox"/> Commercial	\$5,860	
<input type="checkbox"/> Industrial	\$5,860	
Minor Development Review:		
<input type="checkbox"/> Single-Family Subdivision	\$3,165	
<input type="checkbox"/> Multiple-Family Residential	\$4,396	
<input type="checkbox"/> Commercial	\$3,669	
<input type="checkbox"/> Industrial	\$3,669	
<input type="checkbox"/> Architectural Plan Check 60%		of Building Plan Check Fee ⁷
(non-single family projects)		
<input type="checkbox"/> Single Family Architectural Plan Check 40%		of Building Plan Check Fee ⁷
<input type="checkbox"/> Deposit for Public Hearing Sign \$75		payable by separate check to "City of Fairfield"
<input type="checkbox"/> Public Hearing Mailing		\$0.00 for first 100 labels, \$0.58 per label over 100 ⁹

See notes on next page.



CITY OF FAIRFIELD

DEPARTMENT OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PUBLIC WORKS

APPLICATION PROCESSING AND PLAN CHECK FEES¹¹

SUBDIVISION, ACCOUNTS 011-990007002, 011-990007039

- Lot Line Adjustment/Lot Merger \$1,110
 - Lot Line Adjustment Check \$3,117
 - Tentative Parcel Map \$3,554
 - Parcel Map Check \$3,335
 - Tentative Subdivision Map \$7,729
 - Final Map Check \$3,117
 - Improvement Plan Check
 - Landscape Plan Check
 - Abandon City Right-of-Way or Easement . . \$811
- plus \$43/lot
plus \$43/lot
1.35% of improvement cost
1.35% of improvement cost

ENVIRONMENTAL QUALITY, ACCOUNTS 011-990007003, 011-990007039

- Categorical Exemption \$206
 - Negative Declaration \$1,481
 - Mitigated Negative Declaration \$3,397
 - Environmental Impact Report \$2,809

 - Special Study \$96
- plus EIR Contract price plus 16.26 percent
administrative charge
plus Contract price plus 16.26 percent
administrative charge

SOLANO COUNTY AND DEPARTMENT OF FISH & GAME FEES

Payment of these fees must be in the form of a separate check made payable to "Solano County". The Fish and Wildlife fee will be forwarded to the California Department of Fish and Game (DFG) pursuant to State Law.

DFG Fish and Wildlife Impact Fee and Posting Fee for Notice of Determination (check one below):

- For Negative Declaration \$2,043⁸
- For Environmental Impact Report \$2,818⁸

NOTES

- ¹ Development acres refers to the improved area or area to be improved within a project; undeveloped land that is to be permanently maintained as natural open space is excluded from the fee calculation.
- ² Hourly rates for the Community Development Department are \$85 per hour which is based on a department average based on salaries, benefits and departmental overhead. The rate is adjusted each year on February 1 based on the average change for the December CPI-W for the San Francisco Bay Area, Western U.S., and U.S.
- ³ Hourly rates for the Public Works Department are based on the salary and benefits for each professional staff person that works on the assignment.
- ⁴ Community Development Department flat fees are adjusted each year on February 1 based on the average change for the December CPI-W for the San Francisco Bay Area, Western U.S., and U.S.
- ⁵ Public Works Department flat fees are adjusted each year on February 1 based on the average change for the December CPI-W for the San Francisco Bay Area, Western U.S., and U.S.
- ⁶ Calculation for amount of Planning Fee shall be based upon figures shown in City Council Resolution 2003-256, adjusted annually for inflation.
- ⁷ Fee collected by the Building Division at time of construction plan submittal.
- ⁸ Includes Solano County posting fee of \$50.
- ⁹ For projects in Cordelia that require a public hearing, a notice is mailed to a list of individuals that includes several hundred names. To calculate the fee that will be charged for the mailing, contact the Department of Community Development at (707) 428-7461.
- ¹⁰ The cost of 15 hours of Planning staff time will be collected as a deposit; applicant will be charged the balance of the full hourly expense for Planning staff and City Attorney prior to final approval.
- ¹¹ Fees include 8.38% technology and overhead recovery fee per City Council Resolution 2009-54

FY 2007-2008 City of Vallejo - Fee Schedule

Fee	Type	Fee Only	General Plan Update 7% Fee	Permit Streamlining 3% Fee	Total Fee	Basis for Fee/Comments
Planning Division						
<i>See below for Separate List of Mare Island Project Fees</i>						
Administrative Permit		\$470	\$33	\$14	\$517	
Annexations		-	-	-	-	Fee based on current actual hourly rates, times actual time to process. Plus State & County Fees.
Appeal to Commission		440	31	13	484	Plus Public Notice Lists Fee
Appeal to Council		440	31	13	484	Plus Public Notice Lists Fee
CEQA - Environmental Impact Report		-	-	-	-	Consultant contract plus 34% of contract
CEQA - Mitigated Negative Declaration		6,630	464	199	7,293	
CEQA - Negative Declaration		4,880	342	146	5,368	
Certificate of Appropriateness	All Other	450	32	14	495	
Certificate of Appropriateness	>100 Square Feet	1,680	118	50	1,848	
Certificate of Appropriateness	Demolitions	2,390	167	72	2,629	
Certificate of Compliance		1,350	95	41	1,485	
Certificate of Conformity		1,470	103	44	1,617	
Development Agreement		-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Development Agreement	Amendments	-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Development Agreement	Review	-	-	-	-	Fee based on current actual hourly rates, times actual time to process
General Plan Amendment		10,950	767	329	12,045	
Lot Line Adjustment		1,750	123	53	1,925	
Minor Exception		1,300	91	39	1,430	
Minor Use Permit	General	1,400	98	42	1,540	
Minor Use Permit	Day Care	1,420	99	43	1,562	
Minor Use Permit	Second Unit Review	397	28	12	437	
Parcel Map		2,340	164	70	2,574	
Parcel Map Amendment		1,320	92	40	1,452	
Parcel Map Extension		860	60	26	946	
Parcel Map Time Extension		860	60	26	946	
Planned Development	Amendment	25%				25% of applicable plan fee
Planned Development	Unit Plan (Model Home)	2,010	141	60	2,211	
Planned Development	Unit Plan (Staff)	4,020	281	121	4,422	
Planned Development	Unit Plan (Single family)	4,300	301	129	4,730	
Planned Development	Unit Plan (Commission)	8,490	594	255	9,339	
Planned Development	Unit Plan (Council)	23,830	1,668	715	26,213	
Planned Development	Master Plan (5+ acres or .5 FAR)	28,120	1,968	844	30,932	
Planned Development	Master/Unit Plans (5+ acres or .5 FAR)	34,510	2,416	1,035	37,961	

Effective September 1, 2007

FY 2007-2008 City of Vallejo - Fee Schedule

Fee	Type	Fee Only	General Plan Update 7% Fee	Permit Streamlining 3% Fee	Total Fee	Basis for Fee/Comments
Planning Division						
<i>See below for Separate List of Mare Island Project Fees</i>						
Public Convenience or Necessity		2,970	208	89	3,267	
Public Notice Lists (200 feet)		190	13	6	209	
Public Notice Lists (500 feet)		530	37	16	583	
Rezoning, Prezoning, Code Text Amendment		10,370	726	311	11,407	
Sign Master Plan/Program		550	39	17	605	
Sign Permits	Painted, Face Changes	180	13	5	198	
Sign Permits	All Others	280	20	8	308	
Site Development	Extension	650	46	20	715	
Site Development	Model Home	2,160	151	65	2,376	
Site Development	Existing single-family	2,860	200	86	3,146	
Site Development	New single-family	3,090	216	93	3,399	
Site Development	Other existing uses	3,260	228	98	3,586	
Site Development	Existing single family (View District)	4,090	286	123	4,499	
Site Development	Other new uses (0-5,000 SF)	4,270	299	128	4,697	
Site Development	New single-family (View District)	4,710	330	141	5,181	
Site Development	Other new uses (>5,000 SF)	4,790	335	144	5,269	
Site Development	Multi-family	4,820	337	145	5,302	
Special Request	Clerical-Per Hour	-	-	-	-	Current Hourly Rate
Special Request	Planners, graphics-Per Hour	-	-	-	-	Current Hourly Rate for Planners, graphics- Per Hour
Special Request		-	-	-	-	Materials plus current hourly staff rate
Specific Plan Amendment		-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Specific Plan New		-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Tentative Map	5 - 20 lots	5,730	401	172	6,303	
Tentative Map	21 - 50 lots	9,160	641	275	10,076	
Tentative Map	over 50 lots	11,010	771	330	12,111	
Tentative Map Amendment	Amendments	33%				33% of applicable tentative map fee
Tentative Map Extensions	Extensions	4,380	307	131	4,818	
Unit Investigations		1,240	87	37	1,364	
Use Permit	Existing structures	2,660	186	80	2,926	
Use Permit	Off-site signs	2,660	186	80	2,926	
Use Permit	New structures	4,860	340	146	5,346	
Use Permit Amendment	Amendment	33%				33% of applicable use permit fee
Variance		5,460	382	164	6,006	
Planning Division - Mare Island Fees						

Effective September 1, 2007

FY 2007-2008 City of Vallejo - Fee Schedule

Fee	Type	Fee Only	General Plan Update 7% Fee	Permit Streamlining 3% Fee	Total Fee	Basis for Fee/Comments
Planning Division						
<i>See below for Separate List of Mare Island Project Fees</i>						
Administrative Permit		\$610	\$43	\$18	\$671	
Certificate of Appropriateness	All Other	730	51	22	803	
Certificate of Appropriateness	Demolition	5,620	393	169	6,182	
Development Agreement	Amendment	-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Development Agreement	Annual Review	-	-	-	-	Fee based on current actual hourly rates, times actual time to process
Parcel Map Amendment	Amendment	33%				33% of Parcel Map
Parcel Map		3,570	250	107	3,927	
Planned Development - Residential	1 - 5 residences	7,600	532	228	8,360	
Planned Development - Residential	5 - 20 residences	12,370	866	371	13,607	
Planned Development - Residential	>20 residences	15,920	1,114	478	17,512	
Planned Development - Commercial	<100,000 square feet	3,752	263	113	4,127	
Planned Development - Commercial	100,000 - 250,000 square feet	9,469	663	284	10,416	
Planned Development - Commercial	>250,000 square feet	13,601	952	408	14,961	
Specific Plan Amendment		-				Fee based on current actual hourly rates, times actual time to process
Tentative Map	5 - 20 lots	8,970	628	269	9,867	
Tentative Map	over 20 lots	11,710	820	351	12,881	
Tentative Map Amendment		33%				33% of applicable Map Fee
Use Permit		4,510	316	135	4,961	

Effective September 1, 2007

Planning Fees (Note: The flat fees and deposits listed below are to be paid at the time of filing an application. The City Council has determined that the costs associated with processing private development applications shall not be borne by the community. Therefore, the deposits reflect a portion of the costs of processing an application; actual costs will be based on time expended by City staff. Additional deposits may be necessary, depending on the total hours spent on the project.)

Service / Application	Minimum Deposits or Fees	
Land Divisions		
Parcel map	\$1,225	Deposit
Tentative subdivision map	\$3,000	Deposit
Lot line adjustment	\$600	Deposit
Lot merger	\$1,225	Deposit
Reversion to acreage map	\$600	Deposit
Map extensions	\$750	Flat fee
Final map review	\$280	Deposit
Pre-Application	\$280	Deposit
Planning Approvals		
Design Permit		
Director review	\$1,200	Deposit
Planning Commission review	\$3,000	Deposit
Major Conditional Use Permit	\$3,000	Deposit
Minor Conditional Use Permit	\$1,500	Flat fee
Sign Permit or Program		
Sign Compliance	\$50	Flat fee
Director Review	\$150	Flat fee
Sign Permit - Planning Commission Review	\$1,000	Deposit
Sign Program - Planning Commission Review	\$2,000	Deposit
Temporary sign	\$45	Flat fee
Conditional fence permit	\$245	Flat fee
Variance	\$1,000	Deposit
Minor variation	\$800	Deposit
Minor modification	\$500	Deposit
Major modification	\$1,200	Deposit
Pre-zoning/ rezoning	\$2,000	Deposit
Zoning ordinance amendment	\$4,000	Deposit
General plan amendment	\$4,000	Deposit
Specific plan		Actual cost
Specific plan amendment	\$3,000	Deposit
Temporary trailer permit	\$75	Flat fee
Temporary use permit (Planning Commission)	\$400	Flat fee
Temporary use permit (over the counter)	\$100	Flat fee
Home occupation permit	\$50	Flat fee
Zoning Clearance	\$50	Flat fee
Miscellaneous		
Appeal	\$550	Flat fee
Non-conforming use certificate	\$250	Flat fee
Planning plan check (General)	\$100	Deposit
Special Commission meetings	\$500	Flat fee
Time extensions	\$350	Flat fee
Classifications of use	\$120	Flat fee
Planned Community District		
Conceptual Master Plan	\$5,000	Deposit
Development Permit	\$2,500	Deposit
Development Agreement	\$6,000	Deposit
Environmental Review	The Planning Director will evaluate all permit applications for compliance with the California Environmental Quality Act (CEQA). The initial determination may be revised during review of the application. Prior to final action by the City, the applicant shall pay any additional applicable fees required for conformance with CEQA.	
Environmental Review - Categorical Exemption	\$150	\$100 flat fee plus County Clerk Fee of \$50
Initial Study (if performed in house)	\$2,500	Deposit
CEQA Document Administration and Review		20% of contract amount
Mitigation Monitoring	\$1,000	Deposit

Planning Fees (Note: The flat fees and deposits listed below are to be paid at the time of filing an application. The City Council has determined that the costs associated with processing private development applications shall not be borne by the community. Therefore, the deposits reflect a portion of the costs of processing an application; actual costs will be based on time expended by City staff. Additional deposits may be necessary, depending on the total hours spent on the project.)

Service / Application	Minimum Deposits or Fees
Processing Second Unit Planning Application	\$105 Flat fee

**CITY OF VACAVILLE
PLANNING APPLICATION FEES
Effective August 25, 2008**

*In addition to the application fee, an additional service fee may be required.
See "Fees for Service" listed below.

A.	AIRPORT AREA OF INFLUENCE REVIEW	\$1,584
B.	APPEAL OF SUPPLEMENTAL CAPACITY DETERMINATION.....	\$751
C.	ADMINISTRATIVE CLEARANCE.....	\$494
	Time Extension.....	\$263
D.	CONDITIONAL USE PERMIT	
	Staff Review	\$2,635
	Time Extension.....	\$1,444
	Planning Commission Review.....	\$6,324
	Time Extension.....	\$3,126
	Existing Building (Staff level & or PC Review)	\$918
E.	DENSITY BONUS HOUSING AGREEMENT**	
	Senior Restricted	\$3,709
	Non-senior Restricted	\$8,511
F.	DESIGN REVIEW	
	Staff Approval – Accessory Building/Site Improvement	\$1,345
	Staff Approval – SF Residence	\$1,421
	Staff Approval – Multi Family, Commercial, Industrial	\$2,601
	Staff Approval - Time Extension.....	\$1,187
	Planning Commission Approval.....	\$5,886
	Planning Commission - Time Extension	\$3,228
G.	DETERMINATION OF PERMITTED USE	\$1,145
H.	DEVELOPMENT AGREEMENTS	
	Single Purpose	\$3,709
	Multiple Purpose	\$8,511
	Minor Revision (Admin Amendment).....	\$2,603
	Annual Review	\$1,669
I.	ENVIRONMENTAL REVIEW – INITIAL STUDY	
	Notice of Exemption.....	\$408
	Negative Declaration	\$2,701
	Mitigated Negative Declaration	\$5,402
	Reaffirm Environmental Assessment	\$506
	Environmental Impact Report (of contract price).....	15%
	Note: Environmental fees do not include filing fees due to Solano County after a project is approved. (Refer to the application form for additional Department of Fish & Game fees).	
J.	FAMILY DAY CARE HOME.....	\$391

K.	GENERAL PLAN AMENDMENT	
	Merit Hearing Initial Text Only.....	\$625
	Merit Hearing Initial Land Use	\$587
	Amendment/Map	\$11,245
	Amendment/Text Only	\$11,245
L.	HOME OCCUPATION PERMIT	\$85
M.	LAFCO RELATED APPLICATIONS (These fees do not include County LAFCO or State fees)	
	Annexation Application (plus \$192 per acre*)	\$5,384
	Annexation Agreement.....	\$1,863
	Comprehensive Annexation Plan Amendment.....	\$5,384
	Sphere of Influence Amendment.....	\$5,384
N.	MODIFICATION	
	Staff Review	\$1,345
	Major Modification – staff	\$2,690
	Major Modification – Planning Commission Review	\$4,816
O.	PARCEL MAPS – LAND DIVISION	
	Tentative Parcel Map (Max of 4 Parcels).....	\$5,729
	Time Extension	\$1,444
	Vesting Tentative Parcel Map	\$8,234
	Time Extension.....	\$2,974
	Parcel Map Waiver - Lot Line Adjustment (does not include Development Engineering Fees)	\$475
P.	PLANNED DEVELOPMENT	
	PD Residential (up to 49 units)	\$9,343
	PD Residential (50 to 199 units)	\$13,961
	PD Residential (200 to 499 units)	\$17,517
	PD Residential (>500 units)	
	Base fee for 499 units + \$1,819 per each additional 100 units	
	PD Non-Residential	\$6,896
	Time Extension	\$3,531
Q.	PLANNED GROWTH ORDINANCE	
	Allocation Exception Request	\$3,035
R.	PLANNED SIGN PROGRAM	
	Single User or Building	\$467
	Multiple User or Buildings (one sign).....	\$1,729
	Multiple User or Buildings (multiple sign project)	\$3,028
S.	POLICY PLAN – SPECIFIC PLAN	\$31,679
	Amendment ****	\$5,227
	Minor Revision	\$2,161
T.	REZONING	\$11,088
U.	SECONDARY LIVING UNITS	\$1,729
V.	SUBDIVISION SIGNS	\$1,729
W.	TEMPORARY USE PERMIT/SPECIAL EVENTS PERMIT ***	\$1,116

X.	TRACT MAPS (Tentative Subdivision Maps)	
	TM Review (5-49 lots)	\$10,971
	TM Review (50-199 lots)	\$16,458
	TM Review (200-499 lots)	\$20,573
	TM Review (>500 lots)	
	Base fee for 499 lots + \$1,532 per each additional 100 lots	
	Time Extension	\$4,985
	Vesting Tentative Map Review (5-49 lots)	\$13,748
	Vesting Tentative Map Review (50-199 lots)	\$20,368
	Vesting Tentative Map Review (200-499 lots)	\$25,759
	Vesting Tentative Map Review (>500)	
	Base fee for 499 lots + \$1,893 per additional 100 lots	
	Time Extension	\$6,295
Y.	TRAFFIC IMPACT ORDINANCE EXCEPTION	\$927
Z.	VARIANCE	\$6,356
	Time Extension.....	\$3,126
AA.	WILLIAMSON ACT CANCELLATION	\$5,384
BB.	ZONING ORDINANCE TEXT AMENDMENT	
	Minor	\$5,088
	Major	\$10,516
CC.	APPEALS (all applications) 25% of original fees but not less than \$103 not more than \$516	
	FEES FOR SERVICE:	
	Zoning Letter	\$105
	Preliminary Review (prior to official submittal)	\$949
	Special Study Review (traffic, utility, etc.) (Planning) (of contract price)	15%
	Application Intake/Records Maintenance Fee	
	(minor)	\$62
	(major)	\$124
	Scanning Large Format Plans (per page fee)	\$2.00

- NOTES: 1) Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Director of Community Development.
2) All fees adopted by City Council Resolution 2007-77, 2008-77

- * Per acre fee is to assist with the City's LAFCO contribution
** Density Bonus Housing Agreement fees are based on Development Agreement Fees

Agreement Fees

- *** Full cost recovery not recommended at this time
**** This fee increase is 50% of the suggested full cost recovery

Planning Fee Schedule

PLANNING SERVICE	FEE*
Investigation Fee (Penalty for not obtaining appropriate documentation and/or not paying for planning fees before work is started or done)	Double the normal fee
Planning Staff Services, above item minimum (Per staff hour)	\$ 90.00
Planning Staff Counter Service, first 15 minutes (Per staff hour)	\$ 0
Planning Staff Counter Service, after first 15 minutes (Per staff hour)	\$ 115.00
Planning Staff Services, Away from Counter (Per staff hour)	\$ 55.00
Planning Staff Services, Pre-Submittal Review, Deposit Account Setup (Application item minimum - 6 staff hours included)	\$ 565.00
Time Extension Request	\$ 1,700.00
Administrative Staff Appeal (Application item minimum - 5 staff hours included)	\$ 565.00
Planning Commission Appeal, Single Family Residential (Application item minimum - 19 staff hours included)	\$ 1,700.00
Planning Commission Appeal, other than Single Family Residence (Application item minimum - 31 staff hours included)	\$ 2,800.00
Council Appeal, Exclusively Residential (Application item minimum - 31 staff hours included)	\$ 2,800.00
Council Appeal, Non-Residential or Mixed Use (Application item minimum - 31 staff hours included)	\$ 2,800.00
Temporary Use Permit (TUP) (Application item minimum - 3 staff hours included)	\$ 340.00
Administrative Use Permit (AUP) (Application item minimum - 3 staff hours included)	\$ 340.00
Home-Based Occupation Permit (Application item minimum - 3 staff hours included)	\$ 340.00
Conditional Use, not otherwise specified (Application item minimum - 44 staff hours included)	\$ 3,950.00
Combined Live/Work License, Parking Determination & Sign Permit (Per application)	\$ 565.00
Design Review, Administrative, Single Family, Addition, Ground Floor (Per application)	\$ 360.00
Design Review, Legislative, Single Family, Addition, not Ground Floor (Application item minimum - 31 staff hours included)	\$ 2,800.00
Design Review, Legislative, Single Family, New Construction (Application item minimum - 75 staff hours included)	\$ 6,800.00

Design Review, Administrative, Signage (Per application)	\$ 360.00
Design Review, Administrative, not otherwise specified (Application item minimum - 75 staff hours included)	\$ 6,800.00
Design Review, Legislative, not otherwise specified (Application item minimum - 100 staff hours included)	\$ 9,000.00
Minor Modification (Percent applied to the total fee of approved application)	11%
Major Modification (Percent applied to the total fee of approved application)	55%
Tentative Subdivision Map, Submission (Per application)	\$ 1,700.00
Tentative Subdivision Map (Proposed lot count)	\$ 55.00
Tentative Parcel Map, Submission (Per application)	\$ 1,700.00
Tentative Parcel Map (Proposed lot count)	\$ 55.00
Tentative Lot Line Adjustment Map, Submission (Per application)	\$ 1,700.00
Tentative Lot Line Adjustment (Proposed lot count)	\$ 55.00
Tentative Lot Merger, Submission (Per application)	\$ 1,700.00
Tentative Lot Merger (Proposed lot count)	\$ 55.00
Variance from Development Standards, Original	\$ 4,750.00
Variance from Development Standards, Amendment	\$ 3,170.00
Zoning Designation Change	\$ 15,850.00
Zoning Text Amendment	\$ 17,000.00
General Plan Update Cost Recovery (Times construction valuation of any permit issued)	0.01
Planned Development Plan (PDP)	\$ 34,000.00
General Plan Amendment	\$ 9,000.00
Development Agreement	\$ 6,800.00
Specific Plan Original	\$ 17,000.00
Specific Plan Amendment	\$ 8,000.00
Certify Environmental Impact Report	\$ 34,000.00
Issue Negative Declaration	\$ 4,000.00
Adopt Mitigation Monitoring Measures	\$ 1,350.00

*All fees listed reflect the actual planning fee, plus the City's 5% Imaging Fee and 5% Technology Enhancement Fee.

View the City's Impact Fees and Master Fee Schedule.

For fees paid by credit card, the City charges an additional administrative fee of \$2.00 per \$100, or increments thereof (e.g., for all fees between \$0 and \$100, a credit card fee of \$2.00 would be added; for all fees between \$100 and \$200, a \$4.00 credit card fee applies, etc.).

CITY OF LAFAYETTE CALIFORNIA



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Planning & Development Fees

Planning Fees	Effective March 11
Item	Fee
Hourly Rate	\$175 per h
Annexation	\$9,500 + \$100
Appeals or Reconsiderations	50% of appl fee
Building & Grading Permit Surcharge (County)	50% of perr
Certificate of Compliance	\$3,650
Change of Address	\$525
Change of Conditions	50% of appl fee
Code Enforcement Appeal Fee	\$525
Design Review: Major (new houses, houses > 6,000 sq. ft. and new commercial buildings)	\$5,700
Design Review: Minor (all projects not classified as "Major")	\$3,800
Design Review Commission Study Session*	\$612
EIR Surcharge	30% of EIF
General Plan	\$30 per c
General Plan Amendment	\$9,500
Grading (Design Review Commission and/or Planning Commission)	\$3,800
Hillside Development Permit: Major (in/within 100' of a ridgeline setback: DRC & PC review)	\$5,700
Hillside Development Permit: Minor (review only by the DRC; siting determination by PC)	\$3,800
Initial Study / Mitigated Negative Declaration	\$3,800
Initial Study / Negative Declaration	\$2,050
Land Use Permit (existing building or structure)	\$3,800
Land Use Permit (new building or structure)	\$5,700
Lot Line Adjustment (Planning Commission)	\$5,400
Lot Line Adjustment (Zoning Administrator)	\$1,200
Major Subdivision (Tract)	\$8,750 + \$2
Major Subdivision (Tract) in the Hillside Overlay District	\$12,250 + \$:
Minor Subdivision***	\$5,250 + \$2
Minor Subdivision in the Hillside Overlay District	\$8,750 + \$2
Notice of Exemption	\$175
Public Art	\$875
Rezoning	\$9,500 + \$10
Right-of-Way Abandonment	\$1,900
Second Unit (Zoning Administrator)**	\$700
Sign (Design Review Commission)**	\$525
Sign (Zoning Administrator)**	\$400

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Stormwater Quality Implementation	\$175
Stormwater Control Plan	\$625
Subdivision Map Extension	\$1,400
Temporary Land Use Permits	\$600
Tree Permit – Category I (not associated with a development application)	\$525
Tree Permit – Category II (associated with a development application)	\$350
Tree Removal Mitigation Payment (in-lieu fee)	\$260 / 15-c \$363 / 24-in
Variance and Exception (Design Review or Planning Commission)	\$4,375
Variance and Exception (Zoning Administrator)	\$1,750
Waste Management Review	\$80
Zoning Administrator Action – No Hearing	\$700
Zoning Administrator Review and Determination	\$350
Zoning Administrator Hearing (hillside development permits, design review, grading permits)	\$2,250
Zoning Ordinance (Title 6 – Land Use & Planning)	\$30 per c
Zoning Map	\$20 per c
Zoning Text Amendment	\$5,250
Zoning Verification	\$350

* 50% of the fee for a Design Review Commission Study Session will be toward the application fee(s) if a formal application for the same project submitted to the Planning Services Division within 90 days of the study session.

** Subsidized

*** \$200 per lot or per unit in a condominium project (new or conversion)

NOTE: A fee is charged for each application submitted. The application fee is based on a maximum of five public hearings. An application that exceeds five hearings will be charged 20% of the original application fee for each additional meeting.

Development Fees	Effective January 1, 2009
Item	Fee
Parkland Fees	-
(1) Additions	\$1.42 per sq ft
(2) Single Family Residence	\$6,262 per lot
(3) Duplex	\$4,348 per lot
(4) Apartments / Condominium	\$3,785 per unit
(5) Mobile Homes	\$3,698 per unit
(6) Second Units	\$2,241 per unit
Park Facilities Fees	-
(1) Additions	\$1.45 per sq ft
(2) Single Family Residence	\$6,380 per lot
(3) Duplex	\$4,430 per lot
(4) Apartments / Condominium	\$3,857 per unit
(5) Mobile Homes	\$3,768 per unit
(6) Second Units	\$2,283 per unit
	1% of P

Park Fees Program Administration Fee	Fee + Facilitie
Walkway Fee	\$50 pe
Lamorinda Sub-Regional Transportation Fee	-
(1) Single Family Residential Use: Individual Unit, Duet w/ One Shared Wall, Townhouse	\$5,637
(2) Multiple Family Residential; Second Unit, Apartments, Condominium	\$3,516
(3) College / University	\$1,34 stud
(4) Commercial, office, retail, or industrial use (per square foot of gross floor area)	\$2.
(5) Other non-residential uses not identified in above (per peak hour trip generated)	\$5, f
Drainage Impact Fee (per sq. ft. of impervious surface added)	\$0.
Parking Development Payment	-
Structured Parking in Downtown Core (Mountain View Drive to First Street)	\$36,90 spe
Surface Parking in East End (First Street to Pleasant Hill Road) and West End (Risa Road to Mountain View Drive)	\$19,20 spe
Other Fees	Effective August 14
Item	F
Copies of written materials (up to 11" x 17") (Large format copies = outside reproduction cost)	\$0.2 pe

¹ See Account Receivable form for account numbers. Fee is broken do Lafayette portion and Regional portion.

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CITY OF SAN RAMON
PLANNING SERVICES DIVISION

2226 Camino Ramon
San Ramon, CA 94583
Phone: (925) 973-2560 Fax: (925) 806-0118

Planning Services Fees

Resolution No. 2008-91
Effective July 1, 2008

Address / Street Assignment.....\$250.00 plus \$50.00 for each address

Appeal

- Sign Permit / Lot Line Adjustment..... \$250.00
- Zoning Administrator – Zoning Order Appeal T&M plus \$500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)
- Planning Commission – Residential Appeal..... T&M plus \$1,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)
- Planning Commission – Non-Residential / Mixed-Use Appeal T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)
- City Council – Residential..... T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)
- City Council – Non-Residential / Mixed-Use Appeal T&M plus \$2,500.00 deposit (deposit paid by Appellant while the T&M fee paid by Applicant)

Annexation T&M plus \$3,000.00 deposit

Architectural Review

- Administrative Review (All Districts)..... Apply the deposit fee below
- Conceptual (applied to formal application, maximum of one ARB meeting) \$300.00
- Office / Commercial / Industrial (New Construction, Additions, and/or Alterations)**
 - up to 10,000 sq. ft. T&M plus \$1,000.00 deposit
 - 10,001 to 50,000 sq. ft. T&M plus \$2,000.00 deposit
 - 50,001 to 100,000 sq. ft. T&M plus \$3,000.00 deposit
 - over 100,000 sq. ft. T&M plus \$4,000.00 deposit

Residential

- Single-Family - Second Story Addition \$300.00
- New Construction
 - 1 dwelling unit T&M plus \$500.00 deposit
 - 2 to 10 dwelling units T&M plus \$1,000.00 deposit
 - 10 dwelling units or more T&M plus \$3,000.00 deposit

Development Agreement and Amendment T&M plus \$2,000.00 deposit

Development Plan

- Amendment (changes to site plan and/or square footage)
 - Administrative Review \$2,000.00
 - Public Hearing Required..... T&M plus \$2,000.00 deposit
- Conceptual Development Plan Review \$500.00
- Non-residential T&M plus \$5,000.00 deposit
- Residential T&M plus \$5,000.00 deposit

Environmental Review

Categorical Exemption \$75.00
Environmental Impact Report..... Consultant's Cost + 25% Administrative Fee
Negative Declaration
Administratively Prepared T&M plus \$1,500.00 deposit
Consultant Prepared..... Consultant's Cost + 25% Administrative Fee

Mitigation Monitoring Administration

Contra Costa County Clerk Filing Fee⁴ (fee payable to County Clerk)..... \$50.00
Dept. of Fish and Game User Fee⁴
Negative Declaration \$1,876.75
Mitigated Negative Declaration \$1,876.75
Environmental Impact Report..... \$2,606.75
Certified Regulatory Program..... \$850.00

Mitigation Monitoring Program

Implementation / Special Peer / Consultant Review Consultant's Cost + 25% Administrative Fee
Mitigation Monitoring Staff Time T&M plus \$1,500.00 deposit

General Plan Amendment T&M plus \$5,000.00 deposit

Home Occupation Permit \$50.00

Minor Exception \$300.00

Rezoning (all districts) T&M plus \$3,000.00 deposit

Sign Review

Sign Permit (each face copy change)..... \$100.00
Sign Permit approved by Master Sign Program \$150.00
Sign Permit (each new sign requiring ARB review)..... \$300.00
Master Sign Program T& M plus \$2,000.00 deposit
Master Sign Program Amendment T& M plus \$1,500.00 deposit
Temporary Sign Permit
21 consecutive days (maximum one per quarter) (Banner for Special Event)..... \$50.00
90 consecutive days \$150.00

Special Review

Special Peer / Consultant Review Consultant's Cost + 25% Administrative Fee

Specific Plan (Consultant Prepared) T&M + Consultant's Cost + 25% Administrative Fee (for deposit)

Subdivision

Major Subdivision T&M plus \$3,000.00 deposit
Minor Subdivision T&M plus \$3,000.00 deposit
Lot Line Adjustment / Technical Review (see Engineering Division Fee Schedule)..... \$250.00 per parcel

Text Amendment

General Plan Text Amendment T&M plus \$3,500.00 deposit
Specific Plan Text Amendment T&M plus \$3,500.00 deposit
Zoning Text Amendment..... T&M plus \$3,500.00 deposit

Time Extension

Time Extension Approved Administratively
(Architectural Review, Development Plan, Use Permit, Major/Minor Subdivision, Variance, etc.)..... \$300.00

Time Extension Requiring Public Hearing(s)
(Development Plan, Use Permit, Major/Minor, Subdivision, Variance, etc.)..... T&M plus \$1,000.00 deposit

Tree Removal Permit

Residential \$75.00
Non-Residential, Administrative \$150.00
Non-Residential, Requiring an Architectural Review Meeting \$500.00

Use Permit

Congregate Care / Group Homes when located within a residence T&M plus \$1,500.00 deposit
Large Family Day Care when located within a residence \$750.00
Major Use Permit and Amendments requiring Public Hearing(s) (All Districts) T&M plus \$3,000.00 deposit
Minor Use Permit and Amendments (All Districts) T&M plus \$750.00 deposit
Temporary Land Use Permit (e.g. Christmas Tree and Halloween lots) \$300.00 plus \$500.00 cleaning deposit
(all other special events see Parks and Community Services Fee Schedule)
Temporary Land Use Permit - Portable Outdoor Storage Unit (POSU) - Residential \$25.00
Temporary Land Use Permit - Portable Outdoor Storage Unit (POSU) - Non-Residential \$300.00 plus \$500.00 cleaning deposit

Telecommunications Land Use Permit

Administratively Processed T&M plus \$1,500.00 deposit
Requiring ARB Review T&M plus \$1,800.00 deposit
Requiring Planning Commission Review T&M plus \$2,000.00 deposit

Variance

Administrative Variance \$500.00
Public Hearing Required (each application) T&M plus \$1,500.00 deposit
Single Family Residence \$300.00

Zoning Certification Letter \$50.00

Zoning Clearance \$150.00

Zoning Review / Building Permit Retain 25% of Residential / Commercial Building Permit fee

Miscellaneous Fees

Document / File Research \$75.00 per hour (min. \$150.00 deposit)
Microfilm and/or Laser fiche Fee
Administrative Application(s) (each application) \$150.00
Application(s) Requiring Public Hearing (excluding residential subdivisions) \$200.00
Residential Subdivisions \$400.00
Newspaper Advertisement Actual Cost
Public Notice Mailing (stamps, paper, envelopes) (completed by applicant) \$100 plus \$0.50 per Notice Mailed
Public Notice Mailing (stamps, paper, envelopes) (completed by city) \$200 plus \$0.50 per Notice Mailed

Development Impact Fees

School Age Child Care Fee See City Council Resolution No. 2005-139
Beautification / Cultural Activities 0.001 of the building code valuation
Aerial Mapping Fee 0.0005 of the building code valuation
Westside Specific Plan Recovery Costs \$392.67 per dwelling unit, \$0.27 each building sq. ft.
(to be adjusted 8% per year from 2000 base year)
General Plan Recovery Costs 0.003 of building code valuation
Zoning Ordinance Recovery Costs 0.001 of building code valuation
Crow Canyon Specific Plan Recovery Fee
Commercial \$0.44 per square gross floor area
Residential \$598.11 per unit

Improvement Bonds and Deposits

(including, but not limited to Landscaping, Public Art, etc.) Bond in the amount of 100% of the improvement costs or 20% Cash Bond + 25% Administrative Fee

NOTES:

- 1) T&M is time and materials for “fully burdened” hourly rates for each employee working on the application. The fully burdened hourly rate includes City overhead for clerical and other support employees, facilities, and equipment.
- 2) Deposit amounts are set at assumed average cost of time and materials to provide the service. When the deposit has been drawn down by 80%, an additional deposit of 25% to 50% of the original deposit will be required to continue processing the application(s) as determined by the Planning Services Division. Applications may be deemed withdrawn if account deficits exist.
- 3) Project applicants shall pay a cumulative total fee and/or deposits for each application type required.
- 4) The State Department of Fish and Game and Contra Costa County require filing fees (AB 3158) at the time of project approval.

II. PLANNING & ENGINEERING: City staff time only. See page 8 for additional fees that may apply.

BUILDING INSPECTION SURCHARGE	50% of fee charged by Contra Costa County
BUILDING PLAN CHECK/FINAL INSPECTION	
In no "hold" on final inspections	\$60
With "hold" on final inspections (involves site visit by City staff prior building final)	\$100
Re-inspection fee	\$100
Second Dwelling Unit	\$630
Waste Management Plan Check and Deposit	\$60 plan check fee plus deposit equal to 2% of project costs but not less than \$100 or more than \$5,000.
CERTIFICATE OF COMPLIANCE	\$595 1 st lot \$485 2nd – 5th lots \$320 6th + lots
ENVIRONMENTAL REVIEW	
Environmental Impact Report	Contract cost + 30%
Initial Study/Standard or Mitigated Negative Declaration	Contract cost + 30% or Staff Hourly Rate Charges A cash deposit will be required before work commences.
Department of Fish & Game (AB 3158)	As required by law.
GENERAL PLAN	
Text Amendment	\$1,870
Map Amendment	\$3,520
DESIGN REVIEW	
Commercial/Non-Residential:	
Commercial/Office Exterior Work Only	\$1,410
Commercial/Office (Construction or addition of less than 1,000 sq. ft.)	\$3,520
Commercial/Office (Construction or addition of 1,000 or more sq. ft.)	\$3,520 + \$35/100 sq. ft. in excess of 1,000 sq. ft.
Residential: (Ridgeline, hillside, floor area ratio (FAR))	
Addition to existing residence: Review by Zoning Administrator Review by Planning Commission	\$1,410 \$3,180
New: Single-family Multi-family	\$3,520 \$4,295 + \$55 /dwelling unit

II. PLANNING & ENGINEERING: City staff time only. See page 8 for additional fees that may apply.

DESIGN REVIEW (cont.)	
Dwelling Unit part of a PUD or subdivision submitted for concurrent design review.	\$5,800 + \$1,390 /dwelling unit
Conceptual Development Review (CDR) (optional pre-review of CURRENT project) <i>Credit to Design Review Fee if application submitted within 90 days of CDR.</i>	\$115
Special Design Review (additions and new residences require special design review standards for: very large homes, severely sloped development footprints, and lots within the R overlay zone and small narrow lots)	\$635 (for each set of special standards that apply)
Re-submittal (modified plan submitted within 90 days of a final decision)	\$635
Time extension of approved development plan (fee includes extension of concurrent approvals for exceptions, variance and/or use permits, if applicable)	\$365
LOT LINE ADJUSTMENT	
Administrative Approval	\$1,275
Requiring Public Meeting	\$1,870 (1st 3 lots) \$265 (each additional lot)
USE PERMIT & COMMERCIAL USE PERMIT	
Large (greater than 6) Residential Care, Child Care Facilities & Pre-Schools	\$1,870
Establishment of Commercial, Retail or Office Use in DC Zoning District when the new business requires use permit approval (such as service stations and "Class "B" retail businesses in "Type "1"spaces) (Commercial Use Permit)	\$2,430
Modification or expansion of existing business, when the requested change requires use permit approval (such as addition of outdoor seating) (Commercial Use Permit)	\$635
Other Use Permits	\$2,430
Use Permit Combined with another Application	\$635
Time Extensions of Approved Land Use Permit	\$365
Wireless Communication Facility Permit	\$3,225 + peer review costs

II. PLANNING & ENGINEERING: City staff time only. See page 8 for additional fees that may apply.

MAJOR SUBDIVISION	
Tentative Map	\$6,855 + \$225/unit +\$ 60/1,000 sq. ft. non-residential
Vesting Tentative Map	\$13,695 + \$445 /unit +\$ 115 /1,000 sq. ft. non- residential
Time Extension	\$645
MINOR SUBDIVISION	
Tentative Map	\$4,025 + \$225/unit
Vesting Tentative Map	\$8,030 + \$445/unit
Time Extension	\$645
PLANNED UNIT DEVELOPMENT	
Preliminary Development Plan/Final Development Plan (FDP) – Residential	\$6,690 + \$225/unit
Commercial and Office (Non-Residential)	\$6,690 + \$60/100 sq. ft.
Final Development Plan (When separate from Preliminary Development Plan) – Residential	\$2,540+ \$40/unit
Commercial & Office (Non-Residential)	\$2,540 + \$10/1,000 sq. ft.
Time Extension	\$645
REZONING TO COMMERCIAL/OFFICE	
Zoning Ordinance Text Revision	\$1,870
Zoning Ordinance Map Revision	
Residential	\$3,520
Commercial & Office	\$4,645
SIGN PERMIT	
Administrative Approval	\$115
Requiring Public Meeting	\$635 + \$60/tenant sign for multi-tenant sign program
BART Banner	\$35
VARIANCE	
When Combined with Another Application or Addition	\$635
All other Variances	\$3,180
Time Extension	\$360

II. PLANNING & ENGINEERING: City staff time only. See page 8 for additional fees that may apply.

EXCEPTION	
New residences and additions; when combined with the required concurrent Design Review application	\$635
Exception subject to Zoning Admin Review	\$635 Deposit against Staff Hourly Costs
All other Exceptions subject to Planning Commission Hearing	\$3,180
Time Extension	\$360
OTHER PERMITS & SERVICES	
Elevated Deck Permit when no Design Review is Required	\$450
Elevated Deck Permit if Design Review is Required	No fees additional to Design Review fees
Temporary Event Permit	\$360
Relocation Permit (to relocate nonconforming office uses in DC Zone)	\$1,410
Tree Removal Permit (Including Heritage Tree)	\$35
Heritage Tree Nomination	\$35
Heritage Tree Signs	\$185
IN-LIEU TREE REPLACEMENT FEES	
Replacement with tree removal permit, as per OMC 17.21.5.F.2	\$305
Restitution for illegally removed trees, as per OMC 17.21.8	\$805
SUBDIVISION AGREEMENT	
Original: Standard Form	\$1,630
Non-Standard Form	See Section IIa. (Non-Standard Projects)
Each Extension	\$1,015
SUBDIVISION FEES	
Parcel Maps Parcel Map Checking Fee	Cost of Technical Review + \$405
Final Map Checking Fee	See Section II a: Non-Standard projects
Final Map Recordation of Map	As required by Contra Costa County
Final Map Base Mapping Maintenance	As required by Contra Costa County
Improvement Plan Checking Fee	2.5% of the City Engineer's estimate of the value of street, drainage & other public or private improvements proposed to be installed
Inspection of Improvements	8% of the first \$30,000 of City Engineer's estimate of the value, or any fraction thereof, +5% of that value which exceeds \$30,000.

II. PLANNING & ENGINEERING: (cont.) City staff time only. See pg. 8 for additional fees that may apply.

OTHER PLAN CHECKING & INSPECTION FEES (For work such as public or private streets, drainage or other improvements not related to a subdivision.)	
Plan Checking	2.5% of City Engineer's estimate of value of improvements.
Inspection of Improvements	8% of the first \$30,000 of City Engineer's estimate of value of improvements, or any fraction thereof, + 5% of that value exceeding \$30,000.
ENCROACHMENT PERMIT	
Standard, Routine Projects (Driveways, utility hook-ups, sidewalk repairs, main break/repair, raise MH to grade, etc.)	\$155
Non-routine Projects (.5 hr. minimum inspection time per visit; utility line/conduits construction/ replacement, series of poles replacement, installation of frontage improvements, etc.)	\$95 processing fee + inspection costs
Debris Box (up to 7 days) Beyond 7 days, same as non-routine projects above	\$70
Road Closure/Block Party	\$235
Cash Bond	Determined by the City Engineer.
Transportation of Oversized and/or Overweight Loads; House Moving Permit Fee	Per CALTRANS fee schedule.
Revocable Encroachment Agreement when not associated with a project subject to Design Review	\$450
Revocable Encroachment Agreement when associated with a project subject to Design Review	No fees additional to Design Review Fees
DRAINAGE PERMIT	
Drainage Work within a Waterway: Standard, routine projects (drainage around house; repair of existing drainage).	\$200 (Includes a maximum of 3 inspections plus processing fee.) Additional costs will be billed for inspections in excess of 3.
Drainage Work within a Waterway: Nonstandard projects, including improvements discharging to public facility.	\$90 (Processing fee plus reimbursement for costs for staff review and inspection time.)
Drainage Work within a Waterway: Significant drainage improvements, repairs (as determined by the City Engineer) Plan Check Fee	2.5% of the City Engineer's estimate of value, or any fraction + 5% of that value which exceeds \$30,000.
Inspection of Improvements	8% of the first \$30,000 of City Engineer's estimate of value, or any fraction thereof + 5% of that value which exceeds \$30,000.
Cash Bond	Determined by the City Engineer

Ila. NON-STANDARD PROJECTS:

Fees listed in this Schedule are intended to cover City staff time for standard processing. For any work not included in the schedule, including but not limited to street closure, abandonments, and Quit Claims, a fee will be charged that is equivalent to the hourly cost of the employee(s) involved, the cost of materials, equipment, and overhead.

Additional fees and deposits may be required for the following:

SPECIAL/COMPLEX PROJECTS

For special projects requiring extensive staff work due to duration, complexity, required preparation of non-standard forms and agreements, etc., the City reserves the right to charge for materials and labor, plus overhead in addition to, or in lieu of the fees cited in this schedule. The City Manager is authorized to require a deposit for such projects, and to execute fee agreements approved as to form by the City Attorney. When the deposit has been drawn down by 50%, an additional deposit may be required to continue processing. Upon completion of the project, any unused portion will be refunded to the applicant.

CONSULTANT FEES

For services contracted by the City of Orinda, such as soils peer review, the fee shall be the consultant's cost plus 30%. A deposit may be required to cover the estimated cost of consultants, plus 30%. When the deposit has been drawn down by 50%, an additional deposit may be required to continue processing. Upon completion of the project, any unused portion will be refunded to the applicant.

CITY ATTORNEY FEES

If the assistance of the City Attorney is required in connection with any of the above services, with the exception of appeals, the applicant may be required to deposit funds to cover the City Attorney's estimated costs, plus 17.5% overhead fee. When the deposit has been drawn down by 50%, an additional deposit may be required to continue processing. Upon completion of the project, any unused portion will be refunded to the applicant.

CONTRACT SERVICES

A deposit may be required for the estimated cost of services contracted on behalf of the applicant. A surcharge of 17.5% will be added to the contract services cost as an overhead fee. Services may include, but are not limited to, photocopying, delivery, etc. When the deposit has been drawn down by 50%, an additional deposit may be required to continue processing. Upon completion of the project, any unused portion will be refunded to the applicant.

III. APPEALS:²

DEVELOPMENT PLAN:	
Administrative Review: Planning Commission (PC) Decision	\$500
OTHERS:	
Appeal of Planning Commission Environmental Review	\$500
Land Use Permit	\$500
Subdivision	\$500
Variance	\$500
Other Appeals	\$500
Sign Review	\$500
Request for Reconsideration	\$500
Administrative Decisions	\$500

² Appeal fee may be refunded if the decision is overturned and the Council determines a general public benefit was recognized.

Fee Schedule- Resolution 23-2007

MORAGA

The following information is hereby provided to comply with Government Code Sections 65104 and 66016.

*All Planning and Engineering fees that affect developers are effective 8/13/2007

Planning Department Fee Schedule 2007-08		
	Adopted 6/13/07 Effective 7/1/07*	Basis for Fee
Agenda Service	Mall: \$50/year E-mail: Free	While the cost of mailing is covered by the proposed fee, the General Fund provides for maintenance of the agenda mailing database.
Appeal	50% of initial deposit (\$500 maximum)	Appeals are processed on a deposit account basis- the initial deposit is cost sharing by the appellant who may or may not be the applicant. No General Fund subsidy should be required.
Building and Grading Permit Surcharge	50% of permit fee	This fee is charged to recover the cost of providing general building permit information and record keeping. Revenue is annually estimated to be \$70,000 per year. The department allocated .85 FTE to respond to phone and counter inquiries. One FTE costs the department approximately \$90,000 per year given a department budget of approximately \$450,000 and 4 FTE and 2 half time interns. The department costs that are not covered by the building permit surcharge are made up by the General Fund.
Verification of Conditions of Approval	\$125 per condition (paving, landscaping, colors, etc.)	Confirming compliance with conditions requires reviewing the conditions and possibly doing a site visit to confirm compliance such as landscape installation. The proposed fee covers the one hour of staff time that is typically associated with this service. If confirmation of conditions exceeds one hour, the department costs not covered by this fee will be made up by the General Fund.
Certificate of Compliance	\$2,500	The proposed fee would cover approximately 20 hours of staff time. The staff time is required to research the subject subdivision, review the subdivision map act, provide a written certificate of compliance and consult with the Town Attorney (if necessary). Costs not covered by the proposed fee would be covered by the General Fund.
Fee to change the address of a Site/Property in the Town of Moraga	\$500	The proposed fee would cover approximately 5 hours of staff time. The staff time is required to provide notification of the change of address and update Town records. Costs not covered by the proposed fee would be covered by the General Fund.
Change of Conditions	\$1,000 deposit for hourly charges	A \$1,000 deposit will cover approximately 10 hours of staff time. All expenses associated with changing conditions will be covered by the applicant through a deposit account process.
Design Review Board Special Design Review (very large home, very steep lot, etc.)	\$1,550 Design Review Board plus \$500 per special circumstance (Design exception, scenic corridor, new home or hillside development)	The proposed fee would cover approximately 30 hours of staff time for projects requiring both Planning Commission and Design Review Board review and 20 hours for projects requiring only Design Review Board consideration. The staff time required to process these applications includes time to receive the application, review it for completeness, prepare and distribute a public notice, write a staff report, prepare and distribute a commission/board packet, attend the meeting, prepare meeting minutes, and finalize the decision. Costs not covered by the proposed fee would be covered by the General Fund.
Administrative Design Review	\$550 for additions less than 100 sq. ft. \$1,050 for additions greater than 100 sq. ft. that do not otherwise require Board approval	The proposed fee would cover approximately 10 hours of staff time. The staff time required to process these applications includes but is not limited to time to receive the application, review it for completeness, prepare and distribute a public notice, consult with affected neighbors, finalize the decision, and stamp the building permit. Costs not covered by the proposed fee would be covered by the General Fund.
Design Review Study Session	\$500 Study Session with Design Review Board \$700 Study Session with Planning Commission	This fee would cover the costs of a one hour meeting with either the Design Review Board or the Planning Commission. This fee would provide for the distribution of materials to the Design Review Board or Planning Commission, staff attendance at the meeting and summary minutes.
Resubmittal (modified plan)	\$500	The proposed fee would cover approximately 5 hours of staff time. This staff time is required to review the revised submittal, confirm compliance with a prior incomplete letter and draft a new incomplete letter (if necessary). Costs not covered by the proposed fee would be covered by the General Fund.

Fee Schedule- Resolution 23-2007

The following information is hereby provided to comply with Government Code Sections 65104 and 66016.

*All Planning and Engineering fees that affect developers are effective 8/13/2007

Planning Department Fee Schedule 2007-08		
	Adopted 6/13/07 Effective 7/1/07*	Basis for Fee
Conceptual Plan Review (optional pre-application meeting)	Pre application meeting with staff \$150	The proposed fee would cover the cost of a one hour meeting with one staff person in advance of submittal of an application.
EIR Surcharge	30% of EIR cost	The proposed fee would cover the cost of managing a consultant including the review of work product which would not be billed separately. Costs not covered by the proposed fee would be covered by the General Fund.
General Plan	\$25. per copy	This fee covers the cost of reproducing the document.
General Plan Amendment	\$5,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
GIS Mapping Fee	\$75	Per Contra Costa County's computer mapping system new lot fee revision, there is a new fee of \$50 per new parcel created. This fee is also for new parcels created from parcel splits and mergers. The County invoices the Town for new lots. The additional \$25 covers staff time to process the fee collection from the applicant and sending a check to Contra Costa County.
Grading Design Review: Design Review Administrator	\$1,050	The Design Review Administrator review fee of \$1,050 would cover approximately 10 hours of staff time. The staff time required to process these applications includes, but is not limited to time to receive the application, review it for completeness, prepare and distribute a public notice, consult with affected neighbors, finalize the decision, and stamp the building permit plans. If geotechnical peer review is required, the applicant will pay for all costs associated with that review.
Grading Design Review: Design Review Board	\$2,050	The Design Review Board review fee of \$2,050 would cover about 15 hours of staff time. The staff time required to process these applications includes time to receive the application, review it for completeness, prepare and distribute a public notice, write a staff report, prepare and distribute packets to the Board members, attend the meeting, prepare meeting minutes, and finalize the decision. Costs not covered by the proposed fee would be covered by the General Fund. If geotechnical peer review is required, the applicant will pay for all costs associated with that review.
Grading Design Review: Planning Commission recommendation to Town Council	\$8,000	For applications requiring Planning Commission and Town Council review and approval, the applicant shall submit an \$8,000 deposit. The deposit covers approximately 30 hours of staff time, in which to receive the application, review it for completeness, prepare and distribute a public notice, write a staff report, prepare and distribute packets to the Commissioners and Council members, attend the meetings, prepare meeting minutes, and finalize the decision. This fee also covers geotechnical peer review costs, and town engineer staff time. The applicant is responsible for all costs associated with the processing of this application.
Hillside Development Permit Major	\$3,500	The new hillside development ordinance has not been determined, but the costs to process these applications have been around \$3,500. This deposit covers approximately 20 hours of staff time which includes time to receive the application, review it for completeness, prepare and distribute a public notice, write a staff report, prepare and distribute packets to the Board members, attend the meeting, prepare meeting minutes, and finalize the decision. This deposit also covers the anticipated cost of geotechnical peer review.
Hillside Development Permit Minor	\$3,500	The new hillside development ordinance has not been determined, but the costs to process these applications have been around \$3,500. This deposit covers approximately 20 hours of staff time which includes time to receive the application, review it for completeness, prepare and distribute a public notice, write a staff report, prepare and distribute packets to the Board members, attend the meeting, prepare meeting minutes, and finalize the decision. This deposit also covers the anticipated cost of geotechnical peer review.

Fee Schedule- Resolution 23-2007

The following information is hereby provided to comply with Government Code Sections 65104 and 66016.

*All Planning and Engineering fees that affect developers are effective 8/13/2007

Planning Department Fee Schedule 2007-08		
	Adopted 6/13/07 Effective 7/1/07*	Basis for Fee
Hourly Rate charged to clients using the Town's services. This rate also includes staff overhead costs.	Planning Director: \$125/hr. Senior Planner: \$100/hr. Assistant/ Associate Planner: \$75/hr. Assistant to the Planning Director: \$75/hr.	The hourly rates reflect department and Town overhead and supervision as well as direct compensation.
Initial Study Mitigated Negative Declaration	\$5,000 deposit or contract cost plus 25% to manage consultant	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Initial Study Negative Declaration	\$5,000 deposit or contract cost plus 25%	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Land Use Permit (existing building)	\$500 permitted use fee if approved by staff	The permitted use fee would cover the cost of reviewing the application, providing notice to the Planning Commission, drafting findings and communicating with the applicant. Costs not covered by the proposed fee would be covered by the General Fund.
	or \$3,000 deposit for a hearing or conditional use permit	The use permit deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Use Permit Amendment	\$1,500 deposit	The use permit deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Lot Line Adjustment (Planning Commission)	\$3,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Lot Line Adjustment (Zoning Administrator)	\$1,500 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Major Subdivision	\$10,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Minor Subdivision	\$5,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Notice of Exemption	\$250	The proposed fee would cover approximately 2 hours of staff time. The staff time is required to complete the exemption form and have it recorded. Costs not covered by the proposed fee would be covered by the General Fund.
Photocopying per page (after first 3) Black and White, letter size	\$0.25 per page for 8-1/2 x 11" color copies; \$0.50 per page for 11 x 17" or 8-1/2 x 14" sized copies	This fee covers the cost of labor and material associated with making photocopies. Costs not covered by the proposed fee would be covered by the General Fund.
Planned Development (conceptual plan)	\$10,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Planned Development (general development plan)	\$10,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Planned Development (precise development plan)	\$10,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Rezoning	\$3,000 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Secondary Living Unit	\$1,500 deposit	The fee component is intended to cover the cost of meeting with an applicant in advance of submittal of an application. The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required for the actual processing of the application.

Fee Schedule- Resolution 23-2007

The following information is hereby provided to comply with Government Code Sections 65104 and 66016.

*All Planning and Engineering fees that affect developers are effective 8/13/2007

Planning Department Fee Schedule 2007-08		
	Adopted 6/13/07 Effective 7/1/07*	Basis for Fee
Sign (Design Review Board)	\$250	This fee is being adjusted on a temporary basis while the sign regulations are being revised.
Sign (Zoning Administrator)	\$250	The proposed fee would cover approximately 2 hours of staff time. The staff time required to process these applications includes but is not limited to time to receive the application, review if for completeness and consistency with the adopted standard, and finalize the decision. Costs not covered by the fee would be covered by the General Fund.
Variance (Design Review or Planning Commission)	\$1,500 deposit	The deposit account is intended to recover the actual cost of processing the application. No General Fund subsidy should be required.
Zoning Administrator Action- No Hearing	\$500	This fee would cover the cost of routine zoning administrator functions such as time extension whereby staff is required to review the request, provide notice to the Planning Commission and documentation of the decision. This fee would cover approximately 5 hours of staff time. Costs not covered by the proposed fee would be covered by the General Fund.
Building Permit Compliance Review	\$100	Certain building permit applications do not require design review but do require zoning compliance review prior to the issuance of a building permit. Projects that received Design Review Board approval must be reviewed by staff to confirm compliance with conditions of approval and consistency with the approved design. The proposed fee covers the costs of approximately 30 minutes of staff time and the administrative expenses associated with the activity.
Banner Hanging Permit	\$65 if approval is granted prior to hanging the banner or \$500 if the banner is hung without a permit	This fee would cover the cost of routine review and approval of banners. The fee provides for approximately 30 minutes of planning staff time and associated administrative expenses. The \$500 fee includes the cost of site investigation and ordinance enforcement. This fee would cover approximately 5 hours of staff time. Costs not covered by the fee would be covered by the General Fund.
Tree Removal Permit	\$100	This fee would cover the cost of routine review and tree removal. The fee provides for approximately 30 minutes of planning staff time and associated administrative expenses. Costs not covered by the proposed fee would be covered by the General Fund.
Reconsideration	\$1,500	This fee would cover approximately 15 hours of staff time which would be required to process the request for reconsideration which includes preparation of a staff report and inclusion on an agenda. Costs not covered by the proposed fee would be covered by the General Fund.
Written Request for Flood Zone Verification	\$250	This fee would cover approximately 2 hours of staff time which is required to review the relevant flood zone maps and provide written verification. Costs not covered by the proposed fee would be covered by the General Fund.
Preparation of GIS Maps	\$25 per map	This fee is based on 0.25 hours of staff time and the color copy cost.

Fee Schedule- Resolution 23-2007

The following information is hereby provided to comply with Government Code Sections 65104 and 66016.

*All Planning and Engineering fees that affect developers are effective 8/13/2007

Planning Department Fee Schedule 2007-08		
	Adopted 6/13/07 Effective 7/1/07*	Basis for Fee

Deposits for projects where the costs of services cannot be determined in advance:

The filing deposit for each application, except those which have a fixed fee as provided above, shall be the actual cost incurred by the Town based upon the time spent by staff, work performed by consultants for the Town, materials and other related incidental expenses. The initial deposit specified for the application is based upon the average cost of previous applications; therefore it may not be sufficient to cover the actual cost incurred in processing a particular project.

If, after work has commenced, it is determined by the Town that the costs will exceed the original deposit, then the applicant shall be billed for the excess amount and an additional deposit shall be made based on an estimate by the staff of the amount of work remaining to complete the processing of the project. If the cost is less than the deposit, the excess of the deposit over the cost shall be refunded to the applicant 60 days after the close of the project. No processing by the town shall occur unless all deposits called for above have been made by the applicant.

Deposits for projects where the resources required exceed those available in the Planning Department:

When it is determined by the Planning Director that resources or technical skills beyond the capability of the resident staff are required to evaluate an application, the staff shall secure an estimate for the cost for such services by outside consultants. The deposit shall then be the cost of such services plus 25% for resident staff costs.

If an application is withdrawn before the town does substantial work on it and before any required notice is published or posted, a minimum of \$50.00 will be deducted from the deposit or fee and the remaining balance will be refunded to the applicant.

Appeals (including an objection to a second living unit):

For an appeal to any decision for which there is a fee or deposit as described in this resolution, the Appellant shall pay half of the base filing fee, not to exceed \$500.00, but not less than \$100.00. The Applicant shall be responsible for all expenses borne by the Town, including processing costs of an appeal. However, the appeal fee will be credited to the costs incurred by the applicant.

Government Code Section 65104 authorizes the Town to charge fees to support the work of the Planning Department provided that the fees not exceed the reasonable cost of providing the service for which the fee is charged.

According to Government Code Section 65104, the Town shall impose planning fees pursuant to Government Code Section 666016 which requires that at least 10 days prior to the Town Council meeting to establish fees, the local agency shall make available to the public, data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including General Fund revenues.

In accordance with Government Code Section 66017, the planning fees shall be effective 60 days following the adoption of the Town Council fee resolution.

Town of Danville Master Fee Schedule

PLANNING SERVICES	FEE	DEPOSIT ³	ADDITIONAL FEES/DEPOSITS
Environmental Assessment			
Initial Study leading to standard Declaration of Environmental Significance (ND)	\$330		
Environmental Impact Report (EIR)	T&M ¹	Consultant fee to prepare EIR plus 33%	
Initial Study leading to Mitigated Negative Declaration of Environmental Significance (MND)	T&M	\$880	\$110 hourly after 8 hours of Planning Division staff work
Consultant prepared Mitigated Negative Declaration of Environmental Significance	T&M	Consultant fee to Prepare MND plus 33%	
Notice of Exemption Projects	\$50		\$50 to County Clerk with Notice of Determination
Notice of Determination²			
Department of Fish & Game Notice of Determination Fee for ND or MND	\$1,850		\$50 to County Clerk with Notice of Determination and remainder to F&G
Department of Fish & Game Notice of Determination Fee for EIR	\$2,250		\$50 to County Clerk with Notice of Determination and remainder to F&G

¹ T&M is time and materials charge for staff time necessary to process the permit.

² These fees are set by Assembly Bill 3158, authorizing the County Clerk to collect fees for the Department of Fish and Game. The County Clerk retains \$25.00 on each fee collected to cover processing expenses

³ Deposit amounts are set at the assumed average cost to provide the service. If the cost to provide the service exceeds the deposit, the applicant will be billed the cost overrun. If the cost to provide the service is less than the deposit, then the unused balance from the deposit will be refunded to the applicant.

**Town of Danville
Master Fee Schedule**

Development Plan	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
Conceptual or Pre-submittal	T&M	\$330	\$330.00 deposit with T&M charge of \$110.00 hourly after three hours of staffing effort
Administrative – Minor Project	\$330		
Administrative – Large and/or More Complex Project	\$660		
Public Hearing – Residential – Minor Projects	T&M	\$2,420	\$110 hourly after 22 hours of staffing effort
Public Hearing – Residential – Larger and/or More Complex Projects	T&M	\$4,840	\$110 hourly after 44 hours of staffing effort
Public Hearing – Non-residential Minor Projects	T&M	\$2,420	\$110 hourly after 22 hours of staffing effort
Public Hearing – Non-residential –Larger and/or More Complex Projects	T&M	\$4,840	\$110 hourly after 44 hours of staffing effort
Public Hearing – Scenic Hillside or Major Ridgeline – Minor Projects	T&M	\$2,420	\$110 hourly after 22 hours of staffing effort
Public Hearing – Scenic Hillside or Major Ridgeline – Larger and/or More Complex Projects	T&M	\$4,840	\$110 hourly after 44 hours of staffing effort
Public Hearing – Final Development Plan Processed with PUD Application	\$660		

**Town of Danville
Master Fee Schedule**

Development Plan (cont.)	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
Public Hearing – Final Development Plan Processed with PUD Application or as an Amendment	T&M	\$2,420	\$110 hourly after 22 hours of staffing effort
Second Dwelling Unit - Administrative	T&M	\$660	\$110.00 hourly after 6 hours of staffing effort
Second Dwelling Unit - Public Hearing	T&M	\$1,320	\$110.00 hourly after 12 hours of staffing effort
Land Use Permit			
Temporary/Seasonal Use – Recurring Request/Event		\$220	
Temporary/Seasonal Use – Initial Request/Event		\$440	
Large Family Child Care Facility (8-14 children)		\$550	
Caretaker mobile home		\$550	
Minor project without Public Hearing		\$330	
Minor Item with Public Hearing	T&M	\$1,100	\$110.00 hourly after 10 hours of staffing effort
Child Care Facility (>14 children)	T&M	\$2,420	\$110.00 hourly after 22 hours of staffing effort
Congregate Care Facility	T&M	\$2,420	\$110.00 hourly after 22 hours of staffing effort
Major Item with Public Hearing	T&M	\$4,840	\$110.00 hourly after 44 hours of staffing effort
Telecommunication Permit requiring No Public Hearing	T&M	\$2,420	\$110.00 hourly after 22 hours of staffing effort

Town of Danville Master Fee Schedule

Land Use Permit (cont.)	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
Telecommunication Permit requiring Public Hearing	T&M	\$3,630	\$110.00 hourly after 33 hours of staffing effort
Telecommunication - Permit Extension	\$550		
LUP combination with other permit	\$440		
Subdivision			
Major Subdivision - Smaller and/or Less Complex Projects	T&M	\$2,420	\$110.00 hourly after 22 hours of staffing effort
Major Subdivision - Larger and/or More Complex Projects	T&M	\$4,840	\$110.00 hourly after 44 hours of staffing effort
Minor Subdivision - Smaller and/or Less Complex Projects	T&M	\$2,420	\$110.00 hourly after 22 hours of staffing effort
Minor Subdivision - Larger and/or More Complex Projects	T&M	\$4,840	\$110.00 hourly after 44 hours of staffing effort
Time Extension for Major or Minor Subdivision	\$330		
Rezoning			
PUD - Rezoning - for Smaller and/or Less Complex Projects	T&M	\$3,630	\$110 hourly after 33 hours of staffing effort
PUD - Rezoning - for Larger and/or More Complex Projects	T&M	\$5,500	\$110.00 hourly after 50 hours of staffing effort
Rezoning - to standard Residential, Office, Industrial or Commercial Zoning Designation - Minor Project	T&M	\$2,420	\$110 hourly after 22 hours of staffing effort

**Town of Danville
Master Fee Schedule**

Rezoning (cont.)	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
Rezoning - to standard Residential, Office, Industrial or Commercial Zoning Designation - Larger and/or More Complex Project	T&M	\$4,840	\$110 hourly after 44 hours of staffing effort
Variance			
Administrative or submitted in conjunction with other application	\$330		
Single Family Residence Processed as Administrative Permit	\$660 and T&M	\$660.00 flat fee that converts to T&M	For projects appealed to/or referred to Planning Commission for action - \$110.00 hourly after 6 hours of staffing effort
Public Hearing	\$880		
Sign			
Freestanding sign (with or without Design Review Board Review)	\$550		
Fee per each face copy change not requiring Design Review Board review	\$165		
New sign requiring Design Review Board review	\$550		
Master Sign Program < five tenant spaces	\$550		
Master Sign Program > five tenant spaces	\$880		
Temporary Promotional Sign Permit		No charge	

**Town of Danville
Master Fee Schedule**

General Plan Amendment	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
GPA's - Land Use Designation Change Submitted with PUD- Rezoning	T&M	\$4,400	\$110 hourly after 40 hours staff effort
GPA's - Land Use Designation Change Submitted as Stand-alone Application	T&M	\$8,800	\$110 hourly after 80 hours staff effort
GPA's - Text Amendment	T&M	\$2,420	\$110 hourly after 22 hours staff effort
Design Review Board			
Conceptual or Pre submittal		\$550	
Administrative		\$330	
Minor Commercial		\$330	
New SFR Hillside (Scenic Hillside or Major Ridgeline)	T&M	\$1,650	\$110 hourly after 15 hours of staffing effort
New MFR < 5 units	T&M	\$880	\$110 hourly after seven hours of staffing effort
New MFR > 5 units	T&M	\$1,320	\$110 hourly after ten hours of staffing effort
Office, Commercial or Industrial	T&M	\$1,320	\$110 hourly after ten hours of staffing effort
Tree Removal			
Residential		\$110	
Commercial		\$220	
Special Planning Studies			Cost plus 33% administrative surcharge
Parcel Merger		\$482	
		/lot	
Lot Line Adjustment		\$482	
		/lot	

**Town of Danville
Master Fee Schedule**

Miscellaneous	FEE	DEPOSIT	ADDITIONAL FEES/DEPOSITS
Time Extension - Administrative Action - no site check required	\$220		
Time Extension - Administrative Action - site check &/or COA compliance review required	\$550		
Time Extension - Non- Administrative Action	\$550		
Appeals	\$220		
Requests for Reconsideration	\$550		
Liquor License Zoning Determination - Licensee Change	\$110		
Liquor License Zoning Determination - New Licensee	\$220		
Archaeological review (Sonoma State Clearinghouse)	\$56		Pass through fee sent to Sonoma State
Zoning Certificate Letter - Residential	\$330		
Zoning Certificate Letter - Commercial	\$550		
Zoning Review of Building Permit	T&M	No Deposit	\$110.00 hourly after initial two hours of review
File Research	-	\$110.00 per hour	
LaserFiche Files		No charge	
Newspaper Advertising	-		\$110.00 plus newspaper publishing cost.
Public Notice by Staff			\$0.83 per-piece plus \$110.00 per mail-out

**Town of Danville
Master Fee Schedule**

PLANNING SERVICES

FEE FOR SERVICE

Documents

Capital Improvement Program Document, Town of Danville Landscape and Irrigation Project Procedures and Standards	\$19
Town-wide Trails Master Plan	\$45
General Plan	\$26
General Plan Map, Beautification Guidelines, Base Map, Specific Plan	\$6
Zoning Map, Downtown Master Plan, Standard Plan	\$13
Aerial Photo	
Hard copy, up to 42-in x 60-in	\$13
Computer file on CD or E-mail	\$3

**Town of Danville
Master Fee Schedule**

MISCELLANEOUS

FEE FOR SERVICE

Photo Copies	\$0.20 per sheet
Records Search	\$47 per hour
Plan Size Copies	\$2 per sheet
Off-Site Document Retrieval Fee	\$50/document
Administrative Citation Late Fee	\$25
Hartz Avenue Banner Permit	\$100

The fee for billable services not listed in this fee schedule will be billed at the cost of time and materials.

City of Walnut Creek

Applications	Deposit	Rate
Appeals, reconsiderations, and complaints (non-applicants only)		\$145 (flat)
<u>Environmental Review</u>		
Environmental Assessment	\$1,200	\$145/hr
Probable Negative Declaration	\$1,200	\$145/hr
Environmental Impact Report	\$2,000	\$145/hr
<u>Design Review</u>		
Single Family Homes - Staff Design Review	\$1,200	\$145/hr
Single Family Homes - Design Review Commission	\$2,000	\$145/hr
New Buildings/Projects	\$5,000	\$145/hr
Small Additions/Remodel & Storefronts	\$1,200	\$145/hr
Awning & Canopy Permit	-	\$145 (flat)
<u>Sign Review</u>		
Freestanding Signs, Sign Programs & Exceptions	\$1,200	\$145/hr
Signs requiring staff approval only	-	\$145 (flat fee) plus \$26 per additional sign
Sign Face Change Only	-	\$62 (flat)
Sign Retrieval Fee	-	\$78 (flat)
Signs installed without permit penalty	-	Cost of sign (not to exceed \$700)
Pre-Application Review	\$2,000	\$145/hr
Zoning Amendment, Rezoning	\$4,000	\$145/hr
General Plan Amendment	\$4,000	\$145/hr
<u>Subdivisions</u>		
Tentative map (4 or fewer parcels)	\$4,000	\$145/hr
Tentative map (5 or more parcels)	\$10,000	\$145/hr
<u>Minor Use Permit</u>		
Minor Use Permit	\$1,200	\$145/hr

Fence	-	\$785 (flat)
Use Permit	\$1,200	\$145/hr
Banner Permit	-	\$45 (flat)
Grand Opening Permit	-	No Charge
Short Term Promotional Permit	-	\$112 (flat)
Variance	\$1,200	\$145/hr
Large Family Daycare Permit	\$2,000	\$145/hr
Annexation Requests	\$2,000	\$145/hr
Street Name Change Requests	\$1,200	\$145/hr
Home Occupation Permit	-	\$45 (flat)
Home Occupation Permit (Zoning Administrator Review)	\$1,200	\$145/hr
Sidewalk Dining Encroachment Permit	-	\$200 per year
<u>Preliminary Review Team (PRT)</u>		
1st visit	-	No Charge
2nd visit	-	\$60 (flat)
3rd visit requires pre-application fee		\$145/hr
Certificate of Zoning Status or Zoning Interpretation	\$290	\$145/hr, 2 hour minimum
<u>General Records Research</u>		
Specific Records Research (direct cost of specified document)	-	\$145/hr (No charge 1st 15 minutes)
Building Permit Planning Division Review		\$145/hr w/W.O. or 15% of building plan check

**EXHIBIT A. RESOLUTION 78-6042.2
FEES AND CHARGES FOR VARIOUS MUNICIPAL SERVICES**

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
D. PERMIT CENTER FEES			
1. Administrative Application - Planning and Zoning (CMC 122-54)			
a. Individual occupancy (7-1-08).....	426.00	169.00	n/a
b. Tenancy for multiple tenant building (7-1-08)..... \$426.00 per tenant to a maximum of \$1,278.00 (7-1-08)	1,278.00	169.00	n/a
c. Carnival (7-1-08)	169.00	169.00	n/a
d. Home Based Business (7-1-07)	30.00	n/a	n/a
e. Parking exception (7-1-08)	426.00	169.00	n/a
f. Secondary Living Unit (7-1-08).....	1,053.00	676.00	n/a
g. Sidewalk Cafe (7-1-08)..... Also requires encroachment permit, see D.16.	169.00	169.00 See D.16.	n/a
2. Animal Permit (7-1-08).....	353.00	n/a	n/a
3. Annexation			
Application for annexation to the City of Concord shall be subject to the following processing fee according to the size of the affected area:			
a. Area of 2.5 acres or less (7-1-07).....	2,000.00	2,000.00	n/a
b. Area larger than 2.5 acres, but not larger than 25 acres (7-1-07)	3,000.00	3,000.00	n/a
c. Area larger than 25 acres (7-1-07)	4,000.00	4,000.00	n/a
4. Appeal			
a. Appeal to Planning Commission (7-1-08)	90.00	n/a	n/a
Plus Public Notification fee	See D.35.		
b. Appeal to City Council (7-1-08)	90.00	n/a	n/a
Plus Public Notification fee	See D.35.		
c. Appeal of staff interpretation (CMC 122-186) (7-1-08)	90.00	n/a	n/a
Plus Public Notification fee	See D.35.		
d. Appeal to Board of Appeals (7-1-08)	n/a	n/a	90.00
Plus Public Notification fee			See D.35.

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
5. Application Acceptability Review			
Acceptability Meetings (per hour) (7-1-08).....	165.00	169.00	n/a
6. Building Move			
a. Relocation Application (7-1-08).....	1,053.00	338.00	n/a
b. Encroachment Permit (7-1-02).....	n/a	See D.16.	n/a
c. Building Permit (7-1-01).....	n/a	n/a	Table 3
d. Additional City Service (percent of cost) (7-1-01).....	n/a	100%	100%
7. Building Plan Review, Permit and Inspection			
a. Permit Filing fee (CMC 14-92) (7-1-08).....	n/a	n/a	26.00
b. Plan Review			
1) Express Review (7-1-08).....	165.00	169.00	Table 3
2) Quick Permit for sign not requiring a use permit, Design Review Board approval, electrical permit, or structural review (includes Planning review) (7-1-08).....	165.00	169.00	107.00
3) Major Project Review (CMC 122-117)			
a) Residential development of four (4) units or less; office building to twenty-five hundred (2,500) sq. ft.; and commercial and industrial building to ten thousand (10,000) sq. ft. (per hour) (7-1-08).....	165.00	169.00	Table 3
b) Residential development of five (5) to twenty-four (24) units; office building from two thousand five hundred and one (2,501) to ten thousand (10,000) sq. ft.; and commercial and industrial building from ten thousand and one (10,001) to twenty thousand (20,000) sq. ft. (Engineering per hour) (7-1-08).....	1,650.00	169.00	Table 3
c) Final Grading & Drainage Plan Review (single lot, part of subdivision) (per hour) (7-1-08).....	n/a	169.00	n/a
d) Other development including development with outdoor operations (7-1-08).....	2,107.00	169.00	Table 3
4) Building and structure including swimming pool and in ground spa (per hour) (7-1-08).....	n/a	169.00	Table 3
a) Additional Plan Review – Building Division (per hour) (7-1-08).....	n/a	n/a	146.00
5) Energy Conservation Plan Check (percent of plan check fee) (7-1-08).....	n/a	n/a	Table 3
c. Inspection Fees			
1) Building			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
a) Based Occupancy Type and/or Work Item (7-1-08).....	n/a	n/a	Table 3
b) Work started prior to obtaining permit (4-6-87).....	n/a	n/a	Double fee prescribed
2) Electrical, Plumbing and/or Mechanical Each 100 sq. ft. of floor area or fraction thereof (4-6-86):			
a) U, R-1 and R-3 occupancies (as defined in the Uniform Building Code) per 100 sq. ft. or fraction thereof, \$65.00 minimum charge each permit (7-1-08).....	n/a	n/a	6.50
b) Other occupancies; per 100 sq. ft. or fraction thereof, \$65.00 minimum charge each permit (7-1-08).....	n/a	n/a	10.80
3) Reroofing (7-1-01).....	n/a	n/a	Table 3
4) Swimming Pool and In Ground Spa (7-1-04)	n/a	n/a	Table 3
5) Portable Spa (7-1-05).....	n/a	n/a	Table 3
6) Reinspection (CMC 14-92)			
a) During regular business hours (one hour minimum) (per hour) (7-1-08)	n/a	n/a	129.00
b) Other than regular business hours including weekends and holidays (one hour minimum) (per hour) (7-1-08).....	n/a	n/a	194.00
7) Special inspection requests			
a) During regular business hours (1-hour minimum regular hours; 2-hour minimum other hours) (per hour) (7-1-08).....	n/a	n/a	129.00
b) Other than regular business hours including weekends and holidays (1-hour minimum regular hours; 2-hour minimum other hours) (per hour) (7-1-08).....	n/a	n/a	194.00
d. Final Grading and Drainage Improvements Inspection (single lot, part of a sub-division) (7-1-08).....	n/a	338.00	n/a
e. Storm Water Pollution Prevention Compliance (Please refer to D. 24 for related fees.)			
1) Coordination (1/2-hour minimum) (7-1-08).....	n/a	85.00	n/a
2) Additional time above minimum (per hour) (7-1-08) ..	n/a	169.00	169.00
3) C.3 service fee for permits increasing impervious surface (percent of valuation) (7-1-06)	n/a	n/a	0.12%
f. Special service microfilm research request			
1) Per hour (1/2-hour minimum) (7-1-06).....	n/a	n/a	89.00

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
2) Print from Microfilm (per sheet) (7-1-04).....	n/a	n/a	See A.5.b.
g. Document Imaging and Scanning			
1) Per document image (7-1-06)	n/a	n/a	See A.5.k
2) Per document greater than 11" x 7" (7-1-06).....	n/a	n/a	See A.5.k
8. Child Care Program (CMC 78-63)			
a. Non-restricted project fee due upon issuance of Certificate of Occupancy (percent of valuation) (7-1-01).....	n/a	n/a	0.50%
b. Residential Projects (7-1-01)	n/a	n/a	n/a
9. Condition Compliance			
Per hour (7-1-08)	165.00	169.00	129.00
10. Design Review (CMC 122-106)			
a. Administrative Design Review (7-1-08).....	495.00	169.00	n/a
b. Sign - if not part of project review (7-1-08).....	825.00	169.00	n/a
c. Residential development of four (4) units or less; office building to twenty-five hundred (2,500) sq. ft.; and commercial and industrial building to ten thousand (10,000) sq. ft. (7-1-08)	825.00	338.00	n/a
d. Residential development of five (5) to twenty-four (24) units; office building from two thousand five hundred and one (2,501) to ten thousand (10,000) sq. ft.; commercial and industrial building from ten thousand and one (10,001) to twenty thousand (20,000) sq. ft. (7-1-08)	1,650.00	338.00	n/a
e. Other development including development with outdoor operations (7-1-08)	3,300.00	338.00	n/a
Plus an additional fee computed on an hourly basis where review costs exceed the base fee (7-1-08).....	165.00	n/a	n/a
f. Amendment (7-1-08)	495.00	169.00	n/a
g. Extension (CMC 122-184) (7-1-08)	351.00	169.00	n/a
11. Development Agreement, and Disposition and Development Agreement			
a. Development Agreement Application (7-1-08)	7,260.00	845.00	n/a
b. Development Agreement Amendment (7-1-08).....	2,631.00	n/a	n/a
c. Review of development proposal by Planning Commission prior to approval of Disposition and Development Agreement (7-1-08)	495.00	n/a	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
12. Development Project Mitigation Fee for Fire Station No. 22			
a. Mitigation fee (7-1-06)	n/a	n/a	3,619.33
Plus Administrative fee (7-1-06).....	n/a	n/a	100.00
13. Documents and Maps			
a. Documents			
1) General Plan (7-1-08)	67.00	n/a	n/a
2) General Plan w/ Map	90.00	n/a	n/a
3) General Plan on CD (7-1-08).....	5.00	n/a	n/a
4) Zoning Ordinance (Section 122 plus related items (7-1-08)	40.00	n/a	n/a
5) Zoning Ordinance w/Map (7-1-08).....	63.00	n/a	n/a
6) Housing Element (January 2003) (7-1-08).....	18.00	n/a	n/a
7) Community Design Guidelines (7-1-07).....	12.00	n/a	n/a
8) Trails Master Plan (May 2003) (7-1-07).....	12.00	n/a	n/a
9) Airport Land Use Plan (December 2000) (7-1-08)	18.00	n/a	n/a
10) Framework for Zoning (November 2003) (7-1-08).....	18.00	n/a	n/a
11) Current Project Report (7-1-08).....	18.00	n/a	n/a
12) Environmental Impact Reports (7-1-07)	At Cost	n/a	n/a
13) Standard Plans (7-1-07)	n/a	See A.5.f.	n/a
14) Standard Specifications (7-1-07)	n/a	See A.5.g.	n/a
15) Storm Water Reference Guidelines (each) (7-1-07)	n/a	12.00	n/a
16) Other documents (7-1-07)	At Cost	n/a	n/a
b. Maps			
1) City Base Map (7-1-08)	5.50	n/a	n/a
2) General Plan Land Use Map (7-1-08).....	23.00	n/a	n/a
3) Zoning Map (7-1-08)	23.00	n/a	n/a
c. Miscellaneous			
1) Condition Compliance (per hour) (7-1-08)	165.00	n/a	n/a
2) Document Imaging Fee (per page) (7-1-04)	See A.5.k.	n/a	n/a
3) Hearing Tape Copy (per tape) (7-1-04)	See A.15		
4) Public Hearing Poster (each) (7-1-07)	12.00	n/a	n/a
5) Copies of Public Documents			
(a) Photo copy, page size not to exceed 11"x17" (7-1-05).....	See A.5.a	n/a	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
(b) Prints from microfilm (7-1-05)	See A.5.b.	n/a	n/a
(c) Prints copy, page size exceeding 11"x17" (7-1-05)	See A.5.c.	n/a	n/a
6) Postage and Handling (7-1-04)	See A.11.		
14. Drainage Area Fee – City (see Figure 1 on page D-27)			
a. Area 5 (per acre) (7-1-08)	n/a	1,922.00	n/a
b. Area 7 (per acre) (7-1-08)	n/a	3,378.00	n/a
c. Area 23/24 (per acre) (7-1-08)	n/a	2,389.00	n/a
d. Area 50 (per acre) (7-1-08)	n/a	3,714.00	n/a
e. Area 90 (per acre) (7-1-08)	n/a	3,010.00	n/a
f. Area 92 (per acre) (7-1-08)	n/a	2,131.00	n/a
15. Drainage Area Fee – County			
a. Area 128 (per square foot) (as of 7-1-04)	n/a	.17	n/a
b. Area 22 (per square foot) (as of 7-1-04)	n/a	.05	n/a
c. Area 33B (per square foot) (as of 7-1-04)	n/a	.70	n/a
d. Area 33C (per square foot) (as of 7-1-04)	n/a	.44	n/a
e. Area 48B (per square foot) (as of 1-1-06)	n/a	.39	n/a
16. Encroachment Permit (CMC 90-234)			
a. Filing fee exclusive of processing and inspection fees (7-1-08)	n/a	85.00	n/a
b. Application Processing fee (1-hour minimum) (per hour) (7-1-08)	n/a	169.00	n/a
c. Inspection fee			
Exceptions: Fee will not be required of any utility or public agency for their work done within new subdivision construction or for their work done in conjunction with a City construction project.			
1) Major construction (excluding work by utilities and public agencies)			
Percent of cost of improvements (11-1-91)	n/a	9%	n/a
or			
Minimum (per hour) (7-1-08)		169.00	n/a
2) Curb and gutter, sidewalk (not in addition to major construction inspection fee)			
Minimum (7-1-08)	n/a	338.00	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
Or Additional above minimum (per hour) (7-1-08)	n/a	169.00	n/a
3) Driveway			
Minimum (7-1-08)	n/a	507.00	n/a
Or Additional above minimum (per hour) (7-1-08)	n/a	169.00	n/a
4) Building Move—encroachment permit (7-1-08)	n/a	676.00	n/a
5) Storage or placement of materials in right-of-way (not in addition to other inspection fees) (per calendar day) (7-1-08)	n/a	20.00	n/a
6) Sewer lateral in street right-of-way or easement			
Minimum (7-1-08)	n/a	676.00	n/a
Or Additional above minimum (per hour) (7-1-08)	n/a	169.00	n/a
7) Other inspection			
Minimum (per hour) (one hour minimum) (7-1-08) ...	n/a	169.00	n/a
Or Additional above minimum (per hour) (7-1-08)	n/a	169.00	n/a
8) Sidewalk cafe (7-1-08).....	n/a	507.00	n/a
9) Reinspection (for reasons such as work not ready for a requested inspection, and improper work done without an inspection which must be redone) (per hour) (7-1-08)	n/a	169.00	n/a
10) Special inspection requests, other than regular business hours (2 hours minimum) (per hour) (7-1- 08)	n/a	254.00	n/a
11) Specialty inspection (per hour) (7-1-08).....	n/a	169.00	n/a
a) Materials sampling and compaction testing (per hour) (7-1-08).....	n/a	169.00	n/a
b) Special materials testing (7-1-04)	n/a	At cost	n/a
Plus Administrative fee (percent of cost) (7-1-04).....	n/a	20%	n/a
c) Sewer Air Test and Televising (per call out) (7-1-08).....	n/a	1,690.00	n/a
d. Special Administration			
1) Agreement processing not related to subdivisions (per agreement) (7-1-08).....	n/a	1,521.00	n/a
2) Acceptance of new public improvements (7-1-08).....	n/a	845.00	n/a
3) Project archiving and closeout (major projects only) (per hour) (7-1-08).....	n/a	169.00	n/a
e. Document Scanning (7-1-03)			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
1) Per document image.....	n/a	See A.5.k.	n/a
2) Per document greater than 11" x 17"	n/a	See A.5.k.	n/a
17. Environmental Documents			
a. Initial environmental impact analysis preparation (7-1-08) ...	3,465.00	1,014.00	n/a
b. Negative declaration preparation (7-1-08)	1,650.00	169.00	n/a
c. Environmental Impact Report (per hour) (7-1-08).....	At Cost	169.00	n/a
Plus Administrative fee (percent of cost) (6-28-88)....	20%	n/a	n/a
d. Geologic Review (per Alquist-Pirola Act) (11-1-91)	At Cost	n/a	n/a
Plus Administrative fee (percent of cost) (11-1-91)....	20%	n/a	n/a
e. Mitigation, Monitoring and Reporting (per CMC 122-956) (12-28-92).....	At Cost	At Cost	n/a
Plus Administrative fee (percent of cost) (12-28-92)...	20%	20%	n/a
f. Fish and Game, Department of - Filing Fees - The following fees are mandated by State of California and are adjusted annually to include changes in the "Implicit Price Deflator for State and Local Government Purchases of Goods and Services." Actual fees charged will be those as published by the California Department of Fish and Game.			
1) Project not exempt from the fee and for which a Negative Declaration or Mitigated Negative Declaration has been prepared, the fee, not including any documentary handling fee charged by the County Clerk (2-12-08).	See latest State Mandated Fee	n/a	n/a
2) Project not exempt from the fee and for which an Environmental Impact Report has been prepared, the fee, not including any documentary handling fee charged by the County Clerk. (2-12-08)	See latest State Mandated Fee	n/a	n/a
3) Environmental document pursuant to a Certified Regulatory Program (CRP) (2-12-08).....	See latest State Mandated Fee	n/a	n/a
4) Documentary handling fee charged by the County Clerk, for each of the above items 1, 2 and 3. (7-1- 07)	50.00	n/a	n/a
18. Finding of Public Convenience and Necessity (FOPCN)			
a. Finding of Public Convenience and Necessity (FOPCN) (7- 1-08)	1,469.00	n/a	n/a
19. Flood Zone/FEMA/Drainage			
a. Flood Zone Verification Certificate (7-1-08).....	n/a	169.00	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
b. Flood Zone Verification Certificate (requiring additional analysis due to location of structure relative to floodplain) (7-1-08).....	n/a	338.00	n/a
c. Flood Elevation Certificate (7-1-08).....	n/a	338.00	n/a
d. Flood Zone Construction Permit (7-1-08)	n/a	169.00	n/a
e. FEMA application reviews for LOMA's, CLOMA's, LOMR's, CLOMR's, etc. minimum (7-1-08).....	n/a	845.00	n/a
Plus additional at hourly rate, if needed (per hour) (7-1-08).....	n/a	169.00	n/a
f. Drainage investigations (per hour) (7-1-08)	n/a	169.00	n/a
20. General/Redevelopment Plan			
a. General and/or Redevelopment Plan Amendment (7-1-08)...	5,940.00	845.00	n/a
b. General and/or Redevelopment Plan Consistency Ruling (7-1-08).....	846.00	338.00	n/a
c. For plan amendment resulting in change to plan text or diagram the cost for the necessary change(s), including replacement pages, plans and maps, shall be borne by the project sponsor initiating the amendment (per hour) (7-1-08)	At Cost	169.00	n/a
d. General Plan and Zoning Ordinance Reimbursement (.001 x Building Permit Valuation) (7-1-07).....	0.10%	n/a	n/a
21. Grading Permit			
a. Grading Plan Review			
1) Single lot in (a non-Hillside) location up to 100 cubic yards (7-1-08).....	n/a	507.00	n/a
2) 101-1,000 cubic yards, for the first 100 cubic yards (7-1-08).....	n/a	676.00	n/a
Plus for each additional 100 cubic yards or fraction thereof (7-1-08)	n/a	85.00	n/a
3) 1,001-10,000 cubic yards, for the first 1,000 cubic yards (7-1-08)	n/a	1,521.00	n/a
Plus for each additional 1,000 cubic yards or fraction thereof (7-1-08)	n/a	169.00	n/a
4) 10,001-100,000 cubic yards, for the first 10,000 cubic yards (7-1-08).....	n/a	3,042.00	n/a
Plus for each additional 1,000 cubic yards or fraction thereof (7-1-08)	n/a	169.00	n/a
5) Over 100,000 cubic yards (per hour) (7-1-08)	n/a	169.00	n/a
6) Additional document review, including SWPPP's and Soils Reports (per hour) (7-1-08)	n/a	169.00	n/a
b. Grading Permit Inspection			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
1) Single lot in (a non-Hillside) location up to 100 cubic yards (7-1-08).....	n/a	507.00	n/a
2) 101-1,000 cubic yards, for the first 100 cubic yards (7-1-08).....	n/a	676.00	n/a
Plus for each additional 100 cubic yards or fraction thereof (7-1-08)	n/a	85.00	n/a
3) 1,001-10,000 cubic yards, for the first 1,000 cubic yards (7-1-08)	n/a	1,521.00	n/a
Plus for each additional 1,000 cubic yards or fraction thereof (per hour) (7-1-08).....	n/a	169.00	n/a
4) 10,001-100,000 cubic yards, for the first 10,000 cubic yards (7-1-08).....	n/a	3,380.00	n/a
Plus for each additional 1,000 cubic yards or fraction thereof (per hour) (7-1-08).....	n/a	169.00	n/a
5) Over 100,000 cubic yards (Not to exceed 9% of grading cost.) (per hour) (7-1-08)	n/a	169.00	n/a
c. Pad certification (7-1-08).....	n/a	85.00	n/a
d. Stockpile and erosion control monitoring (per calendar day) (7-1-08).....	n/a	20.00	n/a
Plus additional effort (per hour) (7-1-08).....	n/a	169.00	n/a
22. Heritage Tree			
a. Designation (per parcel) (CMC 114-62) (7-1-08).....	175.00	n/a	n/a
b. Permit for Removal (CMC 114-6(a) (4)) (7-1-08).....	879.00	n/a	n/a
23. Hillside Development Plan (CMC 122-814(c))			
a. Major subdivision			
1) Application (7-1-08)	5,775.00	1,521.00	n/a
2) Amendment (7-1-08)	2,888.00	507.00	n/a
3) Extension (7-1-08).....	495.00	n/a	n/a
b. Minor subdivision			
1) Application (7-1-08)	2,888.00	1,014.00	n/a
2) Amendment (7-1-08)	1,444.00	507.00	n/a
3) Extension (7-1-08).....	248.00	n/a	n/a
c. Single lot			
1) Application (7-1-08)	1,444.00	1,014.00	n/a
2) Amendment (7-1-08)	722.00	507.00	n/a
3) Extension (7-1-08).....	124.00	n/a	n/a
24. Historical Landmark (CMC 42-10)			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
a. Certificate of Appropriateness (7-1-08).....	879.00	n/a	n/a
b. Amendment to Certificate of Appropriateness (7-1-08)	495.00	n/a	n/a
c. Termination of Landmark Designation (7-1-08).....	1,980.00	n/a	n/a
25. Inclusionary Housing			
a. In-lieu Fee per market-rate housing unit (7-1-08)			
1) Rental (per unit) (7-1-08).....	n/a	n/a	5,583.00
2) Ownership (per unit) (7-1-08).....	n/a	n/a	20,113.00
b. Compliance Monitoring (7-1-08)			
1) Rental (annual) (7-1-08)	n/a	n/a	34.00
2) Ownership (per change of ownership) (7-1-08).....	n/a	n/a	238.00
26. Mitigation Monitoring			
(Please refer to D.6.d. for related fees.)			
a. Per hour (7-1-08)	165.00	169.00	135.00
b. Storm water Facility Certification (per hour) (7-1-08).....	n/a	n/a	135.00
27. Neighborhood Preservation			
a. Reinspection Fee (7-1-08).....	n/a	n/a	166.00
b. Extension Fee (7-1-08)	n/a	n/a	79.00
c. Graffiti and Summary Abatement (6-1-94).....	n/a	n/a	At Cost
Plus Administrative fee (percent of cost) (6-1-94).....	n/a	n/a	30%
d. Public Nuisance Administrative Fines (Per Government Code Sections 53069.4, 25132(b), and 36900(b))			
1) First issuance in 12 months (7-1-06).....	n/a	n/a	100.00
2) Second issuance in 12 months (7-1-06)	n/a	n/a	200.00
3) Third and subsequent issuance in 12 months (7-1-06).	n/a	n/a	500.00
e. Annual Multiple Family Rental Dwelling Unit Inspection and Maintenance Fee (per unit) (7-1-08)	n/a	n/a	41.00
1) Failure to pay fee after due date			
a) 31 – 60 days after due date, percent of initial fee (6-21-01)	n/a	n/a	20%
b) 61 – 90 days after due date, percent of initial fee (6-21-01)	n/a	n/a	40%
c) 90 days or more after due date, percent of initial fee (6-21-01).....	n/a	n/a	50%

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
d) Application fee for self certification (7-1-08)....	n/a	n/a	58.00
f. Building and Safety Code Violations (Per Government Code Sections 53069.4, 25132(c), and 36900(c)).....			
1) First issuance in 12 months (7-1-07).....	n/a	n/a	100.00
2) Second issuance in 12 months (7-1-07).....	n/a	n/a	500.00
3) Third and subsequent issuance in 12 months (7-1-07).	n/a	n/a	1,000.00
g. Confiscated Signs (CMC 122-1029) (7-1-07)			
1) First violation (7-1-07).....	n/a	n/a	30.00
2) Second violation (7-1-07).....	n/a	n/a	40.00
3) Third violation (7-1-07).....	n/a	n/a	40.00
a) Plus Citation (7-1-07).....	n/a	n/a	See 27.d.
b) Plus Reinspection Fee (7-1-07).....	n/a	n/a	See 27.a.
h. request for Exemption for Small Collection Facilities for Nonprofit Organizations (CMC 82-113). (7-1-08)	n/a	n/a	250.00
28. Off-Site Street Improvement Program (OSIP)			
(CMC 78-154)			
Fee Increase Under Review (9-1-08)			
a. Single family unit, per dwelling unit (9-1-08).....	n/a	2,868.00	n/a
1) Secondary living unit (9-1-08).....	n/a	1,434.00	n/a
b. Multi family unit, including condominium and townhouse (per dwelling unit) (9-1-08).....	n/a	2,314.00	n/a
c. Commercial (per gross sq. ft.) (9-1-08).....	n/a	8.20	n/a
d. Office (per gross sq. ft.) (9-1-08).....	n/a	6.56	n/a
e. Industrial (per gross sq. ft.) (9-1-08).....	n/a	2.78	n/a
f. Mini-storage (per gross sq. ft.) (9-1-08).....	n/a	1.33	n/a
29. Other Community Development Fees			
a. Abatement Hearing (by the Zoning Administrator) (7-1-08).	330.00	n/a	n/a
b. Street Name Change (7-1-08).....	495.00	n/a	n/a
1) Replacement and installation of street name signs (7-1-95)	At Cost	n/a	n/a
c. Continuance of Hearing Item			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
Note: City elected and appointed officials and staff are exempt from the continuance fee. (11-1-91)			
1) Continuance by Applicant (7-1-08)	495.00	n/a	n/a
2) Republication and renotification (7-1-08).....	248.00	n/a	n/a
d. Withdrawal of Application and Refund of Fee			
1) If written request to withdraw an application is submitted within three (3) workdays of filing an application, the full filing fee shall be refundable (12-28-92)			
2) If written request to withdraw an application is submitted after three (3) and within seven (7) workdays of filing an application, forty percent (40%) of the filing fee shall be refundable (12-28-92)			
3) If no written request for withdrawal is submitted by the time specified in 1) or 2) above, no part of the filing fee shall be refundable (12-28-92)			
30. Oversized Load Permit			
a. A single day vehicle movement (7-1-07).....	n/a	16.00	n/a
b. Multiple movements of a vehicle for a one-year period (special conditions apply) (7-1-07)	n/a	90.00	n/a
31. Park Land			
a. Rural Residential-Conservation/Low-Density Residential Designations; Park Land Requirement-697 sq. ft. per unit; (per unit)			
Effective 9-1-06	n/a	11,910.00	n/a
Effective 9-1-07	n/a	13,504.00	n/a
Effective 9-1-08	n/a	15,098.00	n/a
Effective 9-1-09	n/a	16,691.00	n/a
b. Medium-Density Designation; Park Land Requirement-479 sq. ft. per unit; (per unit)			
Effective 9-1-06	n/a	8,170.00	n/a
Effective 9-1-07	n/a	9,271.00	n/a
Effective 9-1-08	n/a	10,370.00	n/a
Effective 9-1-09	n/a	11,470.00	n/a
c. High-Density Designation; Park Land Requirement-414 sq. ft. per unit; (per unit).....			

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
Effective 9-1-06	n/a	7,055.00	n/a
Effective 9-1-07	n/a	8,009.00	n/a
Effective 9-1-08	n/a	8,962.00	n/a
Effective 9-1-09	n/a	9,914.00	n/a
d. Downtown, Seniors and Special Needs Housing Units; Park Land Requirement - 305 sq. ft. per unit; (per unit)			
Effective 9-1-06	n/a	5,233.00	n/a
Effective 9-1-07	n/a	5,924.00	n/a
Effective 9-1-08	n/a	6,613.00	n/a
Effective 9-1-09	n/a	7,304.00	n/a
e. Fee For Secondary Unit - shall be fifty percent (50%) of the Rural Residential-Conservation/Low Density Residential Designation (per unit)			
Effective 9-1-06	n/a	5,955.00	n/a
Effective 9-1-07	n/a	6,752.00	n/a
Effective 9-1-08	n/a	7,548.00	n/a
Effective 9-1-09	n/a	8,345.00	n/a
32. Parking, In-Lieu Payment			
Per off-street parking space that a development is deficient (5-1-04)	1,572.00	n/a	n/a
33. Political Sign			
Political Sign Removal (per sign) (07-1-07)	n/a	n/a	18.00
34. Preliminary Application			
a. Minor subdivision, Residential, one to four lots/units (7-1- 08)	825.00	845.00	n/a
b. Major subdivision, Residential			
Five to 100 lots/units (7-1-08)	1,320.00	1,352.00	n/a
101 lots/units or more (7-1-08)	1,650.00	1,859.00	n/a
c. Commercial/Industrial use			
One building (7-1-08)	825.00	845.00	n/a
More than one building (7-1-08)	1,650.00	1,690.00	n/a
*One-half the pre-application fee will be credited toward fees if a later application for the same project is submitted.			
35. Public Notification			
a. Public Notification in Newspaper (7-1-04)	At Cost	n/a	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
b. Public Notification at Property (7-1-04).....	At Cost	n/a	n/a
c. Preparation and mailing of public notification to property owners and occupants Residential development of four (4) units or less; office building to twenty-five hundred (2,500) sq. ft.; and commercial or industrial building to ten thousand (10,000) sq. ft.. (7-1-07)	250.00	n/a	n/a
Residential development of five (5) units or more; office building of twenty-five hundred and one (2,501) sq. ft. or more; and commercial or industrial building of ten thousand and one (10,001) sq. ft. or more.(7-1-07).....	500.00	n/a	n/a
d. Postage if more than 100 addresses (7-1-07)	At Cost	n/a	n/a
36. Public Support			
a. Research, per hour after first 30 minutes (7-1-08)	165.00	169.00	n/a
b. Consultation, per hour after first 30 minutes (7-1-08)	165.00	169.00	n/a
37. Recreation Vehicle Storage Permit (1-5-09) <i>Grandfather Fee Terminates -1/5/2010</i>	n/a	n/a	New \$80.00
38. Recycling - Construction & Demolition Projects			
a. Program Fee (CMC 82-120) - Percentage assessed to the permit value of covered projects (CMC 82-116). The fee is capped at \$4,500 and \$18,000 for residential and commercial projects, respectively. This fee is non-refundable. (7-1-07)	n/a	0.3%	0.3%
b. Request for Exemption for Small Collection Facilities for Nonprofit Organizations (CMC 82-113). (7-1-08).....	n/a	250.00	n/a
c. Performance Security Fee (CMC 82-118) - Percentage assessed to the permit value of covered projects (CMC 82-116). The minimum fee is \$250 for projects under \$10,000 in value and \$500 for projects \$10,000 in value, or greater. The maximum fee is capped at \$25,000. (7-1-08)			
Permit Value - \$0 - \$49,999.....	n/a	1.5%	1.5%
Permit Value - \$50,000 or more.....	n/a	2.0%	2.0%
39. Seasonal Outdoor Sales Area			
a. Planning review of seasonal outdoor sales area, e.g., for pumpkins, Christmas trees, etc. (per sales area annually) (7-1-08).....	660.00	n/a	n/a
b. Additional refundable deposit (7-1-07).....	2,500.00	n/a	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
c. Flower vendors (7-1-08).....	165.00	n/a	n/a
40. Sewer Connection			
(If new construction is necessary, a building or encroachment permit will also be required.)			
a. Connection Fee			
1) Single Family Home or 3-Bedroom Multiple Dwelling Unit (per unit) (9-1-08)	n/a	4,447.00	n/a
2) 2-Bedroom Multiple Dwelling Unit (per unit) (9-1-08)	n/a	3,291.00	n/a
3) 1-Bedroom or Studio Multiple Dwelling Unit (per unit) (9-1-08)	n/a	2,446.00	n/a
4) Secondary Living Unit (per unit) (9-1-08).....	n/a	2,446.00	n/a
5) All other uses (per fixture) (9-1-08).....	n/a	889.00	n/a
6) Any connection where the main sewer was installed by the Certificate of Entitlement to Reimbursement procedure (9-1-08)	n/a	Determined individually	n/a
7) Lateral Construction Area (11-10-90).....	n/a	Determined individually	n/a
b. Clayton Valley Stage II Sewer Trunkline Surcharges (see Figure 2 on page D-32)			
1) Single Family Home or 3-Bedroom Multiple Dwelling Unit (per unit) (11-10-90)	n/a	500.00	n/a
2) 2-Bedroom Multiple Dwelling Unit (per unit) (11-10-90).....	n/a	370.00	n/a
3) 1-Bedroom or Studio Multiple Dwelling Unit (per unit) (11-10-90)	n/a	275.00	n/a
4) Secondary living unit (per unit) (11-10-90)	n/a	275.00	n/a
5) All other uses (per fixture) (11-10-90).....	n/a	100.00	n/a
c. Main Trunk Reimbursement Fees			
1) Single Family Home or 3-Bedroom Multiple Dwelling Unit (per unit) (11-10-90)	n/a	Determined individually	n/a
2) 2-Bedroom Multiple Dwelling Unit (per unit) (11-10-90).....	n/a	Determined individually	n/a
3) 1-Bedroom or Studio Multiple Dwelling Unit (per unit) (11-10-90)	n/a	Determined individually	n/a
4) Secondary living unit (per unit) (11-10-90).....	n/a	Determined individually	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
5) All other uses (11-10-90).....	n/a	Determined individually	n/a
d. Certificate of Entitlement Reimbursement Fee (CMC Article II, Section 110-40) (7-28-08)	n/a	\$175.00	n/a
e. Sewer Service charge (annual) (7-1-07)	n/a	Table 4 on page D-29	n/a
41. Sidewalk Repair Administrative Fee (P&P 39) (7-1-08).	n/a	169.00	n/a
42. Subdivision/Map Act/Property Rights			
a. Tentative Maps (entitlement phase)			
1) Major Subdivision Application (7-1-08).....	8,250.00	2,704.00	n/a
Plus per lot (7-1-08).....	330.00	169.00	n/a
2) Amendment to Major Subdivision (7-1-08).....	2,310.00	1,014.00	n/a
3) Extension to Major Subdivision (7-1-08)	701.00	338.00	n/a
4) Minor Subdivision Application (7-1-08)	4,950.00	1,690.00	n/a
Plus per lot (7-1-08).....	330.00	169.00	n/a
5) Amendment to Minor Subdivision (7-1-08).....	825.00	507.00	n/a
6) Extension to Minor Subdivision (7-1-08)	495.00	338.00	n/a
b. Major Subdivision Map (recorded map process)			
1) Final Map Review (7-1-08)	n/a	2,704.00	n/a
Plus per lot (7-1-08).....		169.00	n/a
2) Final Map Filing (7-1-08).....	n/a	1,690.00	n/a
3) Improvement Plan Review (per lot) (7-1-08).....	n/a	1,183.00	n/a
4) Acceptance of Improvements and dedications (7-1-08)	n/a	3,380.00	n/a
5) Amendment to Subdivision Agreement (7-1-08).....	n/a	3,380.00	n/a
6) Charges for Inspection of Construction			
Percent of cost of improvements (11-1-91).....	n/a	9%	n/a
Or			
Minimum (per hour) (7-1-08)	n/a	169.00	n/a
c. Minor Subdivision Map (recorded map process)			
1) Parcel Map Review (7-1-08).....	n/a	1,690.00	n/a
Plus per lot (7-1-08).....	n/a	169.00	n/a
2) Parcel Map Filing (7-1-08)	n/a	1,690.00	n/a
3) Improvement Plan Review (per lot) (7-1-08).....	n/a	1,690.00	n/a
4) Acceptance of dedications (7-1-08).....	n/a	1,690.00	n/a
5) Acceptance of improvements (7-1-08).....	n/a	845.00	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
6) Amendment of Improvement Agreement (7-1-08)	n/a	845.00	n/a
7) Charges for Inspection of Construction			
Percent of cost of improvements (11-1-91).....	n/a	9%	n/a
Or			
Minimum (per hour) (7-1-08)	n/a	169.00	n/a
d. Development Plan Review and additional plan checking as required, due to substantial plan alterations (per hour) (7-1-08)	n/a	169.00	n/a
e. Special engineering analysis (6-28-88).....	n/a	At Cost	n/a
Plus Administrative fee (percent of cost) (6-28-88).....	n/a	9%	n/a
f. Charge for Installation of New Street Monuments (each) (7-1-08).....	n/a	338.00	n/a
g. Charge for new lot creation (per lot) (7-1-08).....	n/a	338.00	n/a
h. Lot line adjustment (between 2 parcels) (7-1-08)	990.00	845.00	n/a
Each additional parcel above 2 (per parcel).....	n/a	169.00	n/a
i. Parcel merge (between 2 parcels) (7-1-08)	990.00	845.00	n/a
Each additional parcel above 2 (per parcel).....	n/a	169.00	n/a
j. Certificate of Compliance (7-01-07).....	n/a	845.00	n/a
k. Certification of Correction Review (7-01-07).....	n/a	845.00	n/a
l. Update of City Sanitary Sewer and Storm Drain Base Maps (7-1-08)			
1. Minor Subdivision (7-1-08)	n/a	338.00	n/a
2. Major Subdivision (7-1-08)	n/a	676.00	n/a
m. Application for vacation or abandonment of property rights (7-1-08).....	660.00	1,014.00	n/a
n. Acceptance of easements and dedications (7-1-08)			
1. Acceptance by City Council (7-1-08).....	n/a	1,690.00	n/a
2. Acceptance by City Staff (7-1-08).....	n/a	845.00	n/a
o. Reversion to acreage or record of survey filing fee (7-1-08).	n/a	507.00	n/a
p. Assessment District Reapportionment (CMC 78-32)			
1) Application fee (7-1-08)	n/a	85.00	n/a
2) Review - Hearing Method (7-1-08)	n/a	10,140.00	n/a
3) Review - Alternative Method (7-1-08)	n/a	507.00	n/a
43. TERPS (Terminal Instrument Procedures Study)			
(11-1-91).....	At Cost	n/a	n/a
Plus Administrative fee (percent of cost) (11-1-91).....	20%	n/a	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
44. Use Permit			
a. Ground Sign or Accessory Building Review (7-1-08)	1,485.00	338.00	n/a
b. Residential development of four (4) units or less; office building to twenty-five hundred (2,500) sq. ft.; commercial and industrial building to ten thousand (10,000) sq. ft. (7-1-08)	3,630.00	1,690.00	n/a
c. Residential development of five (5) to twenty-four (24) units; office building from two thousand five hundred and one (2,501) to ten thousand (10,000) sq. ft.; commercial and industrial building from ten thousand and one (10,001) to twenty thousand (20,000) sq. ft. (7-1-08)	5,775.00	3,380.00	n/a
d. Other development including any development with outdoor operations (7-1-08)	6,600.00	3,380.00	n/a
e. Amendment (CMC 122-73) (7-1-08)	3,630.00	1,352.00	n/a
f. Extension (CMC 122-184) (7-1-08)	2,475.00	169.00	n/a
45. Variance (CMC 122-54)			
a. Related to existing single family residence only, not including a new subdivision or construction of a new unit (7-1-08)	1,650.00	338.00	n/a
b. Other variance (7-1-08)	3,300.00	338.00	n/a
Plus per each affected parcel (7-1-08)	1,650.00	169.00	n/a
c. Reasonable Accommodation (CMC 122-215) (7-1-08)	165.00	n/a	n/a
d. Extension (CMC 122-184)(7-1-08)	495.00	n/a	n/a
46. Vendor Permit (CMC 122-53) (7-1-08)	495.00	169.00	n/a
47. Zoning Administrator Permit (CMC 122-53)			
a. Residential development of four (4) units or less; office building to twenty-five hundred (2,500) sq. ft.; commercial and industrial building to ten thousand (10,000) sq. ft. and for small collection recycling facility (7-1-08)	1,485.00	676.00	n/a
b. Residential development of five (5) to twenty-four (24) units; office building from two thousand five-hundred and one (2,501) to ten thousand (10,000) sq. ft.; and commercial and industrial building from ten thousand and one (10,001) to twenty thousand (20,000) sq. ft. (7-1-08)	2,310.00	1,183.00	n/a
c. Other development including development with outdoor operations (7-1-08)	3,795.00	1,690.00	n/a
d. Related to an individual single family residence only; e.g., a permit for an 8 ft. wall/fence (7-1-08)	413.00	169.00	n/a
e. Child care facility (large family day care home) (7-1-08)	825.00	460.00	n/a

D. PERMIT CENTER FEES (Continued)

	Planning	Engineering	Building /NS
	Current Fees	Current Fees	Current Fees
*Engineering review and the fee may be waived for child care facilities (large family day care homes) for 7 to 12 children if there are no perceived impacts that require review (7-1-95)			
f. Home Based Business (Client Variance) (7-1-08).....	426.00	n/a	n/a
g. Telecommunications facility (7-1-08).....	2,805.00	1,014.00	n/a
h. Amendment (CMC 122-73)(7-1-08).....	438.00	169.00	n/a
i. Extension (CMC 122-184) (7-1-08)	351.00	n/a	n/a
48. Zoning Amendment (Rezoning)			
a. Preliminary Development Plan (PDP) (Planned District Only) (CMC 122-686) (7-1-08).....	4,784.00	2,535.00	n/a
b. PDP Amendment			
1) Significant (CMC 122-686) (7-1-08).....	2,631.00	1,690.00	n/a
2) Minor (CMC 122-686) (7-1-08)	1,316.00	845.00	n/a
c. Rezoning application (CMC 122-686) (7-1-08).....	5,980.00	n/a	n/a
d. Request for text amendment (7-1-08)	5,980.00	n/a	n/a
49. Unique Project			
a. For unique project or special circumstance a fee shall be determined based on hours of work performed (1-hour minimum) (per hour) (7-1-08)	165.00	169.00	135.00



CITY OF PLEASANT HILL

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Pleasant Hill, CA 94523

PLANNING DIVISION FEES

Resolution No. 40 - 08
Effective August 16, 2008

Table with 2 columns: Item and Fee. Includes categories like Annexation, Appeals, Architectural Review, Development Plans, Duplication of Public Meeting Recordings, Environmental Review, Expedited Application, Extensions of Approved Permit, and Fish & Game fees.

General Plan Amendment	\$2777.72
Home Occupation Permits	
Over the Counter (no public hearing).....	\$72.76
Over the Counter (public hearing).....	\$179.76
Lot Line Adjustment	\$122.00 per hour
Notary Fee	\$10.00
Photocopies	
Maps.....	Actual cost
Oversized Copies.....	Actual cost
Paper Copies.....	\$.10 per page
Planned Unit Development	
Amendment	\$2777.72
Plan.....	\$3698.99
Rezoning	\$2777.72
Sign Permits	
Sign Permit with approved Master Sign Program.....	\$119.84
Temporary Sign Permit	0
Subdivisions-	
Tentative Tract Maps	
Minor.....	\$122 per hour
Major	\$122 per hour
Tree Removal Permits	\$36.38
Use Permits	
Minor.....	\$957.65
Major	\$1963.45
Temporary	\$36.38
Adult Use.....	\$1963.45
Variances	
Minor.....	\$739.37
Major	\$1273.30
Zoning Permits	
Over the Counter	0
*Plan Check Commercial.....	\$233.26
*Plan Check Residential.....	\$119.84
* (collected with building permit fees)	
Deposit for Large Commercial Project	\$10,000

**CURRENT COMMUNITY DEVELOPMENT
FEE SCHEDULE**

Community Development

City of Benicia Master Fee Schedule

#	Service Fee Description	Effective 11/19/07
Planning Applications		
		\$2,875
401	General Plan Amendment	
402	Projects of 0-10 acres	\$50 per acre
403	Projects of 10.01-20 acres	\$25 per acre
404	Projects over 20.01 acres	\$10 per acre
405	Zone Change/Overlay District	\$2,200
406	Projects of 0-10 acres	\$50 per acre
407	Projects of 10.01-20 acres	\$25 per acre
408	Projects over 20.01 acres	\$10 per acre
409	Annexation	\$1,500
410	Condominium Conversion	\$2,250
411	Development Agreement	\$3,500
412	Ordinance Revision	\$2,500
413	Overlay District Plan	\$2,750
414	Planned Development	\$3,025
415	Projects of 0-10 acres	\$50 per acre
416	Projects of 10.01-20 acres	\$25 per acre
417	Projects over 20.01 acres	\$15 per acre
418	Use Permit (Commission)	Office projects up to 2,500 sq. ft.
419	Residential projects up to 6 units	
420	Commercial/Industrial up to 7,500 sq. ft.	
421	Use Permit (Commission)	Office projects up to 2,501-7,500 sq. ft.
422	Residential projects up to 7-20 units	\$2,275
423	Commercial/Industrial up to 7,501-20,000 sq. ft.	
424	Use Permit (Commission)	All other projects
425	Use Permit (Staff)	\$2,730
426	Use Permit (Day care or Temporary)	\$1,275
427	Variance (Staff-Single Family Residences)	\$750
428	Variance (Commission)	\$1,500
429	Design Review (Planning Commission)	\$1,750
430	Design Review (Historic Preservation Review Commission)	\$1,750
431	Design Review (Staff)	\$1,025
432	Design Review (Minor)	\$350
433	Design Consultation Administration	15% of total contract cost
434	Accessory Dwelling Unit (Administrative Permit)	\$175
435	Appeal	\$150
436	Extension of Approval (Staff)	\$175
437	Extension of Approval (Commission)	\$225
438	Game Center Permit	\$250
439	Home Occupation	\$50
440	Building Permit Review	\$50
441	Mills Act Contract	\$550
442	Sign Permit (Per Site)	\$150
443	Sign Program (Multi-tenant Building)	\$450
444	Transfer of Density	\$1,250
445	Zoning Compliance Letter	Standard Letter (Applicant provides template)
446	Zoning Compliance Letter	Detailed Letter
447		Each additional hour after first
		\$125
		\$250
		\$25
Environmental Review		
448	Exemption from CEQA (filed)	\$250
449	Initial Study	\$1,300

Community Development City of Benicia Master Fee Schedule

#	Service Fee Description	Effective 11/19/07
449	Negative Declaration	\$300
450	Mitigated Negative Declaration	\$600
450	Mitigation Monitoring Program	\$500
451	Verification of Determination	\$150
451	Administration-Environmental Reports	25% of total contract cost
452	State Fish & Game Department Fee	Environmental Impact Report
452	State Fish & Game Department Fee	Negative Declaration/Mitigated Negative Dec.
		\$2,500
		\$1,800
	Subdivision Applications	
453	Parcel Map - Minor Subdivision	\$2,375
454	Tentative Map	\$3,250
455		Per unit/lot
		\$50
456	Vesting Parcel Map	\$2,750
457	Vesting Tentative Map	\$3,750
458		Per unit/lot
		\$50
459	Lot Line Adjustment	\$500
460	Certificate of Compliance	\$250
461	Parcel Merger/Unmerger	\$350
462	Waiver of Parcel Map	\$500
463	Reversion to Acreage	\$1,100
464	Mobile Home Park Conversion	\$2,050
465	Certificate of Correction	Minor corrections approved by staff
		\$150
466	Amendment to Approved Map	Amendments needing Council/Commission action
		\$750
467	Extension of Approved Map	\$250
	Other Fees and Charges	
468	Equivalent Fees and Charges *	Determined by Community Development Director
		Varies
469	Related Fee Reduction *	Determined by Community Development Director
		Varies
	* The Director shall determine an appropriate fee or fee reduction when conditions exist to warrant such an action.	
470	In-Lieu Parking Fee	Equal to Current Public Works Construction Cost or as determined by the Community Development Director
		Varies



Public Works & Community Development Department
MEMORANDUM

Date: July 2, 2009
To: Planning Commission
From: Damon Golubics, Principal Planner
Re: Open Space Uses



At the February 11, 2009 Planning Commission meeting, the Commission finalized their top strategic planning project priorities. Among these top priorities was one to “review Southamptton open space policies” with the intent to explore ways to intensify allowed uses in the open space areas. To begin this discussion, it might be wise to briefly review Measure K, the open space preservation measure adopted by voted November 4, 2003, and the Open Space (OS) zoning regulations that guide new development in these areas.

The voted approved initiative Measure K (copy attached) amended the Benicia General Plan to reduce development potential on open space lands beyond the Urban Growth Boundary (UGB) and direct growth to lands within the boundary, which is in keeping with the direction established by the General Plan. The result of Measure K has been a positive environmental effect in that limited urban development previously allowed on open space outside the UGB is now prohibited, unless voters amend the definition of “urban development” or the location of the UGB.

Open space areas in the Southamptton area are zoned Open Space - OS. A limited amount of uses are permitted in designated open space areas. A copy of the OS zoning regulations has been attached to this memorandum for Commission review.

Lastly, many properties within the greater Southamptton area have covenants, conditions and restrictions (CC&Rs) further limiting types of uses and/or structures allowed. Residents and property owners subject to these CC&Rs may frown upon any City proposal to loosen or change what has been traditionally been allowed in Southamptton’s open space area.

The information provided with the memorandum tonight should give the Commission enough information to have an informed discussion regarding potential uses in the City’s open space areas.

Attachment:

- Measure K
- Open Space - OS Zoning Regulations

MEASURE K

FULL TEXT OF MEASURE K

To the Honorable Clerk of the City of Benicia:

We, the undersigned, registered and qualified voters of the City of Benicia, hereby propose an initiative measure to amend the City of Benicia General Plan. We petition you to submit this measure to the voters of the City of Benicia at a general or special election. The measure provides as follows:

The people of the City of Benicia hereby ordain as follows:

SECTION I. PURPOSE AND FINDINGS.

A. Purpose. The purpose of this initiative is to support the 1999 Benicia General Plan's overarching goal of sustainable development. It will remove the City's ability to extend, by use permit, urban services or any form of urban development, beyond the Urban Growth Boundary (UGB). It will encourage siting inside the UGB of public, semi-public, and active recreational development currently allowed beyond the UGB. It will alert citizens to their right to petition the city for a vote of the people when they wish to amend the UGB to accommodate a popular project. The measure will slightly adjust the boundary line to include inside the UGB 20 acres that already have been approved for development under the 1999 General Plan. It will ensure that until December 31, 2023, the adjusted UGB and the restricted land use shall be changed only by a vote of the people, except in certain circumstances and according to specific procedures set forth in the measure.

B. Findings.

1. The 1999 General Plan's purpose in establishing a UGB was to focus growth and prevent urban sprawl, recognize the city's limited ability to extend services, protect agricultural and ecologically sensitive land, protect and maintain the rural quality of Lake Herman Road and areas adjacent to it, concentrate future development in areas where services and infrastructure can be provided more cost effectively, strengthen First Street as the City's central commercial zone, guard against community health risks by avoiding encroachment into lands affected by the IT Panoche Hazardous Waste Disposal Facility, and prevent encroachment into and avoid land use conflicts with areas designated as a mineral resource area of regional significance, the Syar Quarry (p. 32).

2. The 1999 General Plan established several goals, policies and programs addressing land beyond the UGB, including ones that would "maintain lands near Lake Herman and north of Lake Herman Road in permanent agricultural/open space use" (p. 34), "protect and maintain agricultural and rural land uses, hillside, two-lane curving roads, watershed, riparian corridors and upland grasslands" (p. 34), "initiate a variety of planning, regulatory, and financial measures to ensure permanent protection of agricultural and open space uses near Lake Herman and north of Lake Herman Road" (p. 34), "maintain Lake Herman Road as a rural, two-lane, curving scenic route" (p. 72), "preserve rangeland north of Lake Herman Road" (p. 127), "investigate land trusts and other mechanisms to ensure continuity of agricultural uses in the northern portion of the Planning Area" (p. 127), "preserve and enhance habitat for special-status plants and animals" (p. 133), "protect and enhance native vegetation and habitats" (p. 133), and "prevent ground and surface water contamination" (p. 165).

3. In contrast to the above goals, policies, and programs, a provision added to the 1999 General Plan's narrative section under Growth Management shortly before the Plan's adoption states that the City Council may allow on land beyond the UGB, by simple use permit, public and semi-public development as well as public and private recreational development, that would require the extension of city services (p. 32).

4. Under the 1999 General Plan, an urban development project has been permitted beyond the UGB with provision for the extension of city services, the land has been annexed, and construction is expected to begin soon.

Approved - *Linda A. Rury* 8/11/03

5. Under the 2002 Benicia Zoning Ordinance, uses which the 1999 General Plan allows by use permit outside the UGB are also allowed by use permit inside the UGB, in four zoning areas: residential (p. 17.24-3), commercial (p. 17.28-3), industrial (p. 17.32-3), and open space (p. 17.36-2).

6. Hundreds of acres of undeveloped land remain inside the Urban Growth Boundary, available for development, which, under the 2002 Zoning Ordinance may include uses such as housing, churches, active recreation, and semi-public uses.

7. The availability of undeveloped land inside the UGB suggests that the City of Benicia may be expected to meet its reasonable housing needs for all economic segments of the population, consistent with state law, by directing the development of housing into areas inside the UGB, where services and infrastructure are more efficiently available.

8. In the event that the voters believe that a project would serve the health, safety, or welfare of the community but is not allowed beyond the UGB, the voters may amend the UGB to allow the project to proceed.

SECTION 2. GENERAL PLAN AMENDMENTS.

A. General Plan Amendment. The City of Benicia 1999 General Plan is hereby amended as indicated below (text to be inserted is underlined):

1. The GROWTH MANAGEMENT section of the General Plan is hereby amended to insert the following policies immediately following Policy 2.1.4 beginning on page 33 of the General Plan:

Policy 2.1.5: An Urban Growth Boundary is established as shown on the General Plan Land Use Diagram in order to separate the City's urban area from its surrounding greenbelt of open lands and to maintain lands near Lake Herman and north of Lake Herman Road in permanent agricultural/open space use. No urban development is allowed beyond the Urban Growth Boundary. "Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services.

Policy 2.1.6: No urban development beyond the Urban Growth Boundary shall be served by City water and/or sewer services.

Policy 2.1.7: The City shall promote compact urban development within the UGB and shall encourage development of public, semi-public, active recreational, and all other uses deemed desirable for the community inside the UGB.

Policy 2.1.8: Prior to December 31, 2023, the Urban Growth Boundary designated on the Land Use Diagram, this policy, policies 2.1.5, 2.1.6, and 2.1.7 and the definition of Urban Growth Boundary, in the Glossary may be amended only by a vote of the people or pursuant to the procedures set forth below:

Exception I - Takings. The City Council may amend the Urban Growth Boundary if it finds, by at least a four-fifths vote and based on substantial evidence in the record, that:

(1) The application of the Urban Growth Boundary policies would constitute an unconstitutional taking of a landowner's property, and

(2) The amendment and associated land use designation will allow additional land uses only as necessary to avoid said unconstitutional taking of the landowner's property.

Exception II - Housing Supply. The City may grant an exception from the requirements of the Initiative where it determines that doing so is necessary to comply with State law governing the provision of housing. The City may do so only if it first makes each of the following findings based on substantial evidence in the record:

CONTINUED ON NEXT PAGE

Approved - *Linda A. Rury* 8/11/03

MEASURE K CONTINUED

- (1) A specific provision of State law requires the City to accommodate the proposed housing, and
- (2) No feasible alternative exists that would allow for the required units to be built without siting some or all of them outside the Urban Growth Boundary.

Exception III - Reorganization. The General Plan may be reorganized, readopted in different text and/or format, and individual provisions may be renumbered or reordered, in the course of ongoing updates of the General Plan in accordance with the requirements of state law, but Land Use Element policies relating to the Urban Growth Boundary shall continue to be included in the General Plan until December 31, 2023, unless earlier repealed or amended pursuant to the procedures set forth above or by the voters of the City.

2. THE GLOSSARY of the General Plan is hereby amended to revise the text of the definition of "Urban Growth Boundary" on page 209 of the General Plan as follows (text to be deleted is shown in strikethrough form; text to be inserted is underlined):

Urban Growth Boundary - An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals. (Source: Greenbelt Alliance)
 A line shown on the General Plan Land Use Diagram in order to separate the City's urban area from its surrounding greenbelt of open lands. The UGB is intended to discourage urban sprawl, promote efficiency in providing government services in the City and region, preserve open space and agricultural lands, preserve scenic views, protect land for watershed management, protect natural resources, and provide for passive recreation. No urban development is allowed beyond the UGB. "Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services.

3. THE GLOSSARY of the General Plan is hereby amended to delete the text of the definition of "Urban Limit Line" on page 210 of the General Plan as follows (text shown in strikethrough form is deleted from the existing text):

Urban Limit Line - A boundary, sometimes parcel specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.

4. PAGE 32 of the General Plan is amended as shown in Exhibit B.

B. Land Use Diagram Amendment. The Urban Growth Boundary shown on the Land Use Diagram of the 1999 General Plan is hereby amended and readopted, amending the northern portion of the boundary to follow the following line:

A line coterminous with the city limit line around the property at the end of Bantry Way (Zocchi property) to Lake Herman Road; it then follows Lake Herman Road east to the western edge of the Northgate Christian Fellowship's 20-acre property, then turns northwest and traces the church's property line back to Lake Herman Road, then follows Lake Herman Road east to Interstate 680. At Interstate 680, the boundary turns north along the freeway, then west around the area identified as Area 9 on the Land Use Changes diagram. It then continues north on Interstate 680, then turns east to the north end of the 1999 City Limit on Goodyear Road.

SECTION 3. CONFORMING AMENDMENTS.

In light of the General Plan amendments set forth above in Section 2 of this initiative, the General Plan is hereby further amended as set forth below to promote internal consistency

among the various elements of the Plan. Text to be inserted into the General Plan is underlined while text to be stricken is presented in strikethrough form. The language adopted in the following amendments may be further amended as appropriate, consistent with this Initiative, in the course of future updates and revisions to the General Plan.

1. CHAPTER 2, 6. OPEN SPACE, is amended as follows:

GENERAL OPEN SPACE

General Open Space includes urban open space, such as publicly-owned open space, land dedicated for permanent open space in residential subdivisions, and open space for public health and safety, such as hillside slopes over 30 percent, and rural open space, such as open space for managed production of resources (such as mineral resources), and open space for conservation of natural resources (such as the Lake Herman watershed). Allowable open space uses include agriculture, horticulture, active and passive recreation, and mineral extraction in State-designated mineral resource areas only. General Open Space may lie inside or outside the Urban Growth Boundary.

2. POLICY 2.29.1 is amended as follows:

Inside the Urban Growth Boundary, allow churches outright in community commercial zones and as a conditional use in other zones. Make every effort to provide land for needed religious assembly when planning large new projects in these zones.

SECTION 4. IMPLEMENTATION.

A. Effective Date

Upon the effective date of this initiative, the provisions of Sections 2 and 3 of the measure are hereby inserted into the City of Benicia General Plan as an amendment thereof, except that if the four amendments of the mandatory elements of the general plan permitted by state law for any given calendar year have already been utilized in the calendar year in which the measure becomes effective, this general plan amendment shall be the first amendment inserted in the City's General Plan on January 1 of the next year. At such time as this general plan amendment is inserted in the City of Benicia General Plan, any provisions of the City of Benicia Zoning Ordinance, as reflected in the ordinance itself or in the City of Benicia Zoning Map, inconsistent with this general plan amendment shall not be enforced and the Zoning Ordinance and Zoning Map shall be made consistent with this general plan amendment as soon as possible.

B. Interim Amendments.

The City of Benicia General Plan in effect at the time the Notice of Intention to propose this initiative measure was submitted to the City of Benicia Elections Official ("submittal date"), and the General Plan as amended by this initiative measure, comprise an integrated, internally consistent and compatible statement of policies for the City. In order to ensure that the City of Benicia General Plan remains an integrated, internally consistent and compatible statement of policies for the City as required by state law, the General Plan provisions adopted by Section 2 of this initiative shall prevail over any revisions to the City of Benicia General Plan that conflict with said General Plan amendment and were adopted between the submittal date and the date the amendments adopted by this initiative measure are inserted into the General Plan.

C. Project Approvals.

Upon the effective date of this initiative, the City, and its departments, boards, commissions, officers and employees, shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, tentative or final subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with this initiative. Nothing in this measure shall be construed to prohibit the City from complying with State laws requiring density bonuses and/or other incentives for projects including housing for seniors or for low or very low income households.

CONTINUED ON NEXT PAGE

Approved - *Judith A. Purdy* 8/11/03

SECTION 5. EXEMPTIONS FOR CERTAIN PROJECTS.

This initiative shall not apply to any development project that has obtained as of the effective date of the initiative a vested right pursuant to state law.

SECTION 6. INTERPRETATION AND SEVERABILITY.

This measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, sentence, clause, phrase, part, or portion of this initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure and each section, subsection, sentence, clause, phrase, part, or portion hereof would have been adopted or passed even if one or more sections, subsections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any portion of this measure is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This measure shall be broadly construed in order to achieve the purposes stated herein. It is the intent of the voters that the provisions of this measure shall be interpreted by the City in a manner that facilitates the protection of agricultural and open space resources outside the Urban Growth Boundary.

SECTION 7. AMENDMENT OR REPEAL.

Except for the amendments in Section 3 or as otherwise provided herein, this measure may be amended or repealed only by the voters of the City of Benicia at a City election.

SECTION 8. EFFECT OF ALTERNATIVE MEASURE ON THE SAME BALLOT.

This initiative adopts a comprehensive set of policies for protecting the lands beyond Benicia's Urban Growth Boundary to discourage urban sprawl, promote efficiency in providing government services in the City and region, preserve open space and agricultural lands, preserve scenic views, protect land for watershed management, protect natural resources, and provide for passive recreation. By voting for this measure, the voters expressly declare that any other measure that appears on the same ballot as this measure and conflicts with, or purports to amend, any provision of this measure, shall be deemed to conflict with the entire set of policies adopted by this initiative. Because of this conflict, if this measure and any such other measure receive a majority of votes by the voters voting thereon at the same election, then the measure receiving the most votes in favor shall prevail in its entirety and no provision of the other measure shall take effect.

Exhibit List:

Exhibit A -Map illustrating current location of Urban Growth Boundary

Exhibit B -Map illustrating proposed change to the Urban Growth Boundary

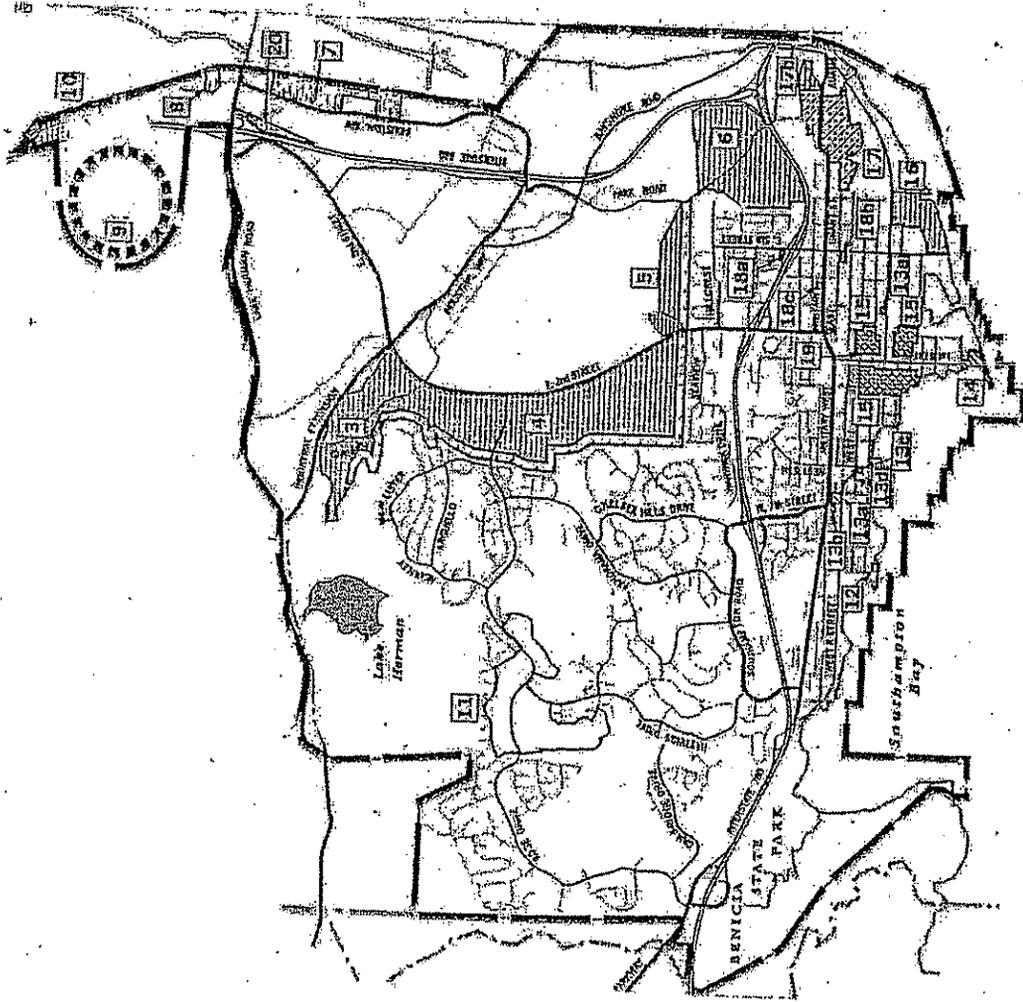
Exhibit C - Text from Page 32 of the General Plan as amended

CONTINUED ON NEXT PAGE

MEASURE K CONTINUED

Exhibit A

Current Location of the Urban Growth Boundary as Established in the 1999 General Plan



CONTINUED ON NEXT PAGE

Approved - *David A. Parody* 8/11/03

48-504

Exhibit C - Amendments to Text from Page 32 of the City of Benicia General Plan

GROWTH MANAGEMENT

The preceding pages describing the different land use categories and changes set the stage for how Benicia is to develop over the next 15-20 years. The Growth Management section creates the connection between land uses and growth by establishing the overarching goals, policies and programs for development in Benicia.

To reinforce these policy statements the plan defines an urban growth boundary (refer to Figure B-4 Glossary).

The Urban Growth Boundary (UGB) is coterminous with the city limit line around the property at the end of Bantry Way (Zocchi property) to Lake Herman Road; it follows Lake Herman Road east to the western side of the 20-acre property owned by Northgate Christian Fellowship, then turns northwest and traces that property's boundary back to Lake Herman Road, it then follows Lake Herman Road east to Interstate 680. At Interstate 680, the boundary turns north along the freeway, then west around the area identified as Area 9 on the Land Use Changes diagram. It then continues north on Interstate 680, then turns east at the north-end-of-Goodyear-Road-to-the-Planning-Area-Boundary to the north end of the 1999 City Limit on Goodyear Road.

The Urban Growth Boundary is an officially adopted and mapped line that separates the City's urban area from its surrounding greenbelt of open lands. It is a growth management tool that seeks to contain, control, direct, or phase growth in order to promote more compact, contiguous urban development. No urban development is allowed beyond the UGB except for public parks and public or private recreation uses that generally do not require substantial urban facilities or services as defined in Policy 2.1.5. ~~Religious-assembly-and-other public/semi-public-uses may be allowed by use permit.~~

Benicia's UGB reflects the City's commitment to focus growth and prevent urban sprawl. It recognizes the City's limited ability to extend services (i.e. sewer, water, police, etc.) and its desire to protect agricultural and ecologically sensitive land.

In addition, the UGB will help preserve key land forms which separate Benicia physically and visually from adjacent communities; protect and maintain the rural quality of Lake Herman Road and areas adjacent to it; concentrate future development in areas where services and infrastructure can be provided more cost effectively; strengthen First Street as the City's central commercial zone; guard against community health risks by avoiding encroachment into lands affected by the IT Panoche Hazardous Waste Disposal Facility; and prevent encroachment into and avoid land use conflicts with areas designated as a mineral resource area of regional significance (Syar Quarry).

Approved - *David P. Purvey* 8/11/03

OPEN SPACE – OS ZONING REGULATIONS

Chapter 17.36**OS OPEN SPACE DISTRICT****Sections:**

- 17.36.010 Specific purposes.
- 17.36.020 Applicability.
- 17.36.030 Land use regulations.
- 17.36.040 Development regulations.
- 17.36.050 Review of plans.

17.36.010 Specific purposes.

In addition to the general purposes listed in Chapter 17.04 BMC, the specific purposes of the OS district are to:

- A. Provide a suitable classification for large public or private sites permanently designated for park or open space use;
- B. Protect public health and safety by limiting lands subject to flooding, slides, or other hazards to open space use;
- C. Allow the planning commission and city council to consider the most appropriate use of a site following discontinuance of a large public or private open space use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for development of the site. (Ord. 87-4 N.S., 1987).

17.36.020 Applicability.

The OS district shall be the base district for the use classifications listed in BMC 17.36.030 where these classifications have a minimum contiguous site area of two acres, including alley, streets or other rights-of-way. Open space use classifications on sites of less than two acres shall be subject to the regulations of the base and overlay districts in which they are located. (Ord. 87-4 N.S., 1987).

17.36.030 Land use regulations.

In the following schedule, the letter "P" designates use classifications permitted in OS districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Chapter 17.104 BMC. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to the "Additional Use Regulations" following the schedule.

OS District: Land Use Regulations

- P - Permitted
 U - Use Permit
 L - Limited (See "Additional Use Regulations")
 - - Not Permitted

	OS	Additional Regulations
Residential		
Single-Family Residential	P	(A)(B)
Public and Semipublic¹		
Cemetery	U	(F)
Government Offices	L1	(F)
Parks and Recreation Facilities	P	(G)
Public Safety Facilities	P	(F)
Religious Assembly	U	(F)
Utilities, Major	U	(F)
Waste Facility	U	(F)
Utilities, Minor	P	
Commercial Uses		
Commercial Filming	U	(G)
Commercial Recreation and Entertainment	U	(C)(F)
Eating and Drinking Establishments		
With Take-Out Service	L2	(F)
Horticulture, Limited	L3	(G)
Agricultural and Extractive Uses		
Animal Husbandry	P	(G)
Crop Production	P	(G)
Accessory Uses	P/U	(C)(D)(G)
Temporary Uses		
Animal Shows	U	(G)
Circuses and Carnivals	U	(G)
Commercial Filming, Limited	P	(G)
Nonconforming		(E)

1. Refer to BMC 17.16.040 for use definitions.

OS District: Additional Use Regulations

- L-1 Permitted as part of a park or recreational facility, public safety facility, or utility.
- L-2 Only "limited" facilities, as defined in Chapter 17.16 BMC, allowed by use permit.
- L-3 Use permit required, and no on-site retail sales permitted.
 - (A) Not permitted on lands outside the urban growth boundary as delineated on the general plan land use diagram. On lands inside the urban growth boundary, limited to one primary dwelling unit and one accessory dwelling unit per site, subject to the requirements of BMC 17.70.060, Accessory dwelling units.
 - (B) See BMC 17.70.300, Animals.
 - (C) See BMC 17.70.290, Game centers.
 - (D) Limited to facilities incidental to an open space use.
 - (E) See Chapter 17.98 BMC, Nonconforming Uses and Structures.
 - (F) Not permitted on lands outside the urban growth boundary as delineated on the general plan land use diagram, amended by approval of Measure K by a vote of the people, November 4, 2003.
 - (G) Allowed only if no urban services are provided.

(Ord. 04-8 § 1; Ord. 01-6 N.S., 2001; Ord. 87-4 N.S., 1987).

17.36.040 Development regulations.

Development regulations shall be as specified by the use permit; provided, that if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the nearest base district shall apply to each portion of the OS district. For existing uses which do not have a use permit, or for uses that do not require a use permit, the regulations of the nearest base district shall apply to the use. (Ord. 89-1 N.S. § 22, 1989; Ord. 87-4 N.S., 1987).

17.36.050 Review of plans.

Certain projects shall require design review (see Chapter 17.108 BMC); all projects shall require development plan review (see Chapter 17.112 BMC). (Ord. 87-4 N.S., 1987).



Public Works & Community Development Department
MEMORANDUM

Date: July 2, 2009
To: Planning Commission
From: Damon Golubics, Principal Planner
Re: Planning Commission Role in the Strategic Plan Process

At the May 14, 2009 Planning Commission meeting, the Commission requested that staff agendize a discussion item to review the role of the City's Strategic Plan and General Plan.

Generally speaking, the Planning Commission, in most California cities, has two distinct functions: to prepare and revise the community's General Plan - the manifestation on paper of the hopes, dreams and goals a community holds for itself; and to review, approve or deny development applications for consistency with the City's adopted plans.

Attached to this memorandum, are the first couple of pages of the Benicia General Plan, which should be helpful in understanding the role of the General Plan and the legal requirements associated with such plans. This information should be helpful for Commission discussion of this issue.

Currently, the Strategic Plan is exclusively dealt with by the City Council. An essential part of the Strategic Planning process is completion of an external and internal assessment. The external assessment is a review of the outside elements or forces that impact the environment in which the City functions, i.e., the opportunities and threats in the City's external environment. The internal assessment is a review of the organization's strengths and weaknesses.

As part of this comprehensive process, a bi-annual citizen survey was conducted last August in order to assess community opinions and needs regarding quality of life, City services, and community needs. In addition, input on the various components of the City's Strategic Plan was solicited from each of the City's boards and commissions, including the Planning Commission.

The City Manager's Office also worked closely with City departments and employees in order to evaluate the current Strategic Plan and identify priorities for the next fiscal period. For example, the City Manager's Office held two employee workshops devoted to evaluating the City's Strategic Plan. Employees from every department attended and various organizational levels attended these strategic planning sessions. The employees worked in small groups to review a variety of resources, including the results of the citizen survey and the Organizational Culture Inventory (OCI) (i.e., employee survey), to provide input on the City's current Strategic Plan and propose modifications. The feedback gained from these workshops, along with departmental priorities, is incorporated into the resources provided for a March 30, 2009 public workshop.

Following the March 30th workshop, the feedback will then be compiled for submittal to the Council. The Council will be asked to approve a small number of Strategic Issues and Goals, Strategies and Actions to address them. Once the Strategic Plan is finalized and adopted by the City Council, the plan will be an integral part of the budget process. The Strategic Plan will provide a framework to guide and support resource allocation during the upcoming budget process.

The information provided with the memorandum tonight should give the Commission enough information to have an informed discussion regarding the role of the City's Strategic Plan and General Plan.

Attachment:

- Commissioner Ernst's Email Dated May 14, 2009
- Pages 1 and 2 of the Benicia General Plan

**COMMISSIONER ERNST'S EMAIL DATED
MAY 14, 2009**

From: Rick Ernst <jfernst@aol.com>
To: jfernst@aol.com
Subject: 25-year Strategic Vision and Plan suggestion with responses
Date: Thu, 14 May 2009 5:03 pm

City Council and Staff:

Re: 25 year strategic plan

I have been working on a suggestion for Council and Staff regarding Strategic Planning and have communicated with a number of folks about the strategic plan workshop we had last week and everybody seems to agree that it was somewhat confusing and does not provide any long-range goals that connect our current projects with future goals and vision.

My suggestion centers around the strategic planning I have done with various companies over the past 30 years, or so, wherein, we would facilitate a workshop with the question, "WHAT DO WE WANT BENICIA TO LOOK LIKE IN 25 YEARS?" Actually, we could pick another number -- 20, 30, 50; however it seems that 20 to 25 years is something that people can envision fairly realistically.

I would like to see the Planning Commission spearhead the development of a 25 year Vision for what Benicia could look like in 25 years -- Building Codes, Population, First Street, Main Street Program, Chamber, BIPA, Lower Arsenal, City Government, Computer Technology, Police & Fire Services, Art and culture, Sustainability, Zero-waste, Energy, City Council, Demographics, Waterfront, Tourism, Zero-emission transportation, Schools, Parks and Recreation, Benicia Business Park, Water Supply, Food, etc. etc. etc. We could list all the categories that make up our town and write down what the residents envision our city should look like at that time. This would be a multiple session process.

But, once accomplished, and we have agreement on what Benicia could look like in 25 years, we develop a strategic plan and determine what we need to do over the next 5 to 10 years to accomplish that vision. And, then, we develop a plan of action to determine what we need to do in the next 1 to 2 years that will lead to achieving our 5 to 10 year goals that would lead to our vision in 25 years. This process gives the citizens of Benicia a substantial understanding of why we are spending our money and doing the things we need to do TODAY. Every year or two, we revisit the 25-year goal, 10-year goal, and 1 to 2 year plan of action (as we are currently doing, although, without the 25 year vision), and revise the 25-year goals as technology and factors change.

Again, the current process related to the General Plan is, well, to o general. We need more specifics! Our General Plan has not been updated for nearly 20 years and has reports that go back over 30 years. The current process leaves a lot of questions unanswered as to why we are focusing on what we are doing. For example, we talk about bringing our roads up to a satisfactory standard. If our goal is to have our roads CONSTANTLY between 90% and 100%, then, our goal is to have a crew that is constantly checking our roads and making repairs so that our streets are always maintained. There are hundreds of cities that have that have a goal to maintain their streets to a high degree -- some over 90% at all times!

We discuss the possible need for a sustainability commission, the possible need for an arts and culture commission, and put them on hold for possible funding. Again, these are difficult things to work through without a long-range vision as to why we need them and what we want to accomplish in our town over the next 25 years and beyond.

With our current process, we pick 10 projects and put ALL OF OUR RESOURCES into those 10 projects without knowing where it will get us, or how they will benefit us in the long-term. We talk about the need for a new police station without discussing why we need a new police station or how we want our police force to look in 25 years. The 10 projects we discuss are not connected to long-range goals and visi ons! Or, they are only loosely connected via a nebulous, "we should spend our funds for these projects because they would be nice to have!" For example, we talk about having an intermodal transportation center someday. My questions regarding an intermodal center, for example, are, 1) Why have it? 2) Is there a better system to achieve our goals? 3) Where will it connect our residents to? 4) Who will use it? 5) When do we want it? 6) What do we need to do today to achieve our goal?, and so forth.

Our city government is, today, highly reactionary, and responding to situations that we have no idea are occurring -- over which we have no control.

Back to our example, why are our streets in such disrepair? Why is our KEY Industrial Park in such a poor state. We have no long-range goals. We have no short-range goals to support the long-range goals (that we don't have anyway).

I would like to see Council and Staff take on the task of developing "Long-Range Vision" workshops. Get the Long-Range Vision in place and then develop short-range goals and plans of action to achieve those long-range goals. And, I don't think we need to hire and pay another consultant. We could hire somebody local and pay them. There are many qualified folks in Benicia who probably wouldn't accept any pay to facilitate such a vision setting program.

And, certainly, our budget needs to be reviewed. I don't think we should spend every dollar that comes in from every revenue source. We don't have control of sales taxes, property taxes, or most of the revenue sources, and the State is ready to take property taxes at any moment. So, I suggest we budget monies that we have little or no control over and allow excess funds to be placed in reserves or used for special projects -- again, projects that conform to our long-range goals and vision.

There is a lot of work that needs to take place. Many citizens believe our city is floundering to a great extent without an appropriate vision and short-range goals to keep us on track for that long-range vision!

BENICIA VISION 2035! We can do it!

RESPONSES

1. I too think that long term planning is the answer. I think we need more than one session to discuss it. I would also like to see more input from the community. And when they give their input we show we listened by abiding by their wishes. We spend entirely too much money on consultants.
2. The Benicia General Plan is the long range vision. It does state what we want to be like in 20 years or so. That is the reason for the Strategic Plan - it is to implement the General Plan. This has been clearly structured by staff and has been part of the many meetings council has had including the work shop.
3. Setting markers, benchmarks or standards of performance is exactly where we are headed and your ideas are very helpful. I look forward to your continuing participation and sharing your research with us.
4. For the next 15 to 20 years Benicia will gray - dramatically. With a flat school enrollment and homeowners' home values depreciating, we'll be seeing the same old faces for a long time. So what will today's 35 year to 55 year-old's be wanting in twenty years? Probably not a lot. Older people don't want change and the historically impaired add to the cry "save our history" by demanding we don't change anything.
5. What do we want 15-20 years from now? What would be our dreamscape? We'll be 20 in our seventies - hopefully in good health - what will we expect from our City? Or...should we be asking the thirty-somethings the questions? Let's leave it up to them. What do they want from this City when they are in their fifties and sixties? I think that may be more appropriate. Yep - over 50 right now? Then you don't get a voice.
6. Negative Perspective: I'm desperately looking to relocate our Benicia store few retail options in town. Many newer landlords of older buildings in Benicia are demanding rents well over \$2/sq/ft. I'm paying \$0.90/sq/ft in a newly refurbished downtown with water fountains, angled parking, and gorgeous streetscape. My negative outlook says we'll never see that 'downtown' in Benicia. Sad.
7. You have a great goal. Engage the younger crowd -- the old people are uninspired. As my seventeen year-old puts it "it was an OK place to live but I wouldn't want to live here when I'm done with college". Come up with a plan that changes his perspective.

8. Good thoughts and glad someone finally said it! You are exactly right. Each 'council du jour' we end up with changes the General Plan or Specific Plan(s) or Goals and no one stops to think about all the hours of dedicated citizens and staff time that went into those previous visionary documents. The General Plan Committee worked for 5 years and one of the goals was to protect the industrial park and historic resources. Yet after the documents went first to Planning Commission and then to the very last Council meeting for final approval, the Council changed the plan. We have now spent how many public funds and hours of time to circumvent the change. The change was never meant to be part of the citizen's vision for long term sustainability.
9. The Industrial Park and Arsenal ARE the greatest economic engine of this community.
10. I don't think most of us will ever see the Specific Plan built. However we must have a plan for our future generations to adhere and follow. Many communities have successfully accomplished this goal and I believe with the strong message to this Council we may be able to see this realized
11. I agree..I agree..I agree. I wasn't much help to the evolution of our town so far. My nose is deep in my job and these days I am trying to generate more income.
12. My current interest leans towards our older population. It's so easy to neglect them and that's a painful thought.
13. I am in support of this idea / process.
14. I just had a chance to read through your comments, and I was very impressed with the way you characterized the problem of the strategic planning workshop, which I, too, found disconcerting and confusing, especially since the the time for soliciting public input was curtailed and the method was reductive: a rather random list was made at each table, then "voting" took place which eliminated the very ideas that could have been linked together had there been any method offered for synthesis and integration of ideas. There's little strategic thinking involved to get to such an outcome.
15. At the strategic planning workshop, we received "top ten priority projects", with no reference to General Plan goals and community values and how projects proposed were related to these.
16. I thought Mike Ioakimedes offered very constructive criticism when he cited that things like building a police station were projects that were already "in the pipeline" on the city's agenda to accomplish. In that sense, the workshop's purpose was muddied, since really, the goal of getting a new police station was already determined, and the guidance wanted by staff from the public was simply to rubber stamp approval for assigning budgeting priority to that item.
17. I certainly understand the reasons for wanting a secure, well-equipped and safe police station for the future. But what if the budget couldn't support construction in the next two years? I don't think we've reasoned through this. As Councilmember Ioakimedes said, we don't dream enough. I agree. If we want to use city resources wisely, how can planning be said to be truly "strategic" if we don't have a dream of what Benicia should be like in 30 years?
18. Our financial crisis is not going away, (can't you hear more bubbles popping?) and we will see rising energy costs again and ultimately oil depletion, while "cumulative" climate impacts increase in severity.
19. Right now, it seems to me that General Plan is used only as a passive reference document. We say loosely that our vision is "sustainability", yet knowing that, we still had to spend more than 5 months trying to get the sustainability task force presentation on the agenda... When we succeeded in finally getting approval for the commission, the sense of urgency to establish it seemed derived from recognition of the need for a body to provide oversight of VIP Settlement money—such that oversight and access to funds seemed to trump

the commission's highest value and purpose, that of enabling an effective comprehensive action plan to achieve steps toward gaining greater level of "sustainability" with broad public support.

20. A strategic planning workshop, if it had fully embraced sustainability as a goal governing a long-range vision as per the General Plan, would have orchestrated discussion around those kinds of programs that in the next two years would contribute to the kind of outcomes that the climate action plan aims for.

21. Yes, yes----focus on goals and then apportion the energy, the cash, the staff, etc. Otherwise we only run in place and cannot lift off----

22. I am not sure if Performance is the word---I am thinking it should be Objective Based--or Goal based---and I have been tumbling this idea around with regard to the school cuts---we need first to have the goals/objectives---then decide what to cut and where---my view of budget maneuvers thus far at DO has been the obvious--cut personnel---but that has been a trimming not focused on objectives---just numbers in building or room!

23. I just returned from spending 4 days on Cannery Row and a lovely time all over the Monterey Peninsula. Years ago, Cannery Row was mess. Actually other than Pebble Beach and Carmel as 'upscale retreats', there was no common identity and consistency. And then with a far reaching ambitious plan the entire Peninsula came together and built a Mecca of beauty and a tourism attractant. The Wharf area had a redevelopment zone proclaimed, the Cannery had a form based plan established, a bike trail was planned to connect all the way from Carmel to Castroville and all of the Fort Ord open space was left as such and has become a coastal reclamation zone.

Anyone can now bike the entire distance without getting off their bike to walk around unfinished paths or to find detours; after all these years, it is finished. Methodically and consistently the communities of Carmel, Monterey, Pebble Beach and surrounding cities, have built its vision for future generations to experience. It took a very long time, however instead of wasting money on studies and 'consultants', we could tell developer du jour or latest Council "There is a plan and we will follow it". As funds become available, each and every little path, park, trail, landscape detail, signage and Master Plan item has been constructed.

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No, it did not happen overnight, but it happened! And sadly, as I look around Benicia community which has all the available assets to create a similar vision! I just hope people are successful in this same goal for the need to establish that clear vision.

**PAGES 1 AND 2 OF THE BENICIA GENERAL
PLAN**

1. INTRODUCTION

Benicia has a long history of big ideas. Originally the city was to be a major port; then it was the state capital; later it was a transportation hub. An increase in population and jobs that started in the 1970s is expected to continue, though at a slower pace, through 2015. During this period of expansion, it is vital that Benicia's future be managed wisely to preserve and enhance its many attractive qualities.

This chapter details the planning, legal, and physical framework for the Benicia General Plan. Specifically it describes the role of the plan, its legal footing, its organization, Benicia's relationship to the region, and a description of the planning area.

A. WHAT IS THE BENICIA GENERAL PLAN?

1. ROLE OF THE GENERAL PLAN

The Benicia General Plan is the principal policy document for guiding future conservation and development in the city. It reflects the community's shared values and determination of what Benicia is and should continue to be—an uncommonly special place.

The Plan has a long-term horizon, addressing an approximately 15- to 20-year time frame. At the same time, it brings overall direction to the day-to-day decisions of the City Council, its commissions, and City staff.

The General Plan determines what kind of urban development should take place and where and when, and who in the City will be charged with getting it done.

The Plan—

- Expresses the desires of Benicia residents in regard to the physical, social, economic, cultural, and environmental character of the city;
- Serves as a comprehensive guide for making decisions about land use, economic development, road improvements, and protecting natural resources and the public health and safety;
- Provides the legal foundation for all zoning, subdivision, and public facilities ordinances, decisions, and projects—all of which must be consistent with the General Plan.

The general plan is to be considered and used as a whole. One section is not to be stressed while ignoring others; rather all of the sections should be used together, with flexibility. Used in this way, the Plan will become a powerful tool for ensuring consistency of City actions, while remaining responsive to changing needs and times.

2. LEGAL REQUIREMENTS

The general plan is a State-mandated blueprint for physical development. The general plan derives its authority as the summit of land use regulations from the California Government Code. The City Council adopts the general plan by resolution as a legal document.

Seven general plan “elements” are required by law: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise. How these elements are incorporated into the organization of this General Plan is explained in Section 4, below, and in Table 1-2. When optional subjects are added to a general plan (for example, “economic development” and “health”), they have the same status as a mandated element. All general plan elements carry equal weight (*Sierra Club v. Board of Supervisors* [1981] 126 Cal.App.3d 698). No single section, chapter, or subject supersedes any other.

3. THE GENERAL PLAN PROCESS

In late 1992, the Benicia City Council formed a citizens’ task force to review the General Plan and report its findings. As a result, in late 1993, a General Plan Task Force Report was issued. The report stated that many of the policies and programs in the General Plan had not been revised since 1979, had already been implemented, or were no longer relevant to current or future conditions.

In June 1994, the City Council adopted a resolution directing that preparations begin for a comprehensive update of the General Plan. Accordingly, the Council formed a 17-member citizens’ General Plan Oversight Committee (GPOC) to work with City staff to design the update process. GPOC was charged with facilitating public outreach, monitoring the update process to be sure it is on time and within budget, providing volunteer assistance, and assisting in community workshops and forums.

Consultants were engaged to develop a work program for a General Plan Update. The work program was presented to and accepted by the City Council in November 1994. The City Council adopted a budget for the work and directed staff and the GPOC to retain consultants to assist GPOC in undertaking the actual update.

PUBLIC OUTREACH PROGRAM

This General Plan is built on issues defined by the community—issues that focused on what should be preserved and what should change. Some of those