

**CONTRA COSTA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATIONS FEE SCHEDULE, EFFECTIVE APRIL 14, 2007**

SERVICE PROVIDED	FEE*	DEPOSIT*	ADDITIONAL FEES/DEPOSIT*
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VARIANCES

VARIANCE REVIEW	T&M	\$1000	
VARIANCE PUBLIC HEARING	T&M	\$1000	Deposit in addition to variance review fee paid
VAR/SMALL LOT PUBLIC HEARING	T&M	\$1000	Deposit in addition to variance review fee paid

LAND USE PERMITS

CARETAKER MOBILE HOME	T&M	\$2,000	
FAMILY MEMBER MOBILE HOME	T&M	\$750	
FAMILY MEMBER MOBILE HOME	\$150		(Proof of financial hardship by property owner)
FINANCIAL HARDSHIP			
RESIDENTIAL CARE FACILITY	T&M	\$3,000	
HOME OCCUPATION	T&M	\$300	
SECOND UNIT	T&M	\$1,000	Time and materials
SECOND RESIDENCE	T&M	\$2,000	
TAKE OUT FOOD	T&M	\$2700	
QUARRY	T&M	\$5,600	Plus \$75 per acre
QUARRY RECLAMATION	T&M	\$1,780	Plus \$75 per acre
ANNUAL REVIEW OF QUARRY	T&M	\$1,000	Plus \$2 per acre
RECLAMATION			
LAND USE PERMIT/DEV. PLAN COMBO	T&M	\$2,000	Plus Development Plan deposit
LUP/DEV. PLAN COMBO (Minor Revisions)	T&M	\$500	
GAS WELL-ADMINISTRATIVE	T&M	\$570	
GAS WELL - PUBLIC HEARING	T&M	\$2,060	
OTHERS	T&M	\$2,700	Plus .005 of value of project costs over \$100,000
LAND USE PERMIT (Solid Waste Disposal)	T&M	\$10,000	

DEVELOPMENT PLANS

SMALL LOT DESIGN REVIEW	\$150		
SMALL LOT DESIGN- PUBLIC HEARING	T&M	\$500	Deposit in addition to small lot review fee
SMALL LOT/KENSINGTON DESIGN	\$500		\$1,000 deposit and T&M if public hearing requested
REVIEW			
SMALL LOT/ KENSINGTON DESIGN	T&M	\$1,000	
REVIEW – PUBLIC HEARING			
NEW PROJECT	T&M	\$6,000	Multiple Family \$195 per unit Commercial, Office, Industrial: \$.20 sq.ft.
MODIFICATION-EXTERIOR CHANGES	T&M	\$2,900	
MODIFICATION-NO EXTERIOR	T&M	\$2,000	
CHANGES			

***NOTES**

1. T&M is time and materials charges for all staff time to provide the service.
2. Deposit amounts are set at the average cost to provide the service. If costs exceed the deposit, the applicant will be billed the cost over runs. If costs are less than the deposit, then the balance will be refunded to the application.
3. Fish and Game Posting Fee is collected for the Clerk Recorder pursuant to Section 711.4(e) of the Fish and Game Code.

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<u>SUBDIVISIONS</u>			
MAJOR SUBDIVISION			
5-30 lots/units	T&M	\$5,490	Plus \$185 per lot/unit (5-30)
31-100 lots/units	T&M	\$11,500	Plus \$96 per lot/unit (31-100)
101 or more lots/units	T&M	\$18,200	Plus \$64 per lot/unit (101 and up)
MINOR SUBDIVISION	T&M	\$4,800	Plus \$300 per lot/unit.
REVERSION TO ACREAGE	T&M	\$1,500	
CONDO/CONVERSION TENTATIVE MAP			
1-30 lots/units	T&M	\$1,910	Plus \$140 per lot/unit (1-30)
31-100 lots/units	T&M	\$6,104	Plus \$105 per lot/unit (31-100)
101/or more lots/units	T&M	\$13,454	Plus \$70 per lot/unit 101 and up
LOT SPLIT - ADMINISTRATIVE (Per Ord. Sec. 94-2.202)	T&M	\$2,000	
POLICE SERVICES DISTRICT FORMATION	\$800		
<u>REZONINGS</u>			
COMMERCIAL/INDUSTRIAL, MULTI-FAMILY, OFFICE, MOBILE HOME PARK	T&M	\$6,500	
OTHERS	T&M	\$2,500	
AGRICULTURAL PRESERVE REZONING CONTRACT	T&M	\$1,000	
AGRICULTURAL PRESERVE CONTRACT	T&M	\$500	
AGRICULTURAL PRESERVE CANCELLATION REVIEW	T&M	\$5,400	
AGRICULTURAL PRESERVE NON-RENEWAL NOTICE	T&M	\$300	
<u>PLANNED UNIT DEVELOPMENT</u>			
REZONING - RESIDENTIAL			
1-30 units	T&M	\$4,185	\$128 per unit
31-100 units	T&M	\$8,025	\$96 per unit 31-100
101/up	T&M	\$14,745	\$64 per unit 101 and up
REZONING COMMERCIAL/INDUSTRIAL	T&M	\$6,200	\$.15 per sq. ft. of floor area over 25,000 square feet
FINAL DEVELOPMENT PLAN-NEW	T&M	\$3,500	
FINAL DEVELOPMENT PLAN/ NON SUBSTANTIAL MODIFICATION	T&M	\$1,000	
FINAL DEVELOPMENT PLAN/SUB.MOD.	T&M	\$3,000	
P.U.D. TENTATIVE SUBDIVISIONS MAP REVIEW	T&M	\$2,850	
<u>GENERAL PLAN</u>			
GENERAL PLAN AMENDMENT	T&M	\$8,500	\$100 per acre; \$3500 non-refundable fee included in deposit
FEASIBILITY REQUEST		\$750	Fee is credited towards subsequent GPA application
SPECIFIC PLAN AMENDMENT	T&M	\$5,000	

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<u>APPEALS</u>			
ZA APPEAL - MS	T&M	\$125	Time and materials charged to applicant
ZA APPEAL - MAJOR SUB	T&M	\$125	Time and materials charged to applicant
ZA APPEAL - OTHERS	T&M	\$125	Time and materials charged to applicant
ZA APPEAL - LUP	T&M	\$125	Time and materials charged to applicant
APPEAL TO BOS - LUP	T&M	\$125	Time and materials charged to applicant
APPEAL TO BOS - MS	T&M	\$125	Time and materials charged to applicant
APPEAL TO BOS-MAJOR SUB	T&M	\$125	Time and materials charged to applicant
APPEAL TO BOS - OTHERS	T&M	\$125	Time and materials charged to applicant
<u>RECONSIDERATION REQUESTS</u>			
	T&M	\$125	
<u>PERMIT EXTENSIONS</u>			
ADMINISTRATIVE	\$200		
PUBLIC HEARING	\$600		
<u>REVIEWS</u>			
CERTIFICATE OF COMPLIANCE/ DETERMINATION OF A LEGAL LOT	T&M	\$1,000	
LOT LINE ADJUSTMENT	\$50 per adjusted parcel (\$500 minimum)		
OFF-SITE SIGN REVIEW-MINOR MOD	\$550		
OFF-SITE SIGN REVIEW- PUB HRG	T&M	\$800	
ADDRESS CHANGE/PRIVATE ROAD NAME CHANGE	\$500	Plus \$100 per address over 10	
REQUEST FOR DETERMINATION	\$200		
CONDITION OF APPROVAL MODIFICATIONS	\$500		
CONDITIONS OF APPROVAL- PUBLIC HEARING	T&M	\$1,000	
COUNTY WATER AGENCY WETLAND AGENCY REVIEW	T&M	\$500	
<u>MISCELLANEOUS</u>			
DEVELOPMENT AGREEMENTS	T&M	\$1,000	
CHILDCARE APPLICATION REVIEW (30 or more units and certain commercial, industrial and office projects)	T&M	\$1,000	
LIQUOR LICENSE DETERMINATION	\$525		
DEEMED APPROVED ANNUAL FEE	\$400	Yearly fee per ABC licensee	
FISH & GAME POSTING FEE	\$50		
FISH & GAME ADMINISTRATIVE FEE	\$25		
INFORMATION SERVICES	T&M	Deposit based on estimated cost	
SUBSCRIPTIONS-PLANNING COMMISSION AGENDA	\$25 per year	Plus \$5 per year for each additional agenda	
HEALTH SERVICES	\$33		

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<u>PREAPPLICATION REVIEW</u>			
MINOR SUB, MINOR LUP/ DEVELOPMENT PERMIT (Not more than one building)	\$500		All costs charged to future application, credit given for fee paid
MAJOR SUB UP TO 100 LOTS	\$750		All costs charged to future application, credit given for fee paid
MAJOR SUB 101-250 LOTS	\$950		All costs charged to future application, credit given for fee paid
MAJOR RES, COMM OR INDUST. DEV. (More than one building)	\$1,000		All costs charged to future application, credit given for fee paid
<u>TREES</u>			
ALTERATION OF PROTECTED TREE(S) REVIEW	T&M	\$500	
HERITAGE TREE (Appeal)	T&M	\$50/appeal	
HERITAGE TREE (Nomination)	\$100 per tree		
HERITAGE TREE (Removal)	T&M	\$1,000	
HERITAGE TREE (Encroachment on drip line)	T&M	\$500	
<u>OTHER FEES</u>			
ACCELERATED REVIEW			Deposit for application and a Nonrefundable deposit equal to 30% of amount of consultant contract plus time and materials
LATE FILING			Nonrefundable penalty equal to 50% of application fee
HAZARDOUS WASTE APPLICATION REVIEW			
Determination	T&M	\$2,440	
Monitoring 86/100	T&M	\$2,900/yr	
Mitigation Monitoring (non 86/100)	T&M		
ENVIRONMENTAL IMPACT REVIEW	T&M		Contract amount 30% administrative surcharge
GEOLOGIC REVIEW	T&M		Contract amount: Major Sub\$750 min dep., Minor Sub \$750 min dep.
LIQUOR LICENSE SITE DETERMINATION	\$525		
DEEMED APPROVED ANNUAL FEE	\$400		Yearly per ABC licensee
GUN ORDINANCE ANNUAL LICENSE	\$250		
CEQA REVIEW COUNTY PROJECTS- NON EIR			Time and materials excluding general overhead
CEQA REVIEW COUNTY PROJECTS- EIR			Time and materials excluding general overhead
NOTIFICATION LIST SERVICES			\$1.50 per address plus \$30
MITIGATION/COA COMPLIANCE MONITORING	T&M	\$1,500	
RECORDS INFORMATION RESEARCH	\$60 hour		Retrieval/research fee: \$60 per hour, minimum \$15
LANDSCAPING AND TREE PROTECTION AGREEMENT			Time and materials charged against \$100 min. initial deposit.
COA COMPLIANCE CHECK MINOR DEVELOPMENTS	T&M	\$500	
COA COMPLIANCE CHECK MAJOR DEVELOPMENTS	T&M	\$1,000	
SUBPOENA SERVICES	\$60 hour		Evidence reproduction: \$60 per hour, minimum \$15
TEMPORARY EVENTS	T&M \$2500 cap.	\$150	

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<u>BAY POINT P-1 FEES</u>			
<u>ADMINISTRATIVE PERMITS</u>			
ADMINISTRATIVE PERMITS FOR DEVELOPMENT STANDARDS MODIFICATION, OCCUPANCY CHANGE, TEMPORARY USES, ADDITIONS/DESIGN REVIEW, TEMPORARY CONTRACTOR'S CONSTRUCTION TRAILER, PERMANENT MOBILE HOME, OTHERS	\$150		Time and materials
HOME OCCUPATION	\$50		Time and materials
<u>LAND USE PERMITS</u>			
AUTOMOBILE USES		\$1,000	Time and materials
OTHERS		\$500	Time and materials
<u>DEVELOPMENT PERMITS</u>			
NEW PROJECT		\$1,000	Time and materials
<u>OTHERS</u>			
LOT LINE ADJUSTMENTS	\$150 per parcel		Time and materials
ANNUAL MONITORING FEE	\$50		Time and materials

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<u>NORTH RICHMOND P-1 FEES</u>			
<u>ADMINISTRATIVE PERMITS</u>			
ADMINISTRATIVE PERMITS FOR DEVELOPMENT STANDARDS MODIFICATION, OCCUPANCY CHANGE, TEMPORARY USES, ADDITIONS/DESIGN REVIEW, TEMPORARY CONTRACTOR'S CONSTRUCTION TRAILER, PERMANENT MOBILE HOME, OTHERS	\$150		Time and materials
HOME OCCUPATION	\$50		Time and materials
<u>LAND USE PERMITS</u>			
AUTOMOBILE USES		\$1,000	Time and materials
OTHERS		\$500	Time and materials
<u>DEVELOPMENT PERMITS</u>			
NEW PROJECT		\$1,000	Time and materials
<u>OTHERS</u>			
LOT LINE ADJUSTMENTS	\$150 per parcel		Time and materials
ANNUAL MONITORING FEE	\$50		Time and materials

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<u>RODEO P-1 FEES</u>			
<u>ADMINISTRATIVE PERMITS</u>			
ADMINISTRATIVE PERMITS FOR DEVELOPMENT STANDARDS MODIFICATION, OCCUPANCY CHANGE, TEMPORARY USES, ADDITIONS/DESIGN REVIEW, TEMPORARY CONTRACTOR'S CONSTRUCTION TRAILER, PERMANENT MOBILE HOME, OTHERS	\$150		Time and materials
HOME OCCUPATION	\$50		Time and materials
<u>LAND USE PERMITS</u>			
AUTOMOBILE USES		\$1,000	Time and materials
OTHERS		\$500	Time and materials
<u>DEVELOPMENT PERMITS</u>			
NEW PROJECT		\$1,000	Time and materials
<u>OTHERS</u>			
LOT LINE ADJUSTMENTS	\$150 per parcel		Time and materials
ANNUAL MONITORING FEE	\$50		Time and materials

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IN-LIEU FEES FOR INCLUSIONARY HOUSING ORDINANCE – APPLIES TO PROJECTS WITH 5 THROUGH 125 UNITS ONLY. FEES ARE NOT ALLOWED ON PROJECTS WITH MORE THAN 125 UNITS EXCEPT FOR FRACTIONAL UNITS

Fees are one option for compliance. See Ordinance for requirements and options for any project of five or more units. Fees may be paid on a fraction of a unit if the calculation of the required number of inclusionary units in a project results in a fraction of a unit.

Developments of 5 or more units must provide 15% of the units as affordable.

For-sale developments must have 80% of the inclusionary units (12% of total units) as affordable to moderate income households and 20% of the inclusionary units (3% of total units) as affordable to lower income households.

Rental developments must have 80% of the inclusionary units (12% of total units) as affordable to lower income households and 20% of the inclusionary units (3% of total units) as affordable to very-low income households.

Refer to Ordinance for income definitions.

Fee amounts are based on affordability gap as determined in the Inclusionary Housing In Lieu Fee Study by David Paul Rosen & Associates dated March 9, 2006.

FOR SALE HOUSING

Fee equals 12% of total number of units in the development times \$135,850 plus 3% of total number of units in the development times \$308,453; i.e., $[(0.12 \times \text{total units})(\$135,850) + (0.03 \times \text{total units})(\$308,453)]$

RENTAL HOUSING

Fee equals 12% of total number of units in the development times \$138,600 plus 3% of total number of units in the development times \$262,680; i.e., $[(0.12 \times \text{total units})(\$138,600) + (0.03 \times \text{total units})(\$262,680)]$