



AGENDA

SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

Tuesday, May 15, 2012 – 6:30 p.m.

Hillside Conference Room

CITY COUNCIL MEETING

Tuesday, May 15, 2012 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Bill Jones – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Rebecca Benassini

Councilmember Ann Cheng
Councilmember Janet Abelson

6:30 p.m. ROLL CALL

CONVENE SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

ANNOUNCEMENT OF CLOSED SESSION

Conference with Labor Negotiators (*Pursuant to Government Code Section 54957.6*)

Agency designated representatives: Scott Hanin, City Manager, Sky Woodruff, City Attorney, Glenn Berkheimer, IEDA, Sukari Beshears, Employee Services Manager

Employee organizations: Service Employees International Union, Local 1021

Unrepresented Employees

Police Employees Association

International Association of Firefighters, Local 1230

Public Safety Management Group

ORAL COMMUNICATIONS FROM THE PUBLIC (*Comments are limited to three minutes and to items on this Special Closed Session agenda only.*)

RECESS INTO CLOSED SESSION

POSSIBLE REPORT OUT OF CLOSED SESSION

ADJOURN SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

ROLL CALL**7:00 p.m. CONVENE CITY COUNCIL MEETING**

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** – Councilmember Benassini
2. **COUNCIL / STAFF COMMUNICATIONS** (*Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.*)

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

All persons wishing to speak should sign up with the City Clerk. Remarks are limited to 3 minutes per person. Please state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.

4. **PRESENTATIONS**

Update on Business Recruitment and Attraction Activities – Dwayne Dalman, Economic Development Specialist.

5. **ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5D**

Consent Calendar items are considered to be routine by the City Council and will be enacted by one motion unless a request for removal for discussion or explanation is received prior to the time Council votes on the motion to adopt.

- A. **Minutes for Approval**

Approve the May 1, 2012 City Council Special Meeting – Closed Session and City Council Regular meeting minutes.

- B. **Proclamation Commemorating the Dedication of the Blue Star By-Ways Monument in Richmond**

City Council of the City of El Cerrito hereby recognizes the importance of the solemn dedication of the Blue Star Memorial By-Way Marker on May 28, 2012 on the occasion of Memorial Day in Richmond and encourages all residents to join in honoring and remembering all of our brave service men and women, past and currently serving and pay homage to those who made the ultimate sacrifice on the Country's behalf. May we also offer our best wishes to the families of military personnel and strive for a just and lasting peace in our world.

- C. **Opposition to the Passage of Assembly Bill 2200**

At the request of Councilmember Abelson, adopt a resolution opposing the passage of Assembly Bill 2200 which proposes suspending the hours of operation for the I-80 high-occupancy vehicle lanes within the jurisdiction of the Metropolitan Transportation Commission in the "reverse commute direction," namely between 5:00 a.m. to 10:00 a.m. in the eastbound direction and between 3:00 p.m. to 7:00 p.m. in the westbound direction.

D. Committee on Aging Appointment

At the request of the Committee on Aging, approve a recommendation appointing Mr. Kim Marlia to the Committee on Aging.

6. PUBLIC HEARINGS

A. Confirming the Diagram and to Levy the Assessment for Fiscal Year 2012–13 for Landscape and Lighting Assessment District No. 1988–1

Conduct a public hearing and upon conclusion adopt a resolution setting the annual Landscape and Lighting Assessment for Fiscal Year 2012–13 as \$72 per residential parcel and as noted in the Engineer's Report for other classes of properties.

B. Confirming the Method of Collecting the Storm Drain Reconstruction Fees

Conduct a public hearing and upon conclusion adopt a resolution approving the Storm Drain Annual Report for Fiscal Year 2012–13 and directing that Storm Drain Fees be collected on the property tax rolls.

C. Revision to Fiscal Year 2011–12 Master Fee Schedule for Selected Recreation Fees

Conduct a public hearing and upon conclusion, adopt a resolution approving a revision to the 2011–12 Master Fee Schedule for selected recreation fees in order to coincide with the summer season beginning June 1, 2012.

D. Master Fee Schedule Revision for Fiscal Year 2012-13

Conduct a public hearing and upon conclusion adopt a resolution approving a revised Master Fee Schedule for Fiscal Year 2012–13

7. POLICY MATTERS

Extension of Exclusive Negotiation Rights Agreement with Eden Housing

The City Council, acting as housing successor to the former Redevelopment Agency, adopt a resolution authorizing the City Manager to extend to June 8, 2013, the Exclusive Negotiating Rights Agreement (ENRA) with Eden Housing Inc. (Developer) for negotiation of a Disposition and Development Agreement of an affordable housing project (Project) at 10848-10860 San Pablo Avenue.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Jones Assignments: Contra Costa County Mayors' Conference, Crime Prevention Committee, Design Review Board, Disaster Preparedness Council Delegate, Municipal Service Corporation Chair, Oversight Board of the Successor Agency for the Former El Cerrito Redevelopment Agency, Pension Board Chair, Temporary Permits Committee, Tom Bates Regional Sports Field JPA, Underground Utilities Committee, West County Integrated Waste Management Authority Alternate and West County Mayors' & Supervisors' Association.

B. Mayor Pro Tem Lyman Assignments: Commission/Committee Rules Subcommittee, Contra Costa County Mayors' Conference Alternate, Disaster Preparedness Council Alternate, Economic Development Board, Municipal Services Corporation Vice-Chair, Pension Board Alternate, Planning Commission, Tree Committee, West County Integrated Waste Management

Authority Delegate and West County Mayors' & Supervisors' Association Alternate.

C. Councilmember Abelson Assignments: Association of Bay Area Governments (ABAG) General Assembly Alternate, Committee on Aging, Contra Costa Transportation Authority, Environmental Quality Committee, League of California Cities East Bay Division Delegate and West Contra Costa Transportation Advisory Committee Delegate.

D. Councilmember Benassini Assignments: Arts and Culture Commission, Park and Recreation Commission, Redevelopment Agency Vice-Chair, and Tom Bates Regional Sports Field JPA Alternate.

E. Councilmember Cheng Assignments: Association of Bay Area Governments (ABAG) General Assembly Delegate, Commission/Committee Rules Subcommittee, Financial Advisory Board, Human Relations Commission, League of California Cities East Bay Division Alternate, Redevelopment Agency Chair and West Contra Costa Transportation Advisory Committee Alternate.

9. ADJOURN CITY COUNCIL MEETING

The next City Council meeting is scheduled on Tuesday, June 5, 2012 at 7:00 p.m. The meeting will take place in the City Council Chambers at City Hall, 10890 San Pablo Avenue, El Cerrito.

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT- Channel 28. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/ind-ex.aspx?NID=114>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at www.el-cerrito.org prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email cmorse@ci.el-cerrito.ca.us
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.
- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.

Update on Business Recruitment and Attraction Activities

of El Cerrito's Economic
Development Program

Historical balance of activities

- Business retention and Business attraction



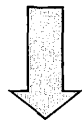
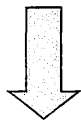
Current top priority

- Business attraction



Business attraction = New investment & Increased revenues

- New development
- New tenants
- New improvements

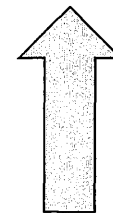


- Increased shopping
- Spillover spending
- Placemaking

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Revenues

How does recruitment and attraction work?

- Local knowledge/
Follow-up/ Repetition
- Building relationships
 - Property owners
 - Brokers
 - Tenants
 - Businesses
 - Developers



How does it work internally?

- Relationships – internal
 - Assist business community with City processes
 - Create trust - openness
 - Improve process - flexibility
 - Parking
 - Permits

Challenges

- Real estate
 - Complicated properties – multiple parcels, shallow lots
 - Does available space meet needs?
 - Location
 - Traffic
 - Size
- Property owners
 - Not local residents
 - Is property owner willing/motivated to participate?
 - Who pays for what
 - Unrealistic expectations
 - Trust issues
- Limited program funding – tools in the toolbox
- Border challenges

Current activities in business retention

- Business outreach
- El Cerrito Entrepreneur Training
 - 3rd year
 - Continuing network
- Small business workshop series
- Chamber of Commerce board member

Current recruitment and attraction activities

- Consolidation of property and increased intensity of uses on Theater block and south end of town
- Chipotle
- Corner of Kearney & Fairmount
- El Cerrito Plaza
- Former Copy Central
- McNevin lot
- Former Guitar Center
- Former Little Raspberries
- Re-tenant of Moeser Safeway
- In-line space at new Safeway
- Marshalls Center
- Eastshore triangle
- Development of Mayfair block
- Former Mitsubishi building
- Ongoing business attraction for all vacant & underutilized buildings/parcels

Questions?

- Comments

EL CERRITO CITY COUNCIL

MINUTES

SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

Tuesday, May 1, 2012 – 6:30 p.m.

Hillside Conference Room

CITY COUNCIL MEETING

Tuesday, May 1, 2012 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Bill Jones – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Rebecca Benassini

Councilmember Ann Cheng
Councilmember Janet Abelson

6:30 p.m. ROLL CALL

Present: Councilmembers Abelson, Benassini, Lyman and Mayor Jones

Absent: Councilmember Cheng

CONVENE SPECIAL CITY COUNCIL MEETING – CLOSED SESSION

Mayor Jones convened the Special City Council Closed Session meeting at 6:33 p.m.

ANNOUNCEMENT OF CLOSED SESSION

Conference with Labor Negotiators (*Pursuant to Government Code Section 54957.6*)

Agency designated representatives: Scott Hanin, City Manager, Sky Woodruff, City Attorney, Glenn Berkheimer, IEDA, Sukari Beshears, Employee Services Manager

Employee organizations: Service Employees International Union, Local 1021
Unrepresented Employees
Police Employees Association
International Association of Firefighters, Local 1230
Public Safety Management Group

ORAL COMMUNICATIONS FROM THE PUBLIC – No comments.

RECESSED INTO CLOSED SESSION at 6:34 p.m.

POSSIBLE REPORT OUT OF CLOSED SESSION

ADJOURNED SPECIAL CITY COUNCIL MEETING – CLOSED SESSION at 7:06 p.m.

ROLL CALL

Present: Councilmembers Abelson, Benassini, Lyman and Mayor Jones

Absent: Councilmember Cheng

7:00 p.m.

CONVENE CITY COUNCIL MEETING

Mayor Jones convened the regular City Council meeting at 7:11 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Jones

2. **COUNCIL / STAFF COMMUNICATIONS**

Mayor Jones reported that the Council had just met in closed session and provided direction to staff.

Councilmember Abelson reported that she attended a forum on public health and climate change in Richmond on April 24, 2012. Councilmember Abelson was also in Sacramento twice for a total of three days. Assemblymember Fiona Ma, through Assembly Bill 2200, is proposing that there be a change from three occupants to two occupants per vehicle in HOV lanes during off-peak hours between the Bay Bridge and the Carquinez Bridge. The West Contra Costa Transportation Advisory Committee (WCCTAC) has yet to take a position on AB 2200 but will be considering the issue at its next meeting. Councilmember Abelson testified at the Assembly Transportation Committee hearing to express concerns about the proposed bill, which passed. WCCTAC and the Contra Costa Transportation Authority (CCTA) will be looking at the bill in the coming months and will then present a position to Sacramento. Councilmember Abelson requested that the Council consider taking a position on the AB 2200 at its next meeting.

Councilmember Abelson also attended the League of California Cities Annual Legislative Action Days in Sacramento where she visited with Assemblymember Susan Bonilla, Senator Mark De Saulnier and Senator Hancock's Chief of Staff, Hans Hemann. The League discussed replacing redevelopment with another system and also discussed concerns about state revenue. There is a projected \$10-12 billion state deficit for next year which is less of a shortfall than last year. Legislative Action Day attendees also heard about a number of initiatives and discussed the mood of the voters. Locally, the City celebrated Earth Day on April 21, 2012. Councilmember Abelson thanked everyone who participated in the Earth Day event and expressed appreciation for the tremendous volunteerism throughout the city. Additionally, on April 22, the City celebrated the grand opening of the new Recycling Center. Everyone is invited to visit the new Recycling Center and tell staff what you want the new Center to be doing that is not already being done. There will be a Baxter Creek Clean Up on May 5. Those interested in helping should meet at the Greenway and Conlon Avenue.

Councilmember Lyman announced that the annual National Night Out event is August 7 this year. Councilmember Lyman stated that he echoes Councilmember Abelson's comments about the new Recycling Center and encouraged all to visit and explore the site. On Earth Day Councilmember Lyman worked with the City Arborist who is in the process of moving the Tree Committee forward.

Councilmember Benassini also praised the new Recycling Center and stated that she is so impressed that the Recycling Center takes prescription drugs because they are very difficult for people to dispose of. Councilmember Benassini thanked Councilmember Abelson for all of her work on Earth Day and noted that she participated in a clean up at the Del Norte BART station.

Mayor Jones announced the success of the Streetplay event on Key Boulevard next to Baxter Creek on Sunday. The music was good and a lot of people had fun. On May 18 at the Craneway Pavilion in Richmond, the annual Ed Fund Dinner Gala will be held to honor students and teachers. Many people from across the district will be in attendance. Mayor Jones encouraged all to look at the Ed Fund website <http://edfundwest.org/> for more information.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Tom Panas, El Cerrito, spoke in favor of Consent Calendar Item No. 5(D), a letter to Governor Brown regarding support for libraries and Item No. 5(F) the renaming of Eastshore Park to McLaughlin Eastshore State Park.

Al Miller urged the City Council to support Consent Calendar Item No. 5(D) in support of library funding and informed the Council that a new group is forming to discuss the future of a new El Cerrito Library which includes fundraising. Anyone interested in becoming involved with the library group or finding out more information about the group's efforts can access the group's new website. Mr. Miller also acknowledged and thanked volunteers and staff for their commitment and enthusiasm for Earth Day and also for those who worked so hard on the Recycling Center on Sunday and on the many city events.

Patricia Jones, El Cerrito, Executive Director of Citizens for East Shore Parks, spoke in support of the resolution honoring Sylvia McLaughlin by renaming Eastshore State Park to McLaughlin Eastshore State Park. Ms. Jones stated that Ms McLaughlin is an environmental pioneer and was instrumental in creating Save the Bay, Bay Conservation and Development Commission and Citizens for East Shore State Park.

Sylvia Levinson, El Cerrito, spoke in support of schools and the library. Ms. Levinson stated that she is not opposed to new construction of a library but believes that making the library more accessible by increasing hours of operation, paying librarians better salaries and providing more books should be the top priorities.

Mayor Jones acknowledged receipt of a communication from Tess Taylor regarding comments on Item No. 7, contract award to Management Partners.

4. PRESENTATIONS – None

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5H

Moved, seconded (Lyman/Abelson; Ayes – Councilmembers Abelson, Benassini, Lyman and Mayor Jones; Noes – None; Absent – Councilmember Cheng) and carried to adopt Consent Calendar Item Nos. 5A-5E and 5H in one motion as indicated below. Item No. 5F was removed from the Consent Calendar by Mayor Jones. Item No. 5G was removed from the Consent Calendar at the request of Councilmember Abelson.

A. Minutes for Approval

Approve the April 17, 2012 City Council meeting minutes.

Action: Approved minutes.

B. Second Reading of the Measure A – Swim Center Special Tax Ordinance

Approve second reading and adopt Ordinance No. 2012–02, setting a reduced tax rate only for Fiscal Year 2012–13 for the special tax imposed pursuant to Chapter 4.56 of the El Cerrito

Municipal Code.

Action: Adopted Ordinance No. 2012-02.

C. Accept the Engineer's Report of Landscape and Lighting Assessment District No. 1988-1, Order Improvements and Set the Public Hearing Date

Accept the Engineer's Report specifying assessments for the Landscaping and Lighting Assessment District and adopt a Resolution of Intention to Order Improvements pursuant to the Landscape and Lighting Act of 1972, and setting the date for the public hearing as May 15, 2012.

Action: Accepted Engineer's Report and adopted Resolution No. 2012-26.

D. Support Libraries

At the request of Mayor Jones, authorize the Mayor to sign a letter urging Governor Brown to reinstate \$15.9 million in funding that was eliminated from the State's Fiscal Year 2011-12 budget and to include a similar amount of funding in the 2012-13 budget.

Action: Approved recommendation.

E. Contra Costa 350 Home & Garden Challenge

At the request of Mayor Jones adopt a resolution expressing the City Council's support for the Contra Costa 350 Home and Garden Challenge by declaring the weekend of May 12 & 13, 2012 350 Home & Garden Challenge weekend, and encouraging the community to work together during these countywide days of community action to build a stronger, healthier and more sustainable City.

Action: Adopted Resolution No. 2012-27.

F. Support for the Renaming of Eastshore State Park

At the request of Councilmember Abelson, adopt a resolution expressing support for the renaming of the Eastshore State Park to McLaughlin Eastshore State Park.

Action: Removed from the Consent Calendar by Mayor Jones who expressed his support for honoring Esther Gulick and Kay Kerr in addition to Sylvia McLaughlin by renaming the Eastshore State Park after all three women.

Moved, seconded (Lyman/Abelson; Ayes – Councilmembers Abelson, Benassini, and Lyman; Noes – Mayor Jones; Absent – Councilmember Cheng) and carried to adopt Resolution No. 2012-28 renaming the Eastshore State Park to McLaughlin Eastshore State Park as amended on the floor to add an additional enacting clause to state:

BE IT FURTHER RESOLVED by the City Council of the City of El Cerrito that it hereby expresses its support for the naming of other State parks to recognize Esther Gulick and Kay Kerr.

G. Confirm Fiscal Year 2012-13 Budget Schedule

Approve the City Manager's recommendation to convene a special City Council meeting on June 12, 2012 for the purposes of scheduling a public hearing on the budget. The budget is scheduled for introduction on June 5, 2012. A public hearing, questions and comments on the budget would be received on June 12. The City Council would then consider adoption of the budget on June 19, 2012.

Action: Removed from the Consent Calendar at the request of Councilmember Abelson

who requested changing the proposed June 12 special meeting to June 11, 2012 due to a conflict. Moved, seconded (Abelson/Lyman; Ayes – Councilmembers Abelson, Benassini, Lyman and Mayor Jones; Noes – None; Absent – Councilmember Cheng) and carried to approve the following Fiscal Year 2012-13 budget schedule to convene meetings on June 5, 11 and 19, 2012.

H. Confirm a Reduced City Council Summer 2012 Meeting Schedule

Approve a recommendation to adopt a reduced City Council Meeting Schedule consisting of the third Tuesday in July, August and September 2012. This practice is consistent with the reduced scheduled approved in the past eleven years. City Council Meeting dates in July, August and September would be July 17, August 21, and September 18, 2012 with an additional request to keep the first Tuesday in each month reserved for special meetings as needed.

Action: Approved recommendation.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

Award of Contract to Management Partners for the Development of a Citywide Strategic Plan

Adopt a resolution authorizing the City Manager to enter into an agreement with Management Partners to assist the city in development of a Strategic Plan in an amount not to exceed \$45,000.

Presenter: Karen Pinkos, Assistant City Manager.

Action: Moved, seconded (Lyman/Abelson; Ayes – Councilmembers Abelson, Benassini, Lyman and Mayor Jones; Noes – None; Absent – Councilmember Cheng) and carried to adopt Resolution No. 2012–29.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Jones reminded all that the second meeting of the Oversight Board of the Successor Agency of the former El Cerrito Redevelopment Agency will meet on May 7, 2012 at 8:00 p.m. The Board will be taking up the Second Recognized Obligation Payment Schedule (ROPS). The City is responding to questions the State had about the first ROPS. Mayor Jones also reported on his attendance at the West County Mayors Conference. The Mayors are becoming concerned about the decline in property tax revenue coming from the County and the different rates and amounts of money that each city receives. According to some Mayors who have looked into the matter, each city is treated a little differently and questions are being raised. Additionally, El Cerrito made a presentation on its new Recycling Center at the meeting which was very well received by the Mayors in attendance.

B. Mayor Pro Tem Lyman reported that the Planning Commission met, provided input into three items and passed each item, including the Chipotle project and a project involving an existing heating company that is operating out of someone's house in El Cerrito that will be relocating into an industrial building within El Cerrito. Mayor Pro Tem Lyman stated that it is good to see that the City's local businesses are staying local.

C. Councilmember Abelson reported on her attendance at the Association of Bay Area Governments (ABAG) meeting which featured many discussions on sustainable communities strategies that arose out of Senate Bill 375, which is part of the Climate Action Plan for the State. The sustainable communities strategy is being developed on a regional level among Bay Area Counties. Some of the sub-topics that were discussed were the jobs/housing connection and an overview of the Climate Plan that the State is still working on. Additionally, the ABAG Assembly met and passed the ABAG budget.

D. Councilmember Benassini reported that the Arts and Culture Commission met and discussed the responses to the Call to Artists that had been received for the Recycling Center *One Percent for Art* project. Many of the responses were incomplete and non-responsive. The Commission will reissue the Call to Artists within the next couple of months in hopes of receiving more responses. At the Parks and Recreation Commission, commissioners were introduced to the new city arborist, Stephen Preé and also received a presentation by Robin Mitchell on the new community garden pilot project located on the Ohlone Greenway near Fairmont School.

E. Councilmember Cheng – Absent.

SUPPLEMENTAL COMMUNICATIONS

Item No. 7 Award of Contract to Management Partners for the Development of a Citywide Strategic Plan

1. Comments on the contract award and the Strategic Plan Process – *Submitted by Tess Taylor.*
9. **ADJOURNED CITY COUNCIL MEETING** at 8:39 p.m.

EL CERRITO CITY COUNCIL PROCLAMATION
Dedication of the Blue Star Memorial By-Way Marker

WHEREAS, the Blue Star Memorial Program was developed by the National Garden Clubs of America in 1945 to pay tribute to the Armed Forces that defended our country during World War II and expanded over time; and

WHEREAS, the Blue Star Memorial Program honors all service men and women who have served, are serving or will serve in all branches of the United States Military including the Army, Navy, Marine Corps, Air Force, Coast Guard and the historical United States Merchant Marine; and

WHEREAS, the Blue Star Memorial Markers pay tribute to all the Armed Forces which defend our country, act as a visible and long-lasting reminder of support for the Armed Forces of the USA and is a solemn monument that represents a commitment that the service and sacrifice of these men and women will never be forgotten. Markers also unite the community, foster patriotism, and join together many diverse groups; and

WHEREAS, the City Council of the City of El Cerrito, acknowledges the caring efforts of the El Cerrito Garden Club in establishing Blue Star Memorial Markers and hereby commemorates the dedication of a Blue Star Memorial By-Way Marker at the dock alongside the *SS Red Oak Victory* in honor of those who have served this Country.

NOW THEREFORE, the City Council of the City of El Cerrito hereby recognizes the importance of the solemn dedication of the Blue Star Memorial By-Way Marker on May 28, 2012 on the occasion of Memorial Day in Richmond and encourages all residents to join in honoring and remembering all of our brave service men and women, past and currently serving and pay homage to those who made the ultimate sacrifice on the Country's behalf. May we also offer our best wishes to the families of military personnel and strive for a just and lasting peace in our world.

Dated: May 15, 2012

William C. Jones, III, Mayor

RESOLUTION 2012-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO
OPPOSING THE PASSAGE OF ASSEMBLY BILL 2200

WHEREAS, Assembly Bill 2200 proposes to suspend the hours of operation for the Interstate 80 high-occupancy vehicle lanes within the jurisdiction of the Metropolitan Transportation Commission in the "reverse commute direction," namely between 5 a.m. to 10 a.m. in the eastbound direction and between 3 p.m. to 7 p.m. in the westbound direction; and

WHEREAS, the City of El Cerrito is concerned about the proposed legislation for the following reasons:

Significant adverse impacts on transit operations and costs. Buses that travel along the corridor currently avail of the High Occupancy Vehicle (HOV) lanes, which provide a speed advantage over the multi-purpose lanes. Loss of this advantage would make transit a less attractive option, reduce ridership, increase transit operations costs, and increase greenhouse gases. Maintaining and increasing transit ridership along this severely congested corridor has remained a top priority for the jurisdictions. As well, in cooperation with the region, we have invested significant time and resources toward the implementation of Senate Bill 375, which is aimed at reducing green house gasses (GHGs).

Potentially adverse impacts on I-80 Integrated Corridor Mobility (ICM) operations. The jurisdictions along I-80 in Alameda and Contra Costa recently agreed to implement the \$90- million, State Proposition 1B-funded ICM project, which involves innovative traffic management strategies along the corridor, including adaptive ramp metering, variable advisory speed signs, freeway lane management, transit signal priority, and traffic operations improvements to the local streets. We anticipate significant improvements in both congestion relief and safety enhancements along the corridor as a result of this project. The proposed suspension of HOV hours of operation would significantly increase congestion along the freeway as more people are encouraged to drive, effectively counteracting the benefits that we expect to gain from the project; and

WHEREAS, while the City of El Cerrito supports the optimal use of our freeway systems so as to reduce or eliminate undue delay, it is believed that the decision to amend the HOV hours of operation for this very important corridor should be made in consultation between Caltrans, the Metropolitan Transportation Commission and the local agencies where the impacts of such changes would be most felt.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito does hereby oppose the passage of Assembly Bill 2200.

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito does hereby direct the City Clerk to forward a certified copy of this Resolution to Assemblymembers Skinner, Buchanan and Bonilla and Senators DeSaulnier and Hancock.

Agenda Item No. 5(C)

I CERTIFY that at a regular meeting on May 15, 2012 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on _____, 2012.

Cheryl Morse, City Clerk

APPROVED:

William C. Jones III, Mayor

WCCTAC

West Contra Costa Transportation Advisory Committee

El Cerrito

April 20, 2012

The Honorable Fiona Ma
California State Assembly
State Capitol
Sacramento CA 94249-0012

Hercules

RE: AB 2200 (Ma) Vehicles: High-Occupancy Vehicle Lanes, As Amended 4/18/2012
NOTICE OF LOCAL CONCERNS

Pinole

Dear Assembly Member Ma:

Richmond

The cities and unincorporated areas of west Contra Costa County and the transit agencies that represent them have significant concerns regarding the adverse impacts of AB 2200, which proposes to suspend the hours of operation for the Interstate 80 high-occupancy vehicle lanes within the jurisdiction of the Metropolitan Transportation Commission in the "reverse commute direction", namely between 5 a.m. to 10 a.m. in the eastbound direction and between 3 p.m. to 7 p.m. in the westbound direction.

San Pablo

The cities of west Contra Costa include El Cerrito, Hercules, Pinole, Richmond, and San Pablo, and the unincorporated areas include Crockett, East Richmond Heights, El Sobrante, Kensington, Montalvin, North Richmond Rodeo, Rollingwood, and Tara Hills. The transit agencies that serve the area are AC Transit, BART, and WestCAT. Under the auspices of the West Contra Costa Transportation Advisory Committee (WCCTAC), a joint exercise of powers among the foregoing agencies, we are concerned about the proposed legislation for the following reasons:

Contra Costa
County

Significant adverse impacts on transit operations and costs. Buses that travel along the corridor currently avail of the HOV lanes, which provide a speed advantage over the multi-purpose lanes. Loss of this advantage would make transit a less attractive option, reduce ridership, increase transit operations costs, and increase greenhouse gases. Maintaining and increasing transit ridership along this severely congested corridor has remained a top priority for the jurisdictions. As well, in cooperation with the region, we have invested significant time and resources toward the implementation of SB 375, which is aimed at reducing GHGs.

AC Transit

BART

Potentially adverse impacts on I-80 Integrated Corridor Mobility (ICM) operations. The jurisdictions along I-80 in Alameda and Contra Costa recently agreed to implement the \$90-million, State Proposition 1B-funded ICM project, which involves innovative traffic management strategies along the corridor, including adaptive ramp metering, variable advisory speed signs, freeway lane management, transit signal priority, and traffic operations improvements to the local streets. We anticipate significant improvements in both congestion relief and safety enhancements along the corridor as a result of this project. The proposed suspension of HOV hours of operation would significantly increase congestion along the freeway as more people are encouraged to drive, effectively counteracting the benefits that we expect to gain from the project.

WestCAT

While we support the optimal use of our freeway systems so as to reduce or eliminate undue delay, we believe that the decision to amend the HOV hours of operation for this very important corridor should be made in consultation between Caltrans, MTC, and the local agencies where the impacts of such changes would be most felt.

Thank you in advance for your thoughtful consideration of our concerns.

Sincerely,

Honorable Janet Abelson
WCCTAC Chair & El Cerrito City Council

cc: Assembly Member Bonnie Lowenthal, Assembly Transportation Committee Chair
Assembly Member Kevin Jeffries, Assembly Transportation Committee Vice-Chair
Assembly Member Katcho Achadjian, Assembly Transportation Committee Member
Assembly Member Bob Blumenfield, Assembly Transportation Committee Member
Assembly Member Susan Bonilla, Assembly Transportation Committee Member
Assembly Member Joan Buchanan, Assembly Transportation Committee Member
Assembly Member Mike Eng, Assembly Transportation Committee Member
Assembly Member Warrant T. Furutani, Assembly Transportation Committee Member
Assembly Member Cathleen Gagliani, Assembly Transportation Committee Member
Assembly Member Dan Logue, Assembly Transportation Committee Member
Assembly Member Jeff Miller, Assembly Transportation Committee Member
Assembly Member Chris Norby, Assembly Transportation Committee Member
Assembly Member Anthony J. Portantino, Assembly Transportation Committee Member
Assembly Member Jose Solorio, Assembly Transportation Committee Member
Assembly Member Nancy Skinner

CURRENT BILL STATUS

MEASURE : A.B. No. 2200
AUTHOR(S) : Ma.
TOPIC : Vehicles: high-occupancy vehicle lanes.
HOUSE LOCATION : ASM
+LAST AMENDED DATE : 05/01/2012

TYPE OF BILL :

Active
Non-Urgency
Non-Appropriations
Majority Vote Required
State-Mandated Local Program
Fiscal
Non-Tax Levy

LAST HIST. ACT. DATE: 05/02/2012
LAST HIST. ACTION : Re-referred to Com. on APPR.
COMM. LOCATION : ASM APPROPRIATIONS

TITLE : An act to add and repeal Section 21655.10 of the Vehicle
Code, relating to vehicles.

COMPLETE BILL HISTORY

BILL NUMBER : A.B. No. 2200
AUTHOR : Ma
TOPIC : Vehicles; high-occupancy vehicle lanes.

TYPE OF BILL :
Active
Non-Urgency
Non-Appropriations
Majority Vote Required
State-Mandated Local Program
Fiscal
Non-Tax Levy

BILL HISTORY
2012

May 2 Re-referred to Com. on APPR.
May 1 Read second time and amended.
Apr. 30 From committee: Do pass as amended and re-refer to Com. on APPR.
(Ayes 9. Noes 2.) (April 23).
Apr. 19 Re-referred to Com. on TRANS.
Apr. 18 From committee chair, with author's amendments: Amend, and re-refer
to Com. on TRANS. Read second time and amended.
Apr. 9 Re-referred to Com. on TRANS.
Mar. 29 Referred to Com. on TRANS. From committee chair, with author's
amendments: Amend, and re-refer to Com. on TRANS. Read second time
and amended.
Feb. 24 From printer. May be heard in committee March 25.
Feb. 23 Read first time. To print.

BILL NUMBER: AB 2200 AMENDED
BILL TEXT

AMENDED IN ASSEMBLY MAY 1, 2012
AMENDED IN ASSEMBLY APRIL 18, 2012
AMENDED IN ASSEMBLY MARCH 29, 2012

INTRODUCED BY Assembly Member Ma

FEBRUARY 23, 2012

An act to add *and repeal* Section 21655.10 ~~to~~
of the Vehicle Code, relating to vehicles.

LEGISLATIVE COUNSEL'S DIGEST

AB 2200, as amended, Ma. Vehicles: high-occupancy vehicle lanes.

Existing law authorizes the Department of Transportation and local agencies, with respect to highways under their respective jurisdictions, to designate certain lanes for preferential or exclusive use by high-occupancy vehicles.

This bill would, *until January 1, 2020*, consistent with the state implementation plan for the San Francisco Bay area adopted pursuant to the federal Clean Air Act and other federal requirements, suspend the hours of operation for highway lanes designated for high-occupancy vehicles, in the Interstate 80 corridor within the Metropolitan Transportation Commission's jurisdiction, in the reverse commute direction. Because the commission would be required to post signage of the above requirements along the Interstate 80 corridor, the bill would impose a state-mandated local program.

This bill would make legislative findings and declarations as to the necessity of a special statute for the Interstate 80 corridor in the San Francisco Bay area.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 21655.10 is added to the Vehicle Code, to read:

21655.10. (a) To the extent consistent with the state implementation plan for the San Francisco Bay area adopted pursuant to the federal Clean Air Act (42 U.S.C. Sec. 7401 et seq.) and other requirements pursuant to federal law, the hours of operation for highway lanes designated for high-occupancy vehicles, pursuant to Section 21655.55 or 21655.8, in the Interstate 80 corridor within the Metropolitan Transportation Commission's jurisdiction, shall be suspended during the reverse commute direction.

(b) For purposes of this section, "reverse commute direction" means eastbound on Interstate 80 between the hours of 5 a.m. to 10 a.m., inclusive, and westbound on Interstate 80 between the hours of 3 p.m. to 7 p.m., inclusive.

(c) *This section shall remain in effect only until January 1, 2020, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.*

SEC. 2. The Legislature finds and declares that a special law is necessary and that a general law cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique nature of the Interstate 80 corridor in the San Francisco Bay area.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



AGENDA BILL

Agenda Item No. 5(D)

Date: May 15, 2012
To: El Cerrito City Council
From: Ellen Paasch, Adult Programs Supervisor/Liaison to the Committee on Aging
Subject: Committee on Aging Appointment

ACTION REQUESTED

At the request of the Committee on Aging, approve a recommendation appointing Mr. Kim Marlia to the Committee on Aging.

BACKGROUND

During the regular Committee Meeting on March 21, 2012, the Committee on Aging unanimously voted to recommend to the Council that Mr. Kim Marlia be appointed to the Committee.

An eleven year resident of El Cerrito who looks forward to volunteering to help keep the city the vibrant, exciting and peaceful gem that it is. Kim worked for twenty years as a lawyer for HUD, often enforcing the Federal Fair Housing Act to ensure equal treatment for seniors. Before his law career Kim worked for fifteen years in private industry management.

Kim states that serving the aging population meshes well with his life experiences and looks forward to the opportunity to work with the Committee on Aging and playing an active role in improving life for seniors in El Cerrito.

Reviewed by:

Scott Hanin
City Manager

Attachment:

1. Application



**May 15, 2012
Regular City Council Meeting**

**Agenda Item No. 5(D)
Attachment - Application**

Documents are also available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 6(A)

Date: May 15, 2012
To: El Cerrito City Council
From: Mary Dodge, Administrative Services Director/City Treasurer
Subject: Public Hearing to Confirm the Diagram and to Levy the Assessment for FY 2012-13 for Landscape and Lighting Assessment District No. 1988-1

ACTION REQUESTED

Conduct a public hearing and upon conclusion adopt a Resolution setting the annual Landscape and Lighting Assessment for FY 2012-13 as \$72 per residential parcel and as noted in the Engineer's Report for other classes of properties.

BACKGROUND AND ANALYSIS

On June 6, 1988, the City Council established Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972. The purpose of this Landscape and Lighting Assessment District (LLAD) is to raise funds to support improvements and maintenance of the City's park areas, landscaping areas, and street lighting. Every year since 1988, this Assessment District has generated approximately \$771,000 to support LLAD activities.

In November 1996, the LLAD was approved by the voters and therefore complies with the provisions of Proposition 218. Any increase in the assessment fee level would be subject to Proposition 218's voter approval requirement.

In order to impose this annual assessment, the City Council must annually authorize an Engineer's Report to identify the costs, uses, and general benefits of those parcels within the Assessment District. As detailed in the Engineer's Report, the revenues are used for eligible activities including staff salaries and wages, streetlight maintenance, utility costs for the District, landscaping services, graffiti removal, and park maintenance.

The City Council authorized such a report on April 3, 2012 and contracted with the Engineer of Record, NBS Local Government Solutions (NBS) to prepare the report. NBS delivered to the City the Engineer's Report by the May 1, 2012 Council meeting and at that meeting this public hearing was scheduled.

The City Council must accept the Engineer's Report and conduct a public hearing to hear comments on the imposition of these assessments in order for the assessment to be imposed. The City is also required to cause the notice of the public hearing to be published one time at least ten days prior to the hearing in a newspaper of general circulation. Such a notice was published in the *West County Times* on May 4, 2012.

Agenda Item No. 6(A)

The purpose of this public hearing is to confirm the diagram and the assessment, as appearing in the Engineer's Report. The procedures for conducting the public hearing and receiving protests are the same as for forming the District; however, there are no provisions for majority protest.

California Streets and Highways Code §22631 specify the options available to the City Council, as follows:

If a majority protest has not been filed, the legislative body may adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment.

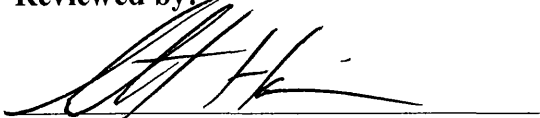
FINANCIAL CONSIDERATIONS

Staff estimates that the current rate of assessment will generate approximately \$771,000 of revenue, which is included in the total revenue estimate for the City's FY2012-13 budget. City contributions required to cover the costs include \$595,000 from Gas Tax for eligible expenditures.

LEGAL CONSIDERATIONS

The provisions of the Landscape and Lighting Act of 1972 require that a public hearing be held prior to adopting a resolution levying the annual assessment.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Resolution

RESOLUTION 2012-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO CONFIRMING THE DIAGRAM AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2012-13 FOR THE LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1988-1.

WHEREAS, the City of El Cerrito, by Resolution No. 88-53 dated June 6, 1988, adopted Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972; and

WHEREAS, the City of El Cerrito, by Resolution No. 2012-22 dated April 3, 2012, directed the filing of the Annual Report for Assessment District No. 1988-1; and

WHEREAS, the Engineer of Record, NBS Local Government Solutions prepared and, on April 23, 2012 filed said Annual Report; and

WHEREAS, the City of El Cerrito by Resolution No. 2012-XX, dated May 1, 2012, reviewed and accepted said annual report and declared its intent to order improvements and provided notice of a public hearing to be held May 15, 2012, and notice of the hearing was given in the time and manner required by law; and

WHEREAS, in November 1996, the voters approved the Landscape and Lighting Assessment thereby complying with the provisions of Proposition 218; and

WHEREAS, at the public hearing, the City Council afforded to every interested person an opportunity to make a protest to the annual report, and the City Council has considered each protest.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that the diagram and assessment as set forth in the Annual Report of the Engineer of Record is hereby confirmed and the assessment set forth therein for Fiscal Year 2012-13 is hereby levied.

BE IT FURTHER RESOLVED this Resolution is adopted pursuant to California Streets and Highways Code §22631.

BE IT FURTHER RESOLVED that upon adoption of this resolution, the diagram and assessment, or a certified copy thereof is hereby directed to be filed with the County Auditor no later than August 10, 2012.

I CERTIFY that at the regular meeting on May 15, 2012 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Agenda Item No. 6(A)
Attachment 1

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May X, 2012.

Cheryl Morse, City Clerk

APPROVED:

William Jones, III, Mayor



AGENDA BILL

Agenda Item No. 6(B)

Date: May 15, 2012
To: El Cerrito City Council
From: Mary Dodge, Administrative Services Director/City Treasurer
Subject: Public Hearing and Consideration of Resolution to Confirm the Method of Collecting the Storm Drain Reconstruction Fees

ACTION REQUESTED

Adopt a Resolution approving the Storm Drain Annual Report for Fiscal Year 2012-13 and directing that Storm Drain Fees be collected on the property tax rolls.

BACKGROUND

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the City Council adopted Ordinance 93-4, which amends Title 4 (Revenue and Finance) of the El Cerrito Municipal Code by adding a new Chapter 4.4 providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee at \$58 for each single-family residential unit in the City, and established other amounts for various other property uses.

Ordinance 93-4 further provided that Storm Drain Fees be collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel. The engineering firm of NBS Local Government Solutions prepared the FY 2012-13 Storm Drain report.

The City must annually conduct a public hearing to consider the method of collecting this Storm Drain Fee. Notice of such a public hearing must be made at least twice within a two week period, as specified in Government Code §6066, as follows:

Publication of notice pursuant to this section shall be once a week for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days intervening between the respective publication dates not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the fourteenth day, including therein the first day.

The City met this notification requirement by publishing the notice of public hearing in the *West County Times* on May 4, 2012 and May 11, 2012.

This hearing is not a consideration of the fee amount, except as the fee may be applied inappropriately based upon the actual use of the property. Through Ordinance 93-4, the City Council approved the amount of the Storm Drain Fee, and declared that the Storm Drain Fee shall be collected with the property tax.

ANALYSIS

The City Council needs to determine whether a majority protest exists with respect to the *method* of collecting the Storm Drain Fee. If a majority protest is lodged against collecting this fee on the property tax (as a method of collection), then the City Council must authorize the collection of the Storm Drain Fee in some other manner.

If the City Council finds that protest is made by the owners of a majority of the parcels of property described in the report, then the report may not be adopted. In the event of such majority protest, the Storm Drain Fees may be collected with the rates for any publicly or privately owned utility through an agreement with such utility.

The administrative costs of collecting the Storm Drain Fee through utility services are substantially higher than by using the property tax bill. Also, if collected through a utility, the Storm Drain Fees would not constitute a lien against any parcel or parcels of land, which would make delinquent collections far more cumbersome and costly.

The public hearing has a secondary purpose. Since the amount of the Storm Drain Fee is based on property use, it provides an opportunity for property owners to contest the fee amount based on the actual use of their property. The City Council may accordingly adjust the fee amount based on the property use.

The adoption of the annual report requires the same two-thirds vote as was required to enact Ordinance 93-4. If approved the Engineer's report must be filed with the County Auditor not later than August 10, 2012, per California Health and Safety Code §5474.4, as follows:

On or before the tenth day of August of each year following such final determination, the legislative body shall certify to the auditor a list of the lots or parcels of land, as they appear on the current assessment roll, subject to such fees or charges and the amounts of the installments of such fees or charges and interest to be entered against such lots or parcels on the assessment roll.

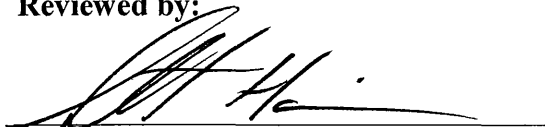
FINANCIAL CONSIDERATIONS

The annual Storm Drain Fee will continue to be assessed at \$58 for each single-family residential unit. Such a rate is expected to generate annual revenues of approximately \$698,000. The City would apply those proceeds to the payment of debt service on the Storm Drain Revenue Bonds, consistent with the City's FY 2012-13 Budget.

LEGAL CONSIDERATIONS

California Health and Safety Code §5470 et seq. requires that a public hearing be held prior to adopting a resolution to accept the Engineer's report and levying the annual Storm Drain Fees. The City has complied with the minimum public notice requirements.

Reviewed by:

A handwritten signature in black ink, appearing to read 'SH', is written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Resolution
2. Storm Drain Report

RESOLUTION 2012-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ADOPTING THE ANNUAL REPORT AND DIRECTING THAT STORM DRAIN FEES FOR FISCAL YEAR 2012-13 BE COLLECTED THROUGH THE PROPERTY TAX ROLLS

WHEREAS, the City of El Cerrito, by Ordinance 93-4, directed the filing of the annual report for the imposition and collection of storm drain fees; and

WHEREAS, the Engineering firm of NBS Local Government Solutions has prepared said Annual Report for Fiscal Year 2012-13; and

WHEREAS, the City has provided notice of a public hearing held by the City Council on May 4, 2012 and May 11, 2012, with the notice of the hearing being given in the time and manner required by law; and

WHEREAS, at the public hearing the City Council afforded to every interested person an opportunity to make a protest to the annual report and the City Council has considered each protest.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby confirms the storm drain fees as set forth in the Annual Engineer's Report, directs the collection of these fees through the property tax rolls, and directs the City Clerk to file the annual report or a certified copy thereof with the County Auditor not later than August 10, 2012.

I CERTIFY that at the regular meeting on May 15, 2012 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAINED: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May XX, 2012.

Cheryl Morse, City Clerk

APPROVED:

William Jones, III, Mayor



City of El Cerrito

Storm Drain Reconstruction Project

Fiscal Year 2012/13

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

CITY OF EL CERRITO
10890 San Pablo Avenue
El Cerrito, California 94530
Phone - (510) 215-4300
Fax - (510) 215-4319

CITY COUNCIL

William C. Jones III, Mayor

Greg Lyman, Mayor Pro Tem

Janet Abelson, Councilmember

Rebecca Benassini, Councilmember

Ann Cheng, Councilmember

CITY STAFF

Mary Dodge, Administrative Services Director

NBS

Tim Seufert, Client Services Director

Jason Roth, Financial Analyst

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1. EXECUTIVE SUMMARY

On March 2, 1993, the qualified voters of the City of El Cerrito (the "City") approved the issuance of revenue bonds, in an amount not to exceed \$6.3 million, to finance the first phase of the reconstruction of the City's storm drain system. The qualified voters also approved the repayment of those bonds through the imposition of an annual storm drain fee on property within the City.

Sections 5470, et seq. of the *California Health and Safety Code* authorizes cities to enact an ordinance, approved by a two-thirds vote of the members of the legislative body, establishing fees and charges for services and facilities furnished by the City in connection with its storm drain system. The proceeds of these fees and charges may be used only for the acquisition, construction, reconstruction, maintenance, and operation of its storm drain facilities, including the repayment of principal and interest on bonds issued to finance the construction or reconstruction of such facilities.

The storm drain fees and charges shall be used exclusively for the uses and purposes of the storm drain system and for the payment of interest and redemption, including premiums payable from the calling of bonds, for those bonds authorized by the qualified voters on March 2, 1993, and for the payment of interest and redemption, including premiums payable from the calling of bonds, for any other bonds for storm drain construction or reconstruction which may be authorized in the future, provided that such bonds are approved in the manner required by California law.

The authorized amounts and rates for storm drain fees and charges are as follows:

Classification	Rate
Single Family residential	\$58.00 per unit
Multi Family residential 2 through 20 units	43.50 per unit
Multi Family residential over 20 units	870.00 plus 29.00 for each unit over 20
Commercial/Industrial	870.00 per acre
Institutional (Churches, Schools, Fraternal and Service Organizations)	406.00 per acre
Golf Courses, Cemeteries, Vacant Land	11.60 per acre

The following table summarizes the annual levy by Classification of parcel:

Classification	Number of Parcels (1)	Levy Total
Single Family residential	7,502	\$440,154.00
Multi Family residential	621	122,765.70
Commercial/Industrial	260	100,461.72
Institutional (Churches, Schools, Fraternal and Service Organizations)	51	32,273.62
Golf Courses, Cemeteries, Vacant Land	215	2,390.88
Total:	8,649	\$698,045.92

(1) Includes parcels divided by City boundaries.

2. ASSESSMENTS

2.1. Method of Assessment

The number of Equivalent Residential Units ("ERUs") was determined for each parcel based upon an estimate of the impervious surface associated with the use of the property.

- 1) Single Family (detached) Residential ("SFR") parcels were assumed to have an average of 2,900 sq. ft. of impervious surface. Approximately 90% of the properties in the City are SFR. These parcels were assigned 1.0 ERU.
- 2) Multi Family dwelling unit complexes of up to 20 units were assigned 0.75 ERU (2,175 sq. ft.) of impervious surface area per unit. Complexes of more than 20 units were assigned 15 ERU plus 0.5 ERU (1,450 sq. ft.) for each unit over 20.
- 3) Commercial/Industrial uses were assigned 15 ERU (43,560/2,900 sq. ft.) of impervious surface area per acre.
- 4) Institutional uses such as Churches, Fraternal and Service Organizations were assigned 7.0 ERU (21,000 sq. ft.) of impervious surface area per acre based upon the Contra Costa County Report on Stormwater Utility Assessment dated March 1994 (County Report).
- 5) Golf courses, cemeteries, and other open spaces were assigned 0.2 ERU (580 sq. ft.) per acre based upon the County Report.

The storm drain fee for a parcel is calculated by multiplying the number of ERU assigned to such parcel by the rate per ERU. The rate for the 2012/13 Fiscal Year is \$58.00/ERU.

The following table shows a breakdown of Classification of parcels by County Use Code and the associated rates for Fiscal Year 2012/13:

Classification	County Use Code (1)	ERU (2)	Rates
Single Family residential	11, 12, 13, 14, 15, 19, 29, 89	1.0	\$58.00 per unit
Multi Family residential 2 through 20 units	21, 22, 23, 24, 25, 26, 27, 28	0.75*n	43.50 per unit
Multi Family residential over 20 units	21, 22, 23, 24, 25, 26, 27, 28	15.0 + 0.5*m	870.00 + 29.00 for each unit over 20
Commercial/Industrial	31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 46, 47, 48, 49, 53, 85	15.0*A	870.00 per acre
Institutional (Churches, Schools, Fraternal and Service Organizations)	70, 71, 72, 75, 76	7.0*A	406.00 per acre
Golf Courses, Cemeteries, Vacant Land	10, 17, 18, 20, 30, 37, 38, 50, 63, 74, 78, 81	0.2*A	11.60 per acre

(1) Use Code 79 is assigned to Government Owned, and is not charged

(2) n = number of residential units up to 20

m = number of residential units over 20

A = acreage, per Contra Costa County Assessor or City Estimate

2.2. Collection of Fees and Charges

The storm drain fees and charges shall be collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the City's general taxes.

The City Council shall have prepared each year, prior to the commencement of the fiscal year, a written report which shall be filed with the City. The report shall contain a description of each parcel of real property receiving storm drain services and the amount of the annual fee and charge for each parcel. This charge shall be computed in conformity with the fees and charges prescribed in this report.

2.3. Annual Hearing

Each year, prior to the commencement of the fiscal year, the City Council shall hold a public hearing at which the Council shall hear and consider all objections and protests, if any, to the written report. The City Council may continue the hearing from time to time. If the City Council finds that protest is made by the owners of a majority of the parcels of property described in the report, then the report shall not be adopted. In the event of such majority protest, the storm drain fees and charges shall be collected with the rates for any other publicly or privately owned public utility through agreement with such utility. If collected in this manner, the storm drain fees and charges shall not constitute a lien against any parcel or parcels of land.

2.4. Notice

Notice of the filing of the report and of the time and place of hearing thereon, shall be published once a week for two consecutive weeks prior to the hearing, in a newspaper of general circulation printed, published or distributed in the City.



**May 15, 2012
Regular City Council Meeting**

**Agenda Item No. 6(B)
Attachment 2 – Chapter 3, List of Charges**

Documents are also available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA



AGENDA BILL

Agenda Item No. 6(C)

Date: May 15, 2012
To: El Cerrito City Council
From: Christopher Jones, Acting Recreation Director
Subject: Revision to Fiscal Year 2011–12 Master Fee Schedule for Selected Recreation Fees

ACTION REQUESTED

Conduct a public hearing and upon conclusion, adopt a resolution approving a revision to the 2011-2012 Master Fee Schedule for selected recreation fees in order to coincide with the summer season beginning June 1, 2012.

BACKGROUND

In preparing the proposed 2012-13 Master Fee Schedule, staff has identified certain fees listed below that could benefit patrons of the El Cerrito Swim Center and the City by enacting them in time to coincide with Summer 2012 beginning on June 1, 2012.

ANALYSIS

Staff has conducted a review of fees at surrounding swim centers (see Tables 1-4 below) and, in combination with customer feedback, has determined that changes in the fee structure could result in increased participation and revenues at the El Cerrito Swim Center during the busiest time of year. Additionally, changes are warranted to better compete with the recently reopened Albany Aquatic Center. To take advantage of these proposed changes, fees must be approved to go into effect on June 1, 2012.

FINANCIAL CONSIDERATIONS

The proposed fee changes and comparisons to nearby facilities are detailed in Table 1-4 below.

Table 1 – Drop-In Fees

Ages	El Cerrito Current	El Cerrito Proposed	Richmond	Albany	Berkeley	Hercules	Walnut Creek
Adult (18+)	\$5.50	\$6.00	\$5.00 (R) \$6.00 (NR)	\$6.00	\$6.00	\$5.00 (R) \$6.00 (NR)	\$5.00
Youth/Teen (7-17)	\$4.00	\$4.00	\$3.00	\$4.00	\$3.00	\$4.00 (R) \$5.00 (NR)	\$4.25
Child (1-6)	\$4.00	\$3.00	\$3.00	\$3.00	\$3.00	\$4.00 (R) \$5.00 (NR) *age 2-17	\$3.50
Non- Swimmer Fee	\$3.00	\$3.00	N/A	\$3.00	N/A	N/A	N/A

Table 2 – Monthly Passes

Ages	El Cerrito Current	El Cerrito Proposed	Richmond	Albany	Berkeley	Hercules	Walnut Creek
Adult (18+)	\$100 (R) \$125 (NR)	\$80 (R) \$96 (NR)	None	\$84 (R) \$97 (NR)	\$73	None	\$71
Youth/Teen (6-17)	\$40 (R) \$45 (NR)	\$40 (R) \$45 (NR)	None	\$56 (R) \$56 (NR)	\$37	None	None
Child (1-5)	none	\$36 (R) \$43 (NR)	None	\$42 (R) \$42 (NR)	\$37	None	None

Table 3 – Multiple Swim Passes

Multiple Swim Passes	El Cerrito Current	El Cerrito Proposed	Richmond	Albany	Berkeley	Hercules	Walnut Creek
Youth/Teen (6-17)	10-Swim \$30 (R) \$35 (NR)	10-Swim \$30 (R) \$35 (NR)	None	15-Swim \$56	10-Swim \$22	10-Swim \$30 (R) \$40 (NR) 25-Swim \$75 (R) \$100 (NR)	None
Child (1-5)	none	\$21 (R) \$27 (NR)	None	15-Swim \$42	10-Swim \$22	10-Swim \$30 (R) \$40 (NR) 25-Swim \$75 (R) \$100 (NR)	None

Table 4 – Family Seasonal Passes

Family Seasonal Pass (6/1 – 8/31)	El Cerrito Current	El Cerrito Proposed	Richmond	Albany	Berkeley	Hercules	Walnut Creek
2 Adults & Up to 3 children	None	\$325 (R) \$375 (NR)	\$300	\$525 (R) \$600 (NS)	None	None	\$275
Additional Children	None	\$15	None	None	None	None	\$10

Additionally, staff is proposing new fees of \$50.00 for residents and \$60.00 for non-residents to rent the Splash Park Picnic Area during Recreational and Family Swims. This should increase revenues at the Swim Center and add additional, more affordable rental options for patrons as well as provide a more consistent revenue source despite the weather conditions.

Finally, staff is requesting authority to participate in special marketing and promotional opportunities such as Groupon® or Living Social® in order to promote programs and fill open spaces during slower periods of the year. This could also be used to offer early registration

Agenda Item No. 6(C)

incentives to increase participation and provide early, reliable registration numbers to help staff better respond and adjust for demand.

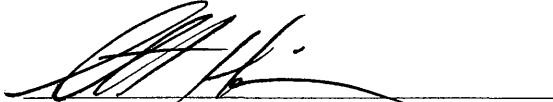
LEGAL CONSIDERATIONS

As required by California Government Code 66018(a), the City is required to conduct a public hearing prior to adopting any new fees or fee increases, as follows:

66018(a) Prior to adopting an ordinance, resolution, or other legislative enactment adopting a new fee or approving an increase in an existing fee to which this section applies, a local agency shall hold a public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, shall be published in accordance with Section 6062a.

This public hearing satisfies the Government Code requirement and notification of the hearing was made in accordance with the code section.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Scott Hanin', is written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Resolution
2. Exhibit A Proposed Fee Changes

RESOLUTION 2012-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO
ADOPTING REVISIONS TO THE MASTER FEE SCHEDULE FOR SELECT
RECREATION FEES FOR FISCAL YEAR 2011-12 AND AMENDING
RESOLUTION NO. 2011-30

WHEREAS, El Cerrito Municipal Code Section 4.01.010 requires that prior to July 1 of each year, the City Council shall consider and adopt the schedule of all general and special fees and charges to be known as the Master Fee Schedule; and

WHEREAS, Staff has indentified specific fee revisions (as shown in Exhibit A) that would benefit patrons and the City by enacting them as of June 1, 2012 to coincide with the Summer Season rather than waiting for the enactment of the Master Fee Schedule for Fiscal Year 2012-13 which would take effect on July 1, 2012; and

WHEREAS, the City Council desires to update currently established fees to cover inflation and City costs, which form the basis for the majority of the changes, as well as to establish new fees in keeping with City Council policy direction; and

WHEREAS, utilizing a rounding factor provides ease to our customers and our staff in the payment of these fees; and

WHEREAS, other market driven rates are adjusted in accordance with factors comparative with other entities providing similar services; and

WHEREAS, a public hearing has been noticed and held in accordance with Government Code Sections 6062a, 66016, and 66018.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby adopts the Proposed Rounded revisions to the Master Fee Schedule for the City of El Cerrito (as shown in Exhibit A), which is hereby attached and by this reference made a part hereof, effective June 1, 2012.

BE IT FURTHER RESOLVED that Resolution No. 2011-30 is hereby amended.

I CERTIFY that at the regular meeting on May 15, 2012, the El Cerrito City Council passed this resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May XX, 2012.

APPROVED:

Cheryl Morse, City Clerk

William C. Jones, III, Mayor

City of El Cerrito
Proposed Master Fee Schedule Revision
Fiscal Year 2011-12

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Recreation Fees						
8. Adult Swim Fees						
Lap Swim/Recreation/Family Swim						
Unlimited Pass - Resident MONTHLY Pass - Resident	per month	\$100	\$82.00	\$82	-18%	-18.0%
Unlimited Pass - Resident MONTHLY Pass - Non-Resident	per month	\$125	\$103.00	\$103	-18%	-17.6%
9 Youth and Child Recreation/Family Swim/Splash Park						
Drop-in Adult	per use	\$5.50	\$5.78	\$6	5%	4.5%
Drop-in Youth (6-17 years)	per use	\$3	\$3.15	\$4	5%	33.3%
Drop in Child (1-5 years)	per use	new	\$3.00			
Drop-in Youth Pool and Splash Park—eliminate this item	additional	\$4				
Monthly Child (1-5 years) -Resident	per month	new	\$36.00			
Monthly Child (1-5 years) - Non-Resident	per month	new	\$43.00			
Child Youth Non Res. Ten Swim Pass – (expires 1 year from purchase date)	Per year	\$35	\$36.75	\$37	5%	5.7%
Child Resident Ten Swim Pass (ages 1-5)	Per year	new	\$21			
Child Non-Resident Ten Swim pass (ages 1-5)	per year	new	\$27			
Family Seasonal Pass (June 1 - August 31) - Resident (up to 5 family member living at same address)	Valid Season	new	\$325			
Family Season Pass (6/1 - 8/31) Non-Resident (up to 5 family members at same address)		new	\$375			
Additional Family Member	Valid Season	new	\$15			
14 Swim Center Rentals						
Splash Park Picnic Area Rental - during Recreation Swim - Resident	per event	new	\$50			
Splash Park Picnic Area Rental - during Recreation Swim -Non-Resident	per event	new	\$60			
15 Other Fees, Discounts & Refunds						
* Special Promotions/Marketing Opportunities	as determined by Recreation Director					



Date: May 15, 2012
To: El Cerrito City Council
From: Mary Dodge, Administrative Services Director/City Treasurer
Subject: Master Fee Schedule Revision for Fiscal Year 2012-13

ACTION REQUESTED

Conduct a public hearing and upon conclusion, adopt a resolution approving a revised Master Fee Schedule for FY 2012-13.

BACKGROUND

The purpose of this Agenda Bill is to review the Master Fee Schedule of the City of El Cerrito, which encompasses all of the City's user fees and charges for services. An annual revision is required by El Cerrito Municipal Code §4.01.010, which reads:

Prior to July 1st of each year, the council shall consider and adopt the schedule of all general and special fees and charges to be known as the master fee schedule. The master fee schedule shall list all fees and charges by department and is on file in the office of the city clerk.

ANALYSIS

The proposed FY 2012-13 Master Fee Schedule recommends a general increase of 5% for most fees to reflect recovery of increased costs. For the last few years fee increases ranged from 3-5% with most fees increasing on average approximately 3%. In the past few years, the CPI was close to or less than 3% but the overall costs to the City increased at a higher rate due largely to the increased benefit costs associated with the employees providing the services. This year's 5% general increase is a result of a roughly 3% annual increase to the Consumer Price Index and an additional 2% to recover a portion of the incremental increase in benefit costs that have not been included in the last few years fee increases.

While more specific information will be conveyed within the proposed budget, in general, health and PERS benefits have increased almost 30% since 2009, and with salaries and benefits at around 75% of the general fund budget, an additional 2% increase to recover a portion of those costs is necessary. It is hoped that a new fee study will be possible to determine the overall changes necessary should funds become available. In the meantime, the goal is to not fall too far behind in our cost recovery.

Some fees are proposed higher or lower than the 5% general increase because they have a market rate component that requires competitive pricing, is affected by external agencies, or there are other cost recovery issues that will be discussed further in this

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report. For most departments, there are few changes to the fees other than the escalation percentages shown.

For this draft Master Fee Schedule the percentage change columns show fluctuations before and after rounding the amounts. Final fees are rounded amounts in an effort to simplify the charges to our customers. New fees are shown in a bold font and fees that are being eliminated are shown in strikeout format.

Miscellaneous, Police and Fire Fees

Since there are no changes to department structures this year and there have been no new cost allocation or fee studies, the overall master fee schedule remains similar to last year. The Police Department did a thorough review of their fees this year and made recommendations to simplify and clarify existing fees and added one fee for recovery of costs for Firearm Storage. There were no changes to the miscellaneous category other than the new fee from Integrated Waste Management for recovering the cost of disposal of carpet and no changes in the fees are proposed relating to the Fire Department.

Public Works, Planning and Building Fees

Since the last fee study was done in Fiscal Year 2005, there have been many changes to activity processes in the last seven years, particularly due to upgrades in technology. While many transactions benefit from increased efficiency of the improved technology, without a full fee study these additional costs are difficult to allocate. However, certain additional costs such as the increase in the Information Systems division budget (mostly second staff member and increased number of servers); upgrade of the new Trakit Permit System (building, planning and public works) and the online Geographical Information System have been implemented since the prior fee study.

Expenditure Increases for recovery:

Information Systems Division budget growth	\$218,475	
Est. 10% of IT growth associated with fee recovery		21,848

Capital Projects:

CRW Trakit Permit System Upgrade	134,550	
Geographical Info System	<u>100,000</u>	
Total Project Costs	234,550	
Seven year amortization of Project Costs		<u>33,507</u>
Total IT Costs to Recover in FY2012-13		<u>\$55,355</u>

Revenue Budgeted without Technology cost recovery component:

Planning	\$126,000	
Building	1,129,200	
Engineering	<u>175,000</u>	
Revenue Currently Budgeted	<u>\$1,430,200</u>	
IT Percentage increase required		<u>3.87%</u>
Increase rounded down		3.50%
General increase		<u>5.00%</u>

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Increase proposed for Permit Fees

8.50%

The calculation above estimates the time IT has spent on Permit Fee Technology at 10%. It allocates the increase in IT costs since the fee study at that rate, as well as amortizes the actual Permit Fee related project costs on a seven year life span to produce an FY12-13 IT cost to recover. The amount to recover was then applied to the current revenue budgeted to determine the IT percent increase required. For the total amount, the calculated IT percentage was rounded down and added to the general increase to establish the Permit Fee increase at 8.5%.

Although there have been other IT projects such as the New World System (finance) migration to the Windows based .Net platform, the new Microsoft office exchange system upgrade, and ongoing hardware upgrades that occurred after the last fee study, they were not included in the proposed technology increase adjustment for this year due to a sensitivity toward making too big of a fee increase in one year.

Recreation Fees

Every year Recreation Department staff analyzes the usage of various programs and adjusts fees in accordance with market and cost changes as well as the needs of recreation customers. This year's Recreation schedule reflects some rates being adjusted at the Swim Center to respond to competition associated with the opening of the Albany High School Swim Center. They are not shown in highlight for this July 1, 2012 schedule since they are being presented to Council tonight for early implementation. A double asterisk has been placed next to the fees presented for early implementation.

The Park and Recreation Commission reviewed and approved the fee changes at its April 25, 2012 meeting, but since that meeting general fees increase have been increased from 3% to 5% as a higher recovery requirement was identified relating to the issues discussed above. This resulted in most fees being raised an additional 2%. In general, costs at the swim center and senior center are those least recovered through fees.

Business License

For the City's Business License Tax rates, increases are prescribed per El Cerrito Municipal Code Section 4.32.381, as follows:

All business license taxes or fees payable under this chapter for ensuing years after 1988-89, beginning with the fiscal year which starts July 1, 1989, with the exception of rates in Sections 4.32.370 and 4.32.380 (gross receipts taxes), shall be adjusted upward or downward based on the percent change from the February 1988 figure of 117.0 in the Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland Bay Area as published by the Department of Labor for the month of February prior to the fiscal year in which the rate adjustment is applicable. The license administrator shall compute such

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changes each year and submit them to the city council, which may incorporate same into the master fee schedule.

In the current fiscal year, the Bay Area Consumer Price Index for February is 234.648. Calculating the percent change from the 117.0 figure amounts to a 1.0% change in the City's Business License Tax rates. Rounding of the amounts to the nearest dollar changes the percentage rate minimally as shown in the % Changed Column.

FINANCIAL CONSIDERATIONS

The revenue figures appearing in the City's FY 2012-13 budget assume that the changes appearing in the proposed Master Fee Schedule are adopted. Should the City Council choose to modify the rates from the proposed levels, staff will need to adjust the budget's revenue figures accordingly.

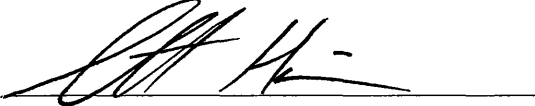
LEGAL CONSIDERATIONS

All fees listed in the Master Fee Schedule, except development fees, are effective July 1, 2012. The development fees will become effective on July 16, 2012 since they require 60 days after final action to become effective. As required by California Government Code §66018(a), the City is required to conduct a public hearing prior adopting planning, building, and some other new fees or fee increases, as follows:

66018(a) Prior to adopting an ordinance, resolution, or other legislative enactment adopting a new fee or approving an increase in an existing fee to which this section applies, a local agency shall hold a public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, shall be published in accordance with Section 6062a.

This public hearing satisfies the Government Code requirement and notification of the hearing was made in accordance with the code section.

Reviewed by:



Scott Hanin
City Manager

Attachments:

1. Resolution
Exhibit A Proposed Master Fee Schedule

RESOLUTION 2012-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ADOPTING
REVISIONS TO THE MASTER FEE SCHEDULE FOR FISCAL YEAR 2012-13

WHEREAS, El Cerrito Municipal Code Section 4.01.010 requires that prior to July 1st of each year, the City Council shall consider and adopt the schedule of all general and special fees and charges to be known as the Master Fee Schedule; and

WHEREAS, the City Council desires to update currently established fees to cover inflation and City costs, which form the basis for the majority of the changes, as well as to establish new fees in keeping with City Council policy direction; and

WHEREAS, utilizing a rounding factor provides ease to our customers and our staff in the payment of these fees; and

WHEREAS, the City's Municipal Code requires that Business License Taxes be revised upward or downward using the Revised Consumer Price Index for *Urban Wage Earners and Clerical Workers for the San Francisco-Oakland Bay Area* as published by the Department of Labor for the month of February prior to the fiscal year in which the rate adjustment is applicable; and

WHEREAS, other market driven rates are adjusted in accordance with factors comparative with other entities providing similar services; and

WHEREAS, a public hearing has been noticed and held in accordance with Government Code Sections 6062a, 66016, 66017 and 66018; and

WHEREAS, pursuant to Section 66017, development fees are effective 60 days after final action on the adoption of fees.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby adopts the Proposed Rounded revisions to the Master Fee Schedule for the City of El Cerrito (as shown in Exhibit A), which is hereby attached and by this reference made a part hereof, effective July 1, 2012.

BE IT FURTHER RESOLVED that all fees listed in the Master Fee Schedule, except development fees, are effective July 1, 2012, and that the development fees are effective July 16, 2012.

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito hereby confirms the rate adjustment to the Business License Tax, also as appearing in the Master Fee Schedule.

I CERTIFY that at the regular meeting on May 15, 2012 the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS:

Agenda Item No. 6(D)

Attachment 1

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on May XX, 2011.

Cheryl Morse, City Clerk

APPROVED:

William Jones, III, Mayor



City of El Cerrito Proposed Master Fee Schedule FY2012-13

Section I	Miscellaneous Fees
Section II	Recreation Fees
Section III	Police & Fire Fees
Section IV	Business License Fees
Section V	Public Works Fees
Section VI	Planning Fees
Section VII	New Construction Building Permits (Plan Check Only)
Section VIII	New Construction Building Permits (Inspection Permit Only)
Section IX	New Construction Building Permits (Plan Check& Inspections Combined)
Section X	Miscellaneous Building Permits and Reviews
Section XI	Mechanical, Plumbing, & Electrical (Stand Alone Permits)
Section XII	Additional Mandated Building Permit Fees

City of El Cerrito

Master Fee Schedule

Fiscal Year 2012-13

1.05

Item/Description

Printing, Reproduction, Documents

	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
1. Photocopies (8 1/2" x 14" or smaller)						
Photocopies (larger than 8 1/2" x 14", including mail & administrative costs)	per page	\$0.10	\$0.11	\$0.10	5%	0.0%
Photocopies, including mail & administrative costs	per page	actual cost	\$0.16	\$0.16		
Application forms, information sheets	each	Free				
2. Public Meeting Materials						
City Council Agenda Packet & Minutes—Full (resident)	per year	\$860	\$903.00	\$903	5%	5.0%
City Council Agenda Packet & Minutes—Full (non-resident)	per year	\$1,012	\$1,062.80	\$1,063	5%	5.0%
City Council Agenda & Minutes only (resident)	per year	\$80	\$84.00	\$84	5%	5.0%
City Council Agenda & Minutes only (non-resident)	per year	\$93	\$97.65	\$98	5%	5.4%
City Council Agenda only (resident)	per year	\$40	\$42.00	\$42	5%	5.0%
City Council Agenda only (non-resident)	per year	\$46	\$48.30	\$48	5%	4.3%
Redevelopment Agency Agenda & Minutes (resident)	per year	\$59	\$61.95	\$62	5%	5.1%
Redevelopment Agency Agenda & Minutes (non-resident)	per year	\$72	\$75.60	\$76	5%	5.6%
Redevelopment Agency Agenda only (resident)	per year	\$29	\$30.45	\$30	5%	3.4%
Redevelopment Agency Agenda only (non-resident)	per year	\$38	\$39.90	\$40	5%	5.3%
Other Boards, Commission, and Committees Agenda/Minutes (resident)	per year	\$30	\$31.50	\$32	5%	6.7%
Other Boards, Commission, and Committees Agenda/Minutes (non-resident)	per year	\$40	\$42.00	\$42	5%	6.0%
Other Boards, Commission, and Committees Agenda only (resident)	per year	\$17	\$17.85	\$18	5%	5.9%
Other Boards, Commission, and Committees Agenda only (non-resident)	per year	\$20	\$21.00	\$21	5%	5.0%
Planning Commission or Design Review Board Agendas—Resident	per packet	\$17	\$17.85	\$18	5%	5.9%
Planning Commission or Design Review Board Agendas—Non-Resident	per packet	\$20	\$21.00	\$21	5%	5.0%
3. Publications (Arrangements may be made for mailing of items on a prepaid basis. Postage charges will be added. Items sent via fax will generally be limited to 5 pages.)						
Budget, Final or Proposed	each	\$104	\$109.20	\$109	5%	4.8%
Business License Listing	per copy + photocopy charge	\$28	\$29.40	\$29	5%	3.6%
Comprehensive Annual Financial Reports (CAFRs)	each	\$90	\$94.50	\$95	5%	5.6%
Economic Development Strategy & Action Plan	each	\$3	\$3.15	\$3	5%	0.0%
Fire Investigative Reports	per page	\$0.13	\$0.14	\$0.14	5%	7.7%
General Plan Environmental Impact Report (EIR), 1999	each	\$18	\$18.90	\$19	5%	5.6%
General Plan, 1999	each	\$37	\$38.85	\$39	5%	5.4%
Master Fee Schedule	each	\$7	\$7.35	\$7	5%	0.0%
Parking Guidelines	each	\$3	\$3.15	\$3	5%	0.0%
Redevelopment Plan	each	\$7	\$7.35	\$7	5%	0.0%
Redevelopment Plan Environmental Impact Report (EIR)	each	\$15	\$15.75	\$16	5%	6.7%
Redevelopment Implementation Plan	each	\$4	\$4.20	\$4	5%	0.0%
Report on the Redevelopment Plan	each	\$7	\$7.35	\$7	5%	0.0%
Subdivision Ordinance	each	\$3	\$3.15	\$3	5%	0.0%
Zoning Map	each	\$4	\$4.20	\$4	5%	0.0%
Zoning Ordinance	each	\$37	\$38.85	\$39	5%	5.4%
Miscellaneous Bound Reports	per page	\$0.34	\$0.36	\$0.36	5%	5.9%
4. City Maps (First sheet includes search and restock fee cost per original searched)	each	\$2	\$2.10	\$2	5%	0.0%
5. Special Studies Maps, 11" x 17"	each	\$4	\$4.20	\$4	5%	0.0%
Special Studies Maps, 36" x 54"	each	\$28	\$29.40	\$29	5%	3.6%
6. Subpoena Duces Tecum (per CA Evidence Code §1663)	per Code	varies		varies		
7. Electronic Media						
Electronic Media—CD-ROM Copy	per CD	\$7	\$7.35	\$7	5%	0.0%
Electronic Media—DVD of Council Meeting	per DVD	\$12	\$12.60	\$13	5%	8.3%
8. Microfilm/Microfiche Fee (or total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved).	per sheet	\$3	\$3.15	\$3	5%	0.0%

Advertisements

1. Recreation Brochure Advertisements						
Camera Ready Material, 6-12 sq. inches	per square inch	\$40	\$42.00	\$42	5%	5.0%
Camera Ready Material, 13-20 sq. inches	per square inch	\$32	\$33.60	\$34	5%	6.3%
Camera Ready Material, 21-30 sq. inches	per square inch	\$28	\$29.40	\$29	5%	3.6%
Camera Ready Material, 31-40 sq. inches	per square inch	\$26	\$27.30	\$27	5%	3.8%

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
Camera Ready Material, 41+ sq. inches	per square inch	\$22	\$23.10	\$23	5%	4.5%
Graphic Preparation	per hour	\$47	\$49.35	\$49	5%	4.3%
Miscellaneous Services						
1. Notary Services - *Fee determined by California Secretary of State						
Notary Services for Non-City employees*	per notarization	\$10	\$10.00	\$10	0%	0.0%
Notary Services for City employees	per notarization	Free		Free		
2. City Clerk Document Certification	each	\$5	\$5.25	\$5	5%	0.0%
3. Legal Fees—Recovery of legal costs in lawsuits and other instances when the City could be entitled to reimbursement of legal costs.	labor and overhead	Actual		Actual		
4. Special City services—For special services provided by City staff where special interest are served (other than the general public). Overhead charges for City-sponsored public events may vary from this policy.	pro-rated salary - 15 minute increments	\$3.00 minimum		\$3.00 minimum		
5. Parking Permits - 1 to 3 year cycles	per year	\$6.00	\$6.00	\$6	0%	0.0%
14-day Temporary Parking Permit	each	\$6.00	\$6.30	\$6	5%	0.0%
6. Citywide Garage Sale Listing	per registration	\$14	\$14.70	\$15	5%	7.1%
7. Solid Waste Collection and Disposal Subscription Exemption Application Fee	per application	\$158	\$165.90	\$166	5%	5.1%
8. Carpet Recycling - for drop-off of acceptable carpet for recycling at the Recycling and Environmental Resource Center	per square foot		\$0.025	\$0.025		
9. Passport Services						
* Fees Determined by U.S. State Department						
<u>U.S. Passport Book</u>						
Adult First Time - Execution Fee*		\$25		\$25		0.0%
Adult First Time - Payable to Department of State*		\$110		\$110		0.0%
Adult Renewal - Execution Fee*		\$0		\$0		
Adult Renewal - Payable to Department of State*		\$110		\$110		0.0%
Minor (under 16) - Execution Fee*		\$25		\$25		0.0%
Minor (under 16) - Payable to Department of State*		\$80		\$80		0.0%
<u>U.S. Passport Card</u>						
Adult First Time - Execution Fee*		\$25		\$25		0.0%
Adult First Time - Payable to Department of State*		\$30		\$30		0.0%
Adult Renewal - Execution Fee*		\$0		\$0		
Adult Renewal - Payable to Department of State*		\$30		\$30		0.0%
Minor (under 16) - Execution Fee*		\$25		\$25		0.0%
Minor (under 16) - Payable to Department of State*		\$15		\$15		0.0%
<u>U.S. Passport Book and Card Combined</u>						
Adult First Time - Execution Fee*		\$25		\$25		0.0%
Adult First Time - Payable to Department of State*		\$140		\$140		0.0%
Adult Renewal - Payable to Department of State*		\$140		\$140		0.0%
Minor (under 16) - Execution Fee*		\$25		\$25		0.0%
Minor (under 16) - Payable to Department of State*		\$95		\$95		0.0%
<u>Optional Passport Service Fees</u>						
Expedite Processing - Payable to Department of State*		\$60		\$60		0.0%
Overnight Delivery Return Fee - Payable to Department of State*		\$13		\$13		0.0%
Passport Photo		\$15		\$15		0.0%
Finance Charges						
1. Finance Charges - Fees remaining unpaid for a period exceeding 30 days, unless the ordinance establishing the fee provides for a penalty in a different amount.	unpaid balance due		1 1/2% per month			
2. Returned Check Fee	per check	\$26	\$27.30	\$27	5%	3.8%

Item/Description

Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
per copy	\$6	\$6.30	\$8	5%	0.0%

3. Duplicate Business License Certificate

City of El Cerrito
Proposed Master Fee Schedule
Fiscal Year 2012-13

1.05

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Recreation Fees						
1. Event Facility Rentals						
Community Center (minimum 5 hour rental)						
Social Hall—Resident	per hour	\$218	\$228.90	\$229	5%	5.0%
Social Hall—Non-Resident/Commercial	per hour	\$269	\$282.45	\$282	5%	4.8%
Social Hall—El Cerrito Non-Profit Fund Raiser	per hour	\$141	\$148.05	\$148	5%	5.0%
Social Hall—Non-El Cerrito Non-Profit Fund Raiser	per hour	\$178	\$188.90	\$187	5%	5.1%
Social Hall—Non Profit, City Co-Sponsored	per hour	\$64	\$67.20	\$67	5%	4.7%
Social Hall - Decoration/Clean-Up/Rehearsal Hours (2 hour max.day of event)	per hour/per rental	new	\$75.00			
Additional Rooms—Resident	per hour	\$58	\$60.90	\$61	5%	5.2%
Additional Rooms—Non-Resident	per hour	\$72	\$75.60	\$76	5%	5.6%
Additional Rooms—El Cerrito Non-Profit Fund Raiser	per hour	\$45	\$47.25	\$47	5%	4.4%
Additional Rooms—Non-El Cerrito Non-Profit Fund Raiser	per hour	\$54	\$56.70	\$57	5%	5.6%
Kitchen Use—Non-Profit Organization	per event	\$100	\$105.00	\$105	5%	5.0%
Kitchen Use—Non Profit, City Co-Sponsored	per event	\$15	\$15.75	\$16	5%	3.3%
Council Chambers Garden Room—Non Profit, City Co-Sponsored	per hour	\$25	\$26.25	\$26	5%	4.0%
Crafts Room—Non Profit, City Co-Sponsored	per hour	\$25	\$26.25	\$26	5%	4.0%
Meeting Room (Skylight)—Non Profit, City Co-Sponsored	per hour	\$25	\$26.25	\$26	5%	4.0%
Conference Room—Non Profit, City Co-Sponsored	per hour	\$24	\$25.20	\$25	5%	4.2%
Governmental Agency/School District Rentals	per event	\$0.00	cost of City Rental Leader (If necessary)			
Set-up/Take Down—Non-Profit Fund Raiser	per event	\$40	\$42.00	\$42	5%	5.0%
Set-up/Take down—Non Profit, City Co-Sponsored	per hour	\$32	\$33.60	\$34	5%	6.3%
Alcoholic Beverage Service—Private	per event	\$154	\$161.70	\$162	5%	5.2%
Alcoholic Beverage Service—Non-Profit Fund Raiser	per event	\$154	\$161.70	\$162	5%	5.2%
Alcoholic Beverage Service—Non Profit, City Co-Sponsored	per event	\$154	\$161.70	\$162	5%	5.2%
Guitar/Plano—Commercial	per hour	\$14	\$15.00	\$15	7%	7.1%
Small Locker Storage Fee	per month	\$21	\$22.05	\$22	5%	4.8%
Medium Locker Storage Fee	per month	\$27	\$28.35	\$28	5%	3.7%
Large Locker Storage Fee	per month	\$34	\$35.70	\$36	5%	5.9%
Chair Rental—Non-Profit	each	\$5.25	\$5.51	\$6	5%	4.8%
Card Table Rental—Non-Profit	each	\$10.50	\$11.03	\$11.00	6%	4.8%
6 Foot Table Rental—Non-Profit	each	\$12.50	\$13.13	\$13	5%	4.0%
Late Payment Fee—Private	amount due	15%	15%			
Minimum Saturday Rental—Private	hours	5				
Minimum Friday/Sunday Rental- Private	hours	3				
Social Hall-Friday/Sunday Rental Discount- Privt and Comm	per event	25%	25%			
Social Hall—1 hour free set-up/take-down (Private & Comm)						
Advance Reservation, maximum—Resident	8-hr-min	1-hour-free	free			
Advance Reservation, maximum—Non-Resident	months	10	10			
Advance Reservation (Maximum)—Non-Profit Fund Raiser, Co-Sponsored Group	months	9	9			
Non-resident surcharge—Private	months	12	12			
Transfer Fee—Private	percent	25%	25%			
Transfer Fee—Non-Profit Fund Raiser	per date	\$36	\$37.80	\$38	5%	5.6%
Transfer Fee—Non Profit, City Co-Sponsored	per date	\$36	\$37.80	\$38	5%	5.6%
Deposit (without alcoholic beverages)—Private	per event	\$500	\$525.00	\$525	5%	5.0%
Deposit (with alcoholic beverages)—Private	per event	\$500	\$525.00	\$525	5%	5.0%
Deposit—Non-Profit Fund Raiser	per event	\$250	\$262.50	\$263	5%	5.2%
2. Clubhouse Rentals						
Casa Cerrito—Storage Area Only (Upstairs), Youth Baseball or Youth Soccer	per year	\$452	\$474.60	\$475	5%	5.1%
Arlington, Fairmount, Madera, Canyon Trail (one room only), Castro, and Harding (rental for one of two rooms only)—alcohol by special permit. Children's party = 2 hour minimum, Adult Activities = 3 hour minimum						
Art Studios Instructor	per hour	\$31	\$32.55	\$33	5%	6.5%
El Cerrito Youth Groups	per hour	\$24	\$25.20	\$25	5%	4.2%
Private, Resident	per hour	\$87	\$70.35	\$70	5%	4.5%
Private, Non-Resident/Commercial	per hour	\$82	\$86.10	\$86	5%	4.9%
Clubhouse (8-Hour-Increments)—Commercial						
Deposit (without Alcohol)	per day	\$389				
Deposit (with Alcohol)	per event	\$148	\$155.40	\$155	5%	4.7%
Non-Profit—Resident	per event	\$245	\$257.25	\$257	5%	4.9%
Non-Profit—Non-Resident	per hour	\$46	\$48.30	\$48	5%	4.3%
Non-Profit—City Co-Sponsored	per hour	\$57	\$59.85	\$60	5%	5.3%
Transfer Fee	per hour	\$29	\$30.45	\$30	5%	3.4%
Late Payment Fee	per date	\$35	\$36.75	\$37	5%	5.7%
	percent	15%	15%			
3. Adult Programs and Services Center Rentals-Senior Center Rentals						
Social Hall/Kitchen—Resident	per hour	\$107	\$112.35	\$112	5%	4.7%
Social Hall/Kitchen—Non-Resident, Commercial	per hour	\$134	\$140.70	\$141	5%	5.2%
Social Hall—El Cerrito Non-Profit	per hour	\$75	\$78.75	\$79	5%	5.3%
Social Hall— Non-El Cerrito Non-Profit	per hour	\$98	\$102.90	\$103	5%	5.1%
Social Hall - Decoration/Clean-Up/Rehearsal Time (1 hour max. day of event)	per hour/per rental	new	\$75.00			

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Social Hall—Co-sponsored Group	per hour	\$38	\$39.90	\$40	5%	5.3%
Social Hall/Kitchen—Non-Profit, City Co-sponsored	per hour	\$38	\$39.90	\$40	5%	5.3%
Set-up/Take Down—Non-Profit, City Co-sponsored	per hour	\$38	\$39.90	\$40	5%	5.3%
Rental Deposit (without alcohol)	per event	\$500	\$525.00	\$525	5%	5.0%
Rental Deposit (with alcohol)	per event	\$500	\$525.00	\$525	5%	5.0%
Late Payment Fee	percent	15%	15%			
Alcohol Service	per event	\$142	\$149.10	\$149	5%	4.9%
Transfer Fee	per date	\$38	\$39.90	\$40	5%	5.3%
4. Group Picnic Areas						
Cerrito Vista Reservation—Resident	per day	\$126	\$132.30	\$132	5%	4.8%
Cerrito Vista Reservation—Non-Resident	per day	\$158	\$163.80	\$164	5%	5.1%
Cerrito Vista Volleyball Net Deposit	per day	\$80	\$84.00	\$84	5%	5.0%
Arlington (large group area with tables & barbecue), Spaces 4 & 5—Resident	per day	\$126	\$132.30	\$132	5%	4.8%
Arlington (large group area with tables & barbecue), Spaces 4 & 5—Non-Resident	per day	\$158	\$163.80	\$164	5%	5.1%
Arlington (large group area with tables & barbecue), Spaces 3, 4 & 5—Resident	per day	\$192	\$201.60	\$202	5%	5.2%
Arlington (large group area with tables & barbecue), Spaces 3, 4 & 5—Non-Resident	per day	\$242	\$254.10	\$254	5%	5.0%
Other Parks, picnic tables with barbecue pit—Resident	per day	\$67	\$70.35	\$70	5%	4.5%
Other Parks, picnic tables with barbecue pit—Non-Resident	per day	\$84	\$88.20	\$88	5%	4.8%
Other Parks, picnic tables without barbecue pit—Resident	per day	\$57	\$59.85	\$60	5%	5.3%
Other Parks, picnic tables without barbecue pit—Non-Resident	per day	\$70	\$73.50	\$74	5%	5.7%
Restroom Key (purchase or refundable deposit)	per key	\$16				
Field/Park Use—Community Based Non-Profits	per hour	\$16	\$16.80	\$17	5%	6.3%
5. Recreation Field/Venue Rentals						
Tennis Courts						
Resident	per hour	\$5.50	\$5.78	\$6	5%	4.5%
Non-Resident	per hour	\$7	\$7.35	\$7	5%	3.6%
Tennis Club (Annual Use Agreement)	per hour	\$4				
Instruction Use	per hour	\$10.50	\$11.03	\$11	5%	4.8%
Baseball Fields						
Youth Teams (2 hour minimum)—Resident	per hour	\$24	\$25.20	\$25	5%	4.2%
Youth Teams (2 hour minimum)—Non-Resident	per hour	\$32	\$33.60	\$34	5%	6.3%
Adult Teams (2 hour minimum)—Resident	per hour	\$32	\$33.60	\$34	5%	6.3%
Adult Teams (2 hour minimum)—Non-Resident	per hour	\$40	\$42.00	\$42	5%	5.0%
Cerrito Vista Hardball Field (2 hr. minimum)—Resident	per hour	\$48	\$50.40	\$50	5%	4.2%
Cerrito Vista Hardball Field (2 hr. minimum)—Non-Resident	per hour	\$60	\$63.00	\$63	5%	5.0%
El Cerrito Youth Baseball	per season	\$3,378	\$3,544.80	\$3,545	5%	5.0%
ECYB-Field Maint. Enhancement Fee	per player	\$16.50	\$17.33	\$17	5%	3.0%
Field fine for violation of field policies / Baseball & Soccer for damaging the field, when fields are wet and not playable and signs are posted.	per infraction	\$250	\$262.50	\$263	5%	5.2%
Soccer Fields—(Select try out team/winter-one field-End: Nov, Dec, Jan, Feb) (April 1-June 15-Spring-Fairmount) (Fall end of Aug-Nov-All Field)						
El Cerrito Soccer Association	per season	\$2,304	\$2,419.20	\$2,419	5%	5.0%
EC Soccer-Field Maint. Enhancement Fee	per player	\$16.50	\$17.33	\$17	5%	3.0%
6. Recreation Program Fees/Permits						
Tennis Courts Permits						
Adult Resident	per year	\$71	\$74.55	\$75	5%	5.6%
Adult Non-Resident	per year	\$81	\$85.05	\$85	5%	4.9%
Youth Resident	per year	\$29	\$30.45	\$30	5%	3.4%
Youth Non-Resident	per year	\$36	\$37.80	\$38	5%	5.6%
Monthly Fee-Resident	per month	\$12.50	\$13.13	\$13	5%	4.0%
Monthly Fee-Non-Resident	per month	\$14.50	\$15.23	\$15	5%	3.4%
Private Instruction (Tennis Certification and Insurance Required)	per year	\$90.00	\$94.50	\$95	5%	5.6%
7. Adult Athletics—See Section 16						
Men's Basketball	per-team	\$334	\$347.55	\$348	5%	5.1%
Softball	per-team	\$554	\$578.55	\$579	5%	5.1%
Non-Residential-Team-Member	additional-per-player	\$48	\$48.80	\$47	5%	6.3%
8-7. Adult Swim Fees						
Lap Swim/Recreation/Family Swim						
** Unlimited Pass—Resident MONTHLY Pass - Resident	per month	\$100	\$82.00	\$82	-18%	-18.0%
** Unlimited Pass—Resident MONTHLY Pass - Non-Resident	per month	\$125	\$103.00	\$103	-18%	-17.6%
Ten-Swim Pass—Resident (expires 1 year from purchase date)	per year	\$43				
Ten-Swim Pass—Non-Resident (expires 1 year from purchase date)	per year	\$53				
Drop-In	per use	\$5.50	\$5.78	\$6	5%	4.5%
Masters Monthly Fee Pass - Any Masters Workout (1) Month Only						
Masters Monthly Pass - Resident	valid 30 days	\$62	\$65.10	\$65	5%	4.8%
Masters Monthly Pass - Non Resident	valid 30 days	\$73	\$76.65	\$77	5%	5.5%
Masters Monthly Pass - Senior Resident	valid 30 days	\$50	\$52.50	\$53	5%	6.0%
Masters Monthly Pass - Senior Non Resident	valid 30 days	\$58	\$60.90	\$61	5%	5.2%
Masters Plus - Any Masters Workout / Lap Swim (1) Month Only (Quarterly discounts are not eligible for Masters Plus Passes)						
Masters Plus Pass - Resident	valid 30 days	\$114	\$119.70	\$100	5%	-12.3%
Masters Plus Pass - Non Resident	valid 30 days	\$135	\$141.75	\$120	5%	-11.1%

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Masters Plus Pass - Senior Resident	valid 30 days	\$92	\$98.60	\$84	5%	-8.7%
Masters Plus Pass - Senior Non Resident	valid 30 days	\$108	\$113.40	\$100	5%	-7.4%
Masters 6-Workout Pass - Resident	valid 60 days	\$44	\$46.20	\$46	5%	4.5%
Masters 6-Workout Pass - Non-Resident	valid 60 days	\$54	\$56.70	\$57	5%	5.6%
Masters Drop-In	per use	\$9				
Masters -Three Month Discount	per month/swimmer	-\$6				
6-8. Water Aerobics Deep/Shallow						
Drop In	per use	\$9				
Four Punch Pass- Resident	per 3 months	\$25	\$26.25	\$26	5%	4.0%
Four Punch Pass- Non-Resident	per 3 months	\$30	\$31.50	\$32	5%	6.7%
Eight Punch Pass- Resident	per 3 months	\$48	\$50.40	\$50	5%	4.2%
Eight Punch Pass- Non-Resident	per 3 months	\$60	\$63.00	\$63	5%	5.0%
Twelve Punch Pass- Resident	per 3 months	\$71	\$74.55	\$75	5%	5.6%
Twelve Punch Pass- Non-Resident	per 3 months	\$88	\$92.40	\$92	5%	4.5%
10. 9. Youth and Child Recreation/Family Swim/Splash Park						
** Drop-In Adult	per use	\$5.50	\$5.78	\$6	5%	4.5%
** Drop-In Youth (6-17 years)	per use	\$3	\$3.15	\$4	5%	33.3%
** Drop In Child (1-5 years)	per use	new	\$3.00			
** Drop-In Youth Pool and Splash Park-	additional	\$1				
Drop-In Splash Park Only	per use	\$2	\$2.10	\$2	5%	0.0%
Non-Swimmer Fee	per use	\$3	\$3.00	\$3	0%	0.0%
Organized Groups (minimum of 10)	per child	\$2.50	\$2.63	\$3	5%	20.0%
Unlimited Adult - Resident - See Section 7	per month	\$68				
Unlimited Adult - Non-Resident - See Section 7	per month	\$73				
Unlimited Child - Resident Monthly Youth - Resident	per month	\$40	\$40.00			
Unlimited Child - Non-Resident Monthly Youth - Non-Resident	per month	\$45	\$45.00			
** Monthly Child (1-5 years) -Resident	per month	new	\$36.00			
** Monthly Child (1-5 years) - Non-Resident	per month	new	\$43.00			
Adult Resident Ten Swim Pass - Resident (expires 1 year from purchase date)	Per year	\$43	\$45.15	\$45	5%	4.7%
Adult Non Res. Ten Swim Pass (expires 1 year from purchase date)	Per year	\$53	\$55.65	\$56	5%	5.7%
** Child Youth Res. Ten Swim Pass - Resident (expires 1 year from purchase date)	Per year	\$30	\$31.50	\$32	5%	6.7%
** Child Youth Non Res. Ten Swim Pass - (expires 1 year from purchase date)	Per year	\$35	\$36.75	\$37	5%	5.7%
** Child Resident Ten Swim Pass (ages 1-5)	Per year	new	\$21			
** Child Non-Resident Ten Swim pass (ages 1-5)	per year	new	\$27			
** Family Seasonal Pass (June 1 - August 31) - Resident (up to 5 family member living at same address)	Valid Season	new	\$325			
** Family Season Pass (6/1 - 8/31) Non-Resident (up to 5 family members at same address)		new	\$375			
** Additional Family Member	Valid Season	new	\$15			
12. 10. Swim Lessons						
Private-Resident	per 30 minutes	\$25				
Private-Non-Resident	per 30 minutes	\$30				
Small Groups-Resident	per 30 minutes	\$9				
Small Groups-Non-Resident	per 30 minutes	\$11.25	\$11.81	\$12	5%	6.7%
13. 11. El Cerrito High School Swim Team						
February through May	per season	\$2,000	\$2,100.00	\$2,100	5%	5.0%
14. 12. Gators Swim Team						
1 Swimmer - Resident	per month	\$62	\$65.10	\$65	5%	4.8%
Each Additional Household Member - Resident Rate w/ 25% discount	per month	\$30	\$31.50	\$48	5%	60.0%
1 Swimmer Non -Resident	per month	\$72	\$75.60	\$76	5%	5.6%
Each Additional Household Member - Non-Resident Rate w/ 25% discount	per month	\$32	\$33.60	\$55	5%	71.9%
Gators Three-Month Discount - eliminate quarterly discount	per month/swimmer	\$8				
15. 13. Swim Club						
Resident	per hour	\$35	\$36.75	\$40	5%	14.3%
Non-Resident	per hour	\$43	\$45.15	\$48	5%	11.6%
16. 14. Swim Center Rentals						
Long-Term Swim Team Pool Rentals	per hour	\$32				
Swim Team Pool Rentals	per hour	\$46				
Coin-Operated Locker	per use	\$0.50	\$0.75	\$0.75	50%	
Large Pool- Resident	per hour	\$187	\$196.35	\$192	5%	2.7%
Large Pool- Non- Resident/Commercial	per hour	\$234	\$245.70	\$235	5%	0.4%
Small Pool-Resident (1.5 hour water time/.5 hour deck time)	per event	\$240				
Small Pool- Non Resident/Commercial (1.5 hour water time/.5 hour deck time)	per event	\$300				
Splash Park Rental - Resident (2 hours)	per event	\$200				
Splash Park Rental - Non-Resident (2 hours)	per event	\$250				
Small Pool/Splash Park Combined Rental - Resident	per event	\$340	\$350.00	\$350	3%	2.9%
Small Pool/Splash Park Combined Rental - Non-Resident	per event	\$400	\$410.00	\$410	3%	2.5%
Transfer Fee	per booking	\$36	\$37.80	\$38	5%	5.6%
Off Season Discount (March and October)	per hour	-\$50				
** Splash Park Picnic Area Rental - during Recreation Swim - Resident	per event	new	\$50			
** Splash Park Picnic Area Rental - during Recreation Swim -Non-Resident	per event	new	\$80			

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
17. 15. Other Fees, Discounts & Refunds						
Miscellaneous Fee Classes, Special Events, Youth Sports Leagues, Special Programs, and Uniforms, as established by Recreation Director	each	Actual Cost				
Disabled and Senior Discount	percent of fees	20%	20%			
Registration Fees—Refunds	per transaction	\$15				
Registration Fees—Transfers	per transaction	\$15				
Registration Fees—Cancellations	per transaction	\$15				
Transfer Transaction Fee for Tennis	per transaction	\$5				
Late Pick-Up Fee	\$1.00 per minute	\$15				
Card Reprint Fee	per transaction	\$5				
Long Term Rental Discount	each	negotiable				
Late Payment Fee (unless defined by City Ordinance)	per 30 days	15%				
East Bay Sanitary Trash Bags	each	\$8				
Misc. Event and Field Trip Transportation/Admission	per Trip	Actual Cost				
Misc. Product Fee	per product	Actual Cost				
** Special Promotions/Marketing Opportunities	as determined by Recreation Director					
18. 16. Youth Program Fees						
Drop-In fee Surcharge, per child	percent	15%	15%			
Non Refundable Registration Fee	per registration	\$62	\$65.10	\$65	5%	4.8%
Before/After School Childcare						
Minimum Rate, per child—Resident, per child	per hour	\$6.50	\$6.83	\$6.75	5%	3.8%
Minimum Rate, per child—Non-Resident, per child	per hour	\$7.50	\$7.88	\$7.75	5%	3.3%
Low/Moderate Income Fee (reduced price lunch), per child—Resident	per hour	\$5.25	\$5.51	\$5.50	5%	4.8%
Low/Moderate Income Fee (reduced price lunch), per child—Non-Resident	per hour	\$5.75	\$6.04	\$6	5%	4.3%
Low/Moderate Income Rate (free lunch), per child—Resident	per hour	\$4.75	\$4.99	\$5	5%	5.3%
Low/Moderate Income Rate (free lunch), per child—Non-Resident	per hour	\$5.25	\$5.51	\$5.50	5%	4.8%
Preschool						
Resident, per child	per hour	\$6.50	\$7.00	\$7	8%	7.7%
Non-Resident, per child	per hour	\$7.50	\$8.00	\$8	7%	6.7%
Low/Moderate Income (qualifies for Scholarship), per child - Resident	per hour	\$5.25	\$5.50	\$5.50	5%	4.8%
Low/Moderate Income (qualifies for Scholarship), per child - Non-Resident	per hour	\$5.75	\$6.00	\$6.00	4%	4.3%
19. 17. Summer Day Camps						
	Based on number of days, hours, special events, field trips, supplies needed, etc. - see brochure for actual prices					
Traditional Camp 7:00 a.m. to 6:00 p.m.—Resident	per-week	\$204	\$80-\$215			
Traditional Camp 7:00 a.m. to 6:00 p.m.—Non-Resident	per-week	\$254	125% of Res Fee			
	additional percentage of weekly rate divided by number of days in session					
Daily Rate for Traditional Day Camp		15%	15%			
Specialty Third Party Contract Camps Resident	Contract Cost + 15-40% depending on market feasibility					
Specialty Third Party Contract Camps Non-Resident	Resident Rate + 10-25% depending on market feasibility					
Daily Rate Specialty Camp Resident	see above					
Daily Rate Specialty Camp Non-Resident	see above					
Counselors in Training Camp Resident	per week	\$44	\$48.20	\$46	5%	4.5%
Counselors in Training Camp Non-Resident	per week	\$50	\$52.50	\$53	5%	6.0%
Ravencroft Resident Camp—Resident	per week	\$414	\$434.70	\$435	5%	5.1%
Ravencroft Resident Camp—Non Resident	per week	\$497	\$521.85	\$522	5%	5.0%
Ravencroft CIT Program—Resident	per week	\$186	\$174.30	\$174	5%	4.8%
Ravencroft CIT Program—Non Resident	per week	\$201	\$211.05	\$211	5%	5.0%
Ravencroft Deposit	per week	\$104	\$109.20	\$109	5%	4.8%
Swim Enrichment	Per-week	\$5				
Day Camp Deposit	per camp/week	\$25				
Day Camp Cancellation Fee	per camp/week	\$25				
20. 18. Adult Programs and Services						
Senior Center Class Fee—Resident	per use	\$4.50				
Senior Center Class Fee—Non-Resident	per use	\$5.50				
Senior Center Trips and Excursions	each	Actual Cost				
Senior Local Weekly Shopping Trips, each way	per trip	\$2				
Respite Group—Resident	per use	\$20.50	\$21.53	\$22	5%	7.3%
Respite Group—Non-Resident	per use	\$25.75	\$27.04	\$27	5%	4.9%

**City of El Cerrito
Master Fee Schedule
Fiscal Year 2012-13**

1.05

Item/Description	Base	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Police Department Fees						
*Determined by State of California						
1. Police Services						
Fingerprinting, Civilian—Resident	per set	\$47-	\$49.35	\$49	5%	4.3%
Fingerprinting, Civilian—Non-Resident	per set	\$47-	\$49.35	\$49	5%	4.3%
Fingerprinting, Solicitor or other (plus Department of Justice Fees)	per set	\$47	\$40.00	\$40	-15%	-14.0%
Casualty Loss Verification	per verification	\$20-	\$21.00	\$21	5%	5.0%
Citation Sign-offs—Residents	per citation	Free	Free			
Citation Sign-offs—Non-Residents	per citation	\$20	\$20.00	\$20	0%	0.0%
VIN Verification	per verification	\$40	\$40.00	\$40	0%	0.0%
Alcohol Beverage Control One Day License	per letter	\$38	\$39.80	\$40	5%	5.3%
False Alarm Response (1st incident)		Free	Free			
False Alarm Response (2nd through 5th incident)	each	\$78	\$74.00	\$74	-5%	-5.1%
False Alarm Response (6th and subsequent incidents)	each	\$166	\$158.00	\$158	-5%	-4.8%
Non-permitted Alarms	each	\$105	\$100.00	\$100	-5%	-4.8%
2. Police Fees						
Vehicle Removal/Vehicle Release Fee (towed vehicles abandoned or stored on a public street and vehicles towed pursuant to 14602.6; 14607.6; 22651(b),(d), (e), or (h) through (r); 22651.3, 22651.5, 22651.6 (a); 22652.5; 22658; 22660; or 22669 of the California Vehicle Code)	per release	\$119	\$125.00	\$125	5%	5.0%
DUI Cost Recovery Fee* (\$1,000 maximum)	per 30 minute increments	Actual Cost to Maximum				
Fire Arm Storage Fee	Initial		\$20	\$20		
	Per Day		\$1	\$1		
3. Police Reports, Photocopies & Records						
Criminal Record Report (plus Department of Justice Fees)*	each	\$82-	\$86.10	\$86	5%	4.9%
Criminal Record Sealing (plus Department of Justice Fees)*	each	\$424-	\$455.70	\$456	5%	5.1%
Clearance Letter	each	\$20	\$20.00	\$20	0%	0.0%
Report Copy Fee (first 10 pages; plus per page over 10 pages)	per report	\$1	\$5.00	\$5	400%	400.0%
	per page over 10	\$0.15-	\$0.16	\$0	5%	-100.0%
Traffic Collision Report Copy Fee (first 10 pages; plus per page over 10 pages)	per report	\$1	\$5.00	\$5	400%	400.0%
	per page over 10	\$0.15-	\$0.16	\$0	5%	-100.0%
Police Photographs, audio tapes & videotapes & CDs	Actual Cost plus fee	Actual Cost + Fee	Actual Cost + Fee			
		\$21	\$25.00	\$25	19%	19.0%
4. Police Permits						
Concealed Weapons Permit (plus Department of Justice Fees)*	each	\$822	\$853.10	\$853	5%	5.0%
Peddler/Solicitor Permit	each	\$307	\$322.35	\$322	5%	4.9%
Permit to Sell Firearms—Initial Permit	each	\$268	\$281.40	\$281	5%	4.9%
Permit to Sell Firearms—Annual Renewal	each	\$132	\$138.60	\$139	5%	5.3%
Taxi Permit Processing Fee	each	\$144	\$150.00	\$150	4%	4.2%
Taxicab Drivers Permit	each	\$67	\$70.00	\$70	4%	4.5%
Massage Permit Operator's Permit	each	\$678-	\$694.80	\$695	5%	5.0%
Massage Permit Operator's Permit (Manager)	each	\$217-	\$227.85	\$228	5%	5.1%
Office Premise Massage Permit	hourly	\$445-	\$452.25	\$452	5%	4.8%
Massage Technician Permit	hourly	\$445-	\$452.25	\$452	5%	4.8%
Massage Technician Permit (Provisional)	hourly	\$445-	\$452.25	\$452	5%	4.8%
Alarm Permit - Residential and Commercial	each	\$27	\$28.35	\$28	5%	3.7%
Alarm Permit Renewal	each	\$15	\$15.00	\$15	0%	0.0%
5. Police Registrations						
Bicycle Registration—3 year license of new bicycle*	per bicycle	\$24	\$12.00	\$12	-50%	-50.0%
Bicycle Registration—Transfer of registration*	per bicycle	\$24	\$2.00	\$2	-92%	-91.7%
Bicycle Registration—Replacement of registration*	per bicycle	\$8	\$2.00	\$2	-75%	-75.0%
Bicycle Registration—Per year renewal*	per bicycle	\$8	\$2.00	\$2	-75%	-75.0%
Weapons Seizure, Storage & Return	each	\$157	\$160.00	\$160	2%	1.8%
Block Party Permit	each	\$37	\$40.00	\$40	8%	8.1%
Parade Permit	each	\$233	\$244.55	\$245	5%	5.2%
415 Response	hourly	\$104	\$109.20	\$109	5%	4.8%
Second Hand Dealer's Permit	each	\$377	\$395.85	\$396	5%	5.0%
Bingo Permit	each	\$171	\$171.00	\$171	0%	0.0%
Massage Permit	each	\$371-	\$389.55	\$390	5%	6.1%
6. Street Closure (Block Party Permit)						
During Business Hours	each	\$84	\$87.20	\$87	5%	4.7%
After Business Hours	each	\$210	\$220.50	\$221	5%	5.2%
7. Police Department Hourly Rates						
Police Chief	hourly	\$252	\$264.80	\$265	5%	5.2%
Police Captain	hourly	\$207	\$217.35	\$217	5%	4.8%
Police Lieutenant	hourly	\$183	\$171.15	\$171	5%	4.9%
Police Corporal	hourly	\$139	\$145.95	\$146	5%	5.0%
Records Supervisor	hourly	\$89	\$93.45	\$93	5%	4.5%

Item/Description

	Base	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Police Executive Assistant	hourly	\$78	\$79.80	\$80	5%	5.3%
Senior Records Specialist	hourly	\$70	\$73.50	\$74	5%	5.7%
Police Records Specialist	hourly	\$61	\$64.05	\$64	5%	4.9%
Police Sergeant/Investigations Assignment	hourly	\$146	\$153.30	\$153	5%	4.8%
Cadets	hourly	\$24	\$25.20	\$25	5%	4.2%
Police Officer	hourly	\$129	\$135.45	\$135	5%	4.7%

8. Parking Violation Fines

Violation	Section	Current Fee	Proposed Fee	Rounded Fee	Rounded % change	Actual % Change
Obstruction or Interference with Officers	11.12.020	\$70	\$73.50	\$74	5%	5.7%
Barriers & Signs	11.28.040b	\$67	\$70.35	\$70	6%	4.5%
City Parking Lot	11.40.020	\$54	\$56.70	\$57	5%	5.0%
Parking on Sidewalk or Curb Prohibited	11.40.030	\$54	\$56.70	\$57	5%	5.0%
Vehicle Storage-Parking in excess of 72 hours	11.40.050a	\$59	\$61.95	\$62	5%	5.1%
Vehicle Storage-Trailer Parked on Street Overnight	11.40.050c	\$54	\$56.70	\$57	5%	5.0%
Vehicle Storage-Parking for the purpose of engaging in vehicle sale	11.40.050d	\$47	\$49.35	\$49	5%	4.3%
Parking for Certain Purposes-On Street for Sale	11.40.060a	\$70	\$73.50	\$74	5%	5.7%
Parking for Certain Purposes-Parking on Street for Repairs	11.40.060b	\$59	\$61.95	\$62	5%	5.1%
Parking for Certain Purposes-Parking on Street when charging for washing/polishing	11.40.060c	\$59	\$61.95	\$62	5%	5.1%
Parking Regulations in Certain Zones	11.40.070	\$59	\$61.95	\$62	5%	5.1%
Angle and Parallel Parking Signs-Loading Clearance between Vehicle and Street	11.40.080b	\$54	\$56.70	\$57	5%	5.0%
Angle and Parallel Parking Signs-Loading Clearance between other Street	11.40.080a	\$54	\$56.70	\$57	5%	5.0%
Loading and Unloading-Angle to curb	11.40.080b	\$54	\$56.70	\$57	5%	5.0%
Grades-Wheels not Turned	11.40.100	\$59	\$61.95	\$62	5%	5.1%
Emergency Parking Signs	11.40.130b	\$54	\$56.70	\$57	5%	5.0%
Curb Markings	11.40.160b	\$54	\$56.70	\$57	5%	5.0%
Bus Zone	11.40.190a	\$343	\$360.15	\$360	5%	5.0%
Parking-Limited Time	11.40.210	\$54	\$56.70	\$57	5%	5.0%
Parking-Prohibited during Certain Hours	11.40.230	\$54	\$56.70	\$57	5%	5.0%
Parking-Prohibited at all Times	11.40.240	\$54	\$56.70	\$57	5%	5.0%
Parking on Private Property	11.44.040	\$59	\$61.95	\$62	5%	5.1%
Violations Designated-4 Hour Permit Parking	11.88.050a	\$68	\$71.40	\$71	5%	4.4%
Any other El Cerrito Municipal Code parking violation not listed above shall be subject to a civil penalty		\$54	\$56.70	\$57	5%	5.0%

9. Curfew Violation Fines

Daytime (8:00 a.m. - 2 p.m.) 1st offense	\$52	\$54.60	\$55	5%	5.8%
Daytime (8:00 a.m. - 2 p.m.) 2nd offense within one year	\$103	\$108.16	\$108	5%	4.9%
Daytime (8:00 a.m. - 2 p.m.) 3rd offense within one year of 2nd offense	\$206	\$216.30	\$216	5%	4.9%
Nighttime (10:00 p.m. - 5 a.m.) 1st Offense	\$62	\$64.60	\$65	5%	5.8%

City of El Cerrito

Master Fee Schedule

Fiscal Year 2012-13

1.05

Item/Description

Fire Department Fees

1. Fire Inspection Fees

Various types, including: Group A (Assemblies) occupancies; Group B (Business) occupancies; Group E (Private School); Group H (Hazardous) occupancies; Group I (Institutional) occupancies; Group M (Mercantile) occupancies; Group R-1 (Hotel and Apartment) occupancies; R-3 (Day Care 7-12); Group S (Storage) occupancies; Miscellaneous Inspections; 2nd re-Inspection; 3rd re-Inspection; Halon Test; Hood & Duct; Fire Sprinkler System; Fire Standpipe System; Fire Alarm System; AB2185 Inspections—Hazardous Materials Regulated Occupancy; Acceptance Tests

Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
per hour	\$134	\$140.70	\$141	5%	5.2%

R-3 Single Residential Occupancies

— Free

2. Fire Permits

Various types, including: Candles and open flame in assemblies; Compressed or flammable gases; Christmas Tree lots; Cryogenics; Dry cleaning plants; Explosives or blasting agents; Fumigation or thermal insecticidal fogging; Flammable or combustible liquids and tanks (storage/use/dispense of Class I liquids; store/handle/use Class II or Class III-A liquids; store/use paints, oils, varnish, or similar mixtures; remove Class I or Class II liquids; inspect underground removal of tank(s)); Garages; Hazardous materials; Hazardous production materials; High-piled combustible storage; Liquefied Petroleum Gas; Lumber yards; Miscellaneous Permits; Model rocket launching; Parade floats; Places of Assembly 50-299 persons; Places of Assembly 300+ persons; Pumpkin patch lots; Radioactive materials; Spraying and dipping; Tents and air supported structures; Welding & cutting operations

per hour \$134 \$140.70 \$141 5% 5.2%

Miscellaneous No- Action Permits

— Free

3. Fire Plan Review

Fire Alarm System

Alarm Inspection < 15 devices

each \$227 \$238.35 \$238 5% 4.8%

Alarm Inspection -16-50 devices

each \$380 \$399.00 \$399 5% 5.0%

Alarm Inspection - 51-100 devices

each \$527 \$553.35 \$553 5% 4.9%

Alarm Inspection - 101-500 devices

each \$830 \$871.50 \$872 5% 5.1%

Alarm Inspection > 501- (each add'l 100)

each \$149 \$156.45 \$156 5% 4.7%

Halon System

each \$194 \$203.70 \$204 5% 5.2%

Hood & Duct

each \$162 \$170.10 \$170 5% 4.9%

Medical Gas

each \$228 \$239.40 \$239 5% 4.8%

Sprinkler Systems< 25 heads

each \$227 \$238.35 \$238 5% 4.8%

Sprinkler Systems - 25-99 heads

each \$380 \$399.00 \$399 5% 5.0%

Sprinkler Systems - 100-299 heads

each \$755 \$792.75 \$793 5% 5.0%

Sprinkler Systems - 300+ (each 100 heads)

each \$149 \$156.45 \$156 5% 4.7%

New Construction P/C & INSP (< 4999 sq. ft.)

each \$377 \$395.85 \$396 5% 5.0%

New Construction P/C & INSP (>5000 sq. ft., each add'l 1000 sq. ft.)

each \$149 \$156.45 \$156 5% 4.7%

4. CERT Classes

CPR Classes

each \$26 \$27.30 \$27 5% 3.8%

First Aid

each \$26 \$27.30 \$27 5% 3.8%

5. False Alarm

1st False

each \$0.00 \$0.00 \$0 5% 4.8%

2-5

each \$105 \$110.25 \$110 5% 4.8%

6-10

each \$131 \$137.55 \$138 5% 5.3%

11 or over

each \$158 \$165.90 \$166 5% 5.1%

Supplies Used

Actual Cost

Equipment Destroyed

Actual Cost

6. Fire Department Hourly Rates

Fire Chief

hourly \$249 \$261.45 \$261 5% 4.8%

Battalion Chief - Training

hourly \$208 \$218.40 \$218 5% 4.8%

Battalion Chief

hourly \$195 \$204.75 \$205 5% 5.1%

Captain-Fire Prevention

hourly \$160 \$168.00 \$168 5% 5.0%

Captain-Paramedic

hourly \$170 \$178.50 \$179 5% 5.3%

Captain

hourly \$153 \$160.65 \$161 5% 5.2%

Engineer/Paramedic

hourly \$144 \$151.20 \$151 5% 4.9%

Firefighter/Paramedic

hourly \$134 \$140.70 \$141 5% 5.2%

Engineer

hourly \$131 \$137.55 \$138 5% 5.3%

Item/Description

Firefighter
Fire Secretary

Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
hourly	\$124	\$130.20	\$130	5%	4.8%
hourly	\$76	\$79.80	\$80	5%	5.3%

City of El Cerrito

Master Fee Schedule

Fiscal Year 2012-13

1.01

Item/Description

Business License Tax Rates and Administrative Fees

	Base	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
1. Revenue Exemption Level (Casual and Fine Arts Teachers)	per year	\$8,733	\$8,733	\$8,733	0%	0.0%
2. Business License Administrative Fee						
Business Enrollment	per license	\$60	\$60.60	\$61	1%	1.7%
Business License Renewal	per license	\$20	\$20.20	\$20	1%	0.0%
3. Gross Receipts						
Coin-operated vending, amusement, & service machines—Distributors						
1. Gross Receipts = \$0-1,000	per year	\$42	\$42.42	\$42	1%	0.0%
2. Gross Receipts = \$1,001-5,000	per year	\$66	\$66.66	\$67	1%	1.5%
3. Gross Receipts = \$5,001-15,000	per year	\$128	\$129.28	\$129	1%	0.8%
	per \$1,000 gross receipts					
4. Gross Receipts > \$15,000	per year	8%	8%			
Coin-operated, mechanically or electrically operated games of skill						
1. Gross Receipts = \$0-1,000	per year	\$42	\$42.42	\$42	1%	0.0%
2. Gross Receipts = \$1,001-5,000	per year	\$66	\$66.66	\$67	1%	1.5%
3. Gross Receipts = \$5,001-15,000	per year	\$128	\$129.28	\$129	1%	0.8%
	per \$1,000 gross receipts					
4. Gross Receipts > \$15,000	per year	8%	8%			
4. Rentals						
Apartment Houses, Duplexes, In-laws, and Single Family Units per dwelling unit	per year	\$84	\$84.84	\$85	1%	1.2%
5. Fixed Place of Business						
Employer Only	per year	\$232	\$234.32	\$234	1%	0.9%
" + 1 employee	per year	\$232	\$234.32	\$234	1%	0.9%
" + 2 employees	per year	\$317	\$320.17	\$320	1%	0.9%
" + 3 employees	per year	\$349	\$352.49	\$352	1%	0.9%
" + 4 employees	per year	\$433	\$437.33	\$437	1%	0.9%
" + 5 employees	per year	\$468	\$470.66	\$471	1%	1.1%
" + 6 employees	per year	\$498	\$502.98	\$503	1%	1.0%
" + 7 employees	per year	\$533	\$538.33	\$538	1%	0.9%
" + 8 employees	per year	\$568	\$571.66	\$572	1%	1.1%
" + 9 employees	per year	\$599	\$604.99	\$605	1%	1.0%
" + 10 employees	per year	\$633	\$639.33	\$639	1%	0.9%
	per employee					
" + each additional employee	per year	\$32	\$32.32	\$32	1%	0.0%
6. Professional Office						
Employer Only	per year	\$282	\$284.82	\$285	1%	1.1%
" + 1 employee	per year	\$282	\$284.82	\$285	1%	1.1%
" + 2 employees	per year	\$365	\$368.65	\$369	1%	1.1%
" + 3 employees	per year	\$401	\$405.01	\$405	1%	1.0%
" + 4 employees	per year	\$433	\$437.33	\$437	1%	0.9%
" + 5 employees	per year	\$468	\$470.66	\$471	1%	1.1%
" + 6 employees	per year	\$498	\$502.98	\$503	1%	1.0%
" + 7 employees	per year	\$533	\$538.33	\$538	1%	0.9%
" + 8 employees	per year	\$567	\$572.67	\$573	1%	1.1%
" + 9 employees	per year	\$599	\$604.99	\$605	1%	1.0%
" + 10 employees	per year	\$633	\$639.33	\$639	1%	0.9%
	per employee					
" + each additional employee	per year	\$32	\$32.32	\$32	1%	0.0%
7. Contractors & Subcontractors						
1. Quarterly	per 3 months	\$100	\$101.00	\$101	1%	1.0%
2. Semiannually	per 6 months	\$165	\$166.65	\$167	1%	1.2%
3. Annually	per year	\$300	\$303.00	\$303	1%	1.0%
8. Home Occupations (*Family Day Care)	per year	\$165	\$166.65	\$167	1%	1.2%
9. Casual Business—Quarterly	per 3 months	\$48	\$48.48	\$48	1%	0.0%
Casual Business—Annually	per year	\$198	\$199.98	\$200	1%	1.0%

Item/Description	Base	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
10. Delivery Vehicles	per vehicle, per year	\$133	\$134.33	\$134	1%	0.8%
11. Fine Arts Teachers	per year	\$52	\$52.52	\$53	1%	1.9%
12. Hotels & Motels						
1a. Base Tax (not including Unit Tax, required)	per year	\$333	\$336.33	\$336	1%	0.9%
1b. Unit Tax	per unit, per year	\$13	\$13.13	\$13	1%	0.0%
13. Trailer Courts						
1a. Base Tax (not including Unit Tax, required)	per year	\$330	\$333.30	\$333	1%	0.9%
1b. Unit Tax	per unit, per year	\$13	\$13.13	\$13	1%	0.0%
14. Restaurants & Nightclubs (alcohol on-sale permitted)	per year	\$666	\$672.66	\$673	1%	1.1%
15. Public Amusements						
1a. Amusement Rides & Shows—First day	per day	\$133	\$134.33	\$134	1%	0.8%
1b. Amusement Rides & Shows—Each additional day	per day	\$68	\$68.68	\$69	1%	1.5%
2. Billiards, Bagatelle, Pool table in addition to other applicable	per table, per year	\$68	\$68.68	\$69	1%	1.5%
3a. Bowling Lanes—First lane	per year	\$352	\$355.52	\$356	1%	1.1%
3b. Bowling Lanes—Each additional lane	per lane, per year	\$35	\$35.35	\$35	1%	0.0%
4a. Circus (4,000 seats)—First day	per day	\$988	\$1,007.88	\$1,008	1%	1.0%
4b. Circus (4,000 seats)—Each additional day	per day	\$666	\$672.66	\$673	1%	1.1%
4c. Carnival & Circus (>4,000 seats)—First day	per day	\$1,987	\$2,016.97	\$2,017	1%	1.0%
4d. Carnival & Circus (>4,000 seats)—Each additional day	per day	\$1,331	\$1,344.31	\$1,344	1%	1.0%
5a. Motion Picture Theater & Plays—Quarterly	per 3 months	\$133	\$134.33	\$134	1%	0.8%
5b. Motion Picture Theater & Plays—Semiannually	per 6 months	\$265	\$267.65	\$268	1%	1.1%
5c. Motion Picture Theater & Plays—Annually	per year	\$533	\$538.33	\$538	1%	0.9%
6a. Public Dance—Daily	per day	\$100	\$101.00	\$101	1%	1.0%
6b. Public Dance—Quarterly	per 3 months	\$333	\$336.33	\$336	1%	0.9%
7a. Amusement not otherwise defined—Educational	per day	\$100	\$101.00	\$101	1%	1.0%
7b. Amusement not otherwise defined—Educational, quarterly	per 3 months	\$333	\$336.33	\$336	1%	0.9%
7c. Amusement not otherwise defined—Noneducational	per day	\$3,327	\$3,360.27	\$3,360	1%	1.0%
16. Distribution and circulation of advertising material	per 3 months	\$333	\$336.33	\$336	1%	0.9%
17. Amplification Vehicles	per day	\$3,327	\$3,360.27	\$3,360	1%	1.0%
18. Taxicabs	per vehicle, per year	\$201	\$203.01	\$203	1%	1.0%
19. Auctioneer—Daily	per day	\$165	\$166.65	\$167	1%	1.2%
Auctioneer—Annually	per year	\$1,331	\$1,344.31	\$1,344	1%	1.0%
20. Vehicle Parking Lot—up to 1,000 square feet	per year	\$266	\$268.66	\$269	1%	1.1%
Vehicle Parking Lot—more than 1,000 square feet	per year/+ per 1,000 sq. ft.	\$266	\$268.66	\$269	1%	1.1%
		\$25	\$25.25	\$25	1%	0.0%
21. Pawnbroker and Check Casher	per year	\$666	\$672.66	\$673	1%	1.1%
22. Patrol Services						
Employer Only	per year	\$232	\$234.32	\$234	1%	0.9%
" + 1 employee	per year	\$232	\$234.32	\$234	1%	0.9%
" + 2 employees	per year	\$317	\$320.17	\$320	1%	0.8%
" + 3 employees	per year	\$349	\$352.49	\$352	1%	0.9%
" + 4 employees	per year	\$433	\$437.33	\$437	1%	0.9%
" + each additional employee	per year	\$32	\$32.32	\$32	1%	0.0%
23. Peddlers & Solicitors—Quarterly	per 3 months	\$333	\$336.33	\$336	1%	0.9%
Peddlers & Solicitors—Annually	per year	\$1,318	\$1,332.19	\$1,332	1%	1.0%
24. Ice Cream Vendor—Quarterly	per year	\$109	\$110.09	\$110	1%	0.9%
Ice Cream Vendor—Annually	per year	\$325	\$328.25	\$328	1%	0.9%
25. Temporary Sales	per year	\$280	\$282.80	\$283	1%	1.1%
26. Bingo (pursuant to California Penal Code §326.5)	per year	\$50	\$50.50	\$51	1%	2.0%

Item/Description

27. Transient/Itinerant Vendor

Employer Only

" + 1 employee

" + 2 employees

" + 3 employees

" + 4 employees

" + 5 employees

" + 6 employees

" + 7 employees

" + 8 employees

" + 9 employees

" + 10 employees

" + each additional employee

Basis

Current Fee

Proposed
Fee

Rounded
Fee

Rounded
%

Actual %
Change

per year

\$232

\$234.32

\$234

1%

0.9%

per year

\$232

\$234.32

\$234

1%

0.9%

per year

\$317

\$320.17

\$320

1%

0.9%

per year

\$349

\$352.49

\$352

1%

0.9%

per year

\$433

\$437.33

\$437

1%

0.9%

per year

\$468

\$470.66

\$471

1%

1.1%

per year

\$498

\$502.98

\$503

1%

1.0%

per year

\$533

\$538.33

\$538

1%

0.9%

per year

\$568

\$571.66

\$572

1%

1.1%

per year

\$599

\$604.99

\$605

1%

1.0%

per year

\$633

\$639.33

\$639

1%

0.9%

per employee

\$32

\$32.32

\$32

1%

0.0%

per year

City of El Cerrito Master Fee Schedule Fiscal Year 2012-13

1.085

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
Public Works Fees						
Grading: In the event earth moved is greater than estimated, an additional fee shall be charged based upon total amounts less a credit for the original permit issued per the schedule below.						
1. Grading Plan Check (No permit required below 50 CY)						
50 to 10,000 CY	each	\$360	\$390.60	\$391	8%	8.6%
10,001 to 100,000 CY	each	\$500	\$542.50	\$543	9%	8.6%
ADD for each 10,000 CY above 100,000	10,000 CY	\$120	\$130.20	\$130	8%	8.3%
2. Grading Permit Issuance	each	\$69	\$74.87	\$75	8%	8.7%
3. Grading Permit Bond	per CY	\$3	\$3.26	\$3	9%	0.0%
4. Grading Permit Inspection (No permit required below 50 CY)						
50 to 10,000 CY	each	\$645	\$699.83	\$700	8%	8.5%
10,001 to 100,000 CY	each	\$1,297	\$1,407.25	\$1,407	8%	8.5%
ADD for each 10,000 CY above 100,000	10,000 CY	\$80	\$86.80	\$87	9%	8.8%
5. Lot Line Adjustment (flat rate plus any 3rd party costs) (These fees to be collected by Planning Department)	each	\$140	\$151.90	\$152	9%	8.6%
6. Parcel Map - up to 4 lots (flat rate plus any 3rd party costs) (These fees to be collected by Planning Department)	each	\$659	\$715.02	\$715	9%	8.5%
7. Subdivision Map Review (These fees to be collected by Planning Department)						
up to 4 Lots (flat rate plus any 3rd party costs)	each	\$938	\$1,017.73	\$1,018	9%	8.5%
ADD for each lot more than 4	per lot	\$44	\$47.74	\$48	8%	9.1%
8. On-site Improvements (major, over 1/2 acre) - minimum deposit = \$1,870	hourly	\$222	\$240.87	\$241	9%	8.6%
9. Encroachment Permit Issuance	each	\$69	\$74.87	\$75	8%	8.7%
10. Encroachment permit bond/deposit (except street tree permit). One-year maintenance bond for streetcuts or drainage modifications in the amount of the value of the work or as determined by City Engineer. For other work, deposit is returned upon passing final inspection.	minimum	\$525	\$569.63	\$570	9%	8.6%
11. Encroachment Permits All Encroachment Permits are also subject to the Issuance Fee (#9)						
a. Concrete Flat Work - up to 500 s.f. (Includes two inspections)	each	\$205	\$222.43	\$222	8%	8.3%
b. ADD for each add'l 500 s.f.	500 s.f.	\$49	\$53.17	\$53	9%	8.2%
c. Street cut or drainage modifications(< 10 C.Y. excavated) (includes two inspections and striping restoration fee)	each	\$223	\$241.96	\$242	8%	8.5%
d. ADD for each add'l 10 CY.	10 CY	\$167	\$181.20	\$181	9%	8.4%
e. Street Tree Bond - One-year maintenance bond for new tree installation	each	\$69	\$74.87	\$75	8%	8.7%
f. Revocable Encroachment Permit/Hold Harmless Agreement	each	\$264	\$286.44	\$286	9%	8.3%
g. Storage in Public ROW (applicable only to overnight storage, authorized dumpsters exempt)	per one week	\$118	\$128.03	\$128	9%	8.5%
h. Moratorium Street Restoration Fee	each	\$525	\$569.63	\$570	9%	8.6%
i. Re-inspection (for reasons such as work not ready for a scheduled inspection or work done without an inspection)	each	\$56	\$60.76	\$61	9%	8.9%
j. Newsrack Fees - for placement of newsrack boxes in designated Newsrack Zones per Section 13.60 of the El Cerrito Municipal Code						
a. Permit Issuance Fee	each	\$69	\$74.87	\$75	8%	8.7%
b. Permit Renewal Fee	each	\$35	\$37.98	\$38	9%	8.6%
c. Newsrack Box Fee						
1 - 5 boxes	per permit period	\$118	\$128.03	\$128	9%	8.5%
6 - 10 boxes	per permit period	\$176	\$190.96	\$191	8%	8.5%

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
11 - 15 boxes	per permit period	\$235	\$254.88	\$255	9%	8.5%
More than 15 boxes	per permit period	\$294	\$318.99	\$319	9%	8.5%
12. Utility Pole- Set, Relocate or Remove	each	\$205	\$222.43	\$222	8%	8.3%
13 Transportation Permit-Per Calif. State Vehicle Code Section 35795	per trip	\$16	\$17.36	\$17	9%	6.3%
14. Haul Route Impact Fees						
For qualifying projects as determined by the City Engineer, Haul Route Fees are charged on the following costs per square yard of pavement per PCI point drop in each 500-foot long section of haul route. For haul routes in use for over one year, a PCI discount will be applied against the PCI change as listed below. If the Post-construction PCI is higher than the Pre-construction PCI, the PCI change shall be considered to be zero. The final PCI value will determine the category of the fee charged.						
Arterial						
100<pci<70		\$0.2133	\$0.23	\$0.2314	9%	8.5%
69<pci<50		\$0.6089	\$0.66	\$0.6607	9%	8.5%
49<pci<25		\$0.6252	\$0.68	\$0.6783	9%	8.5%
24<pci<0		\$1.0974	\$1.19	\$1.1907	8%	8.5%
Collector						
100<pci<70		\$0.2133	\$0.23	\$0.2314	9%	8.5%
69<pci<50		\$0.5086	\$0.55	\$0.5497	9%	8.5%
49<pci<25		\$0.6252	\$0.68	\$0.6783	9%	8.5%
24<pci<0		\$1.0974	\$1.19	\$1.1907	8%	8.5%
Residential						
100<pci<70		\$0.1726	\$0.19	\$0.1873	8%	8.5%
69<pci<50		\$0.4715	\$0.51	\$0.5116	8%	8.5%
49<pci<25		\$0.5665	\$0.61	\$0.6147	8%	8.5%
24<pci<0		\$0.9457	\$1.03	\$1.0261	8%	8.5%
PCI Discount						
100<pci<70	Pts/year	2.0	2.2	2.2	9%	8.5%
69<pci<50	Pts/year	2.5	2.7	2.7	9%	8.5%
49<pci<25	Pts/year	3.0	3.3	3.3	9%	8.5%
24<pci<0	Pts/year	3.3	3.6	3.6	9%	8.5%
15. Time Extension	each	\$34	\$36.89	\$37	9%	8.8%
16. Purchase Bid Documents	each	as indicated in specs	indicated in specs	as indicated in specs		
17. Hazardous Materials Spill Clean-Up - costs to include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved (\$500 minimum)	hourly	\$500 minimum	\$500 minimum	\$500 minimum		
18. SWPP Permit	each	\$205	\$222.43	\$222	8%	8.3%
SWPP additional inspections	each	\$97	\$105.25	\$105	8%	8.2%
SWPP-Erosion & Sediment Control Field Manual	each	\$37	\$40.15	\$40	8%	8.1%
19. Public Works Hourly Rates						
Public Works Director	hourly	\$267	\$289.70	\$290	9%	8.6%
Management Assistant	hourly	\$116	\$125.86	\$126	9%	8.6%
Engineering Manager	hourly	\$195	\$211.58	\$212	8%	8.7%
Maintenance Superintendent	hourly	\$151	\$163.84	\$164	9%	8.6%
Engineer	hourly	\$169	\$183.37	\$183	8%	8.3%
Technician/Inspector	hourly	\$118	\$128.03	\$128	9%	8.5%
Maintenance Worker	hourly	\$98	\$106.33	\$106	9%	8.2%
20. C.3 Fees for projects which create or replace more than 10,000 square feet of impervious surface						
C.3 Stormwater Control Plan Review/Approval (Collected by Planning Dept at Initial Submittal) #3006 (101-3020-46520)	each	\$364	\$394.94	\$395	9%	8.5%

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
C.3 Operations & Maintenance Plan Review/Approval (O&M Plan to include Maintenance Agreement and description of annual inspection fees) (Collected by Building Dept at Plan Check Submittal) #3007 (101-3020-46520)	per square feet of impervious surface	\$0.029	\$0.031	\$0.031	8%	8.5%
C.3 Annual Inspection Fee-Collected by Public Works Department as described in Maintenance Agreement #3008 (101-3020-46520)	Less than 25,000 sf	\$299	\$324.42	\$324	8%	8.4%
	Greater than 25,000 sf	\$596	\$646.66	\$647	9%	8.6%
21. Appeals						
No Parking/Stopping Anytime Zones (includes two hours of Manager's time)	each	\$391	\$424.24	\$424	9%	8.4%
22. Temporary No Parking/Stopping Anytime Signs	each	Actual Cost	Actual Cost	Actual Cost		

City of El Cerrito

Master Fee Schedule

Fiscal Year 2012-13

General Provisions for Development Fees

Fees listed below are determined by the City's Cost Allocation Study to cover the cost of processing applications for all projects. Some projects may be determined by the Zoning Administrator to be unusually complex and consuming of staff time. The Zoning Administrator is authorized to require a deposit for estimated staff and consultant costs at the time of the application. Where a standard fee has been paid, the Zoning Administrator is authorized to require additional deposits to cover costs of extraordinary staff effort resulting from unforeseen complexities or time-consuming delays and extra meetings. Staff time will be estimated on the basis of actual staff salary and benefits, as determined by the City's Cost Allocation Study. Charges for planning consultant time will be based on actual contract costs plus a 30% administrative charge.

1.085

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
Planning Fees						
1. General Plan and Zoning Ordinance						
General/Specific Plan and/or Amendment	each	\$20,981	\$22,764.39	\$22,764	8%	8.5%
Zoning Amendment	each	\$19,915	\$21,607.78	\$21,608	8%	8.5%
2. Subdivisions and Lot Adjustments						
(See Public Works Section for possible additional fees)						
Tentative Parcel Map 1 - 4 lots	each	\$5,286	\$5,735.31	\$5,735	8%	8.5%
Tentative Tract Map 5 - 10 lots	each	\$7,108	\$7,710.01	\$7,710	8%	8.5%
Tentative Tract Map 11 - 25 lots	each	\$8,087	\$8,774.40	\$8,774	9%	8.5%
Tentative Tract Map 26+ lots (per lot)	per lot	\$881	\$955.89	\$956	9%	8.5%
Final Map 1 - 4 lots	each	\$4,220	\$4,578.70	\$4,579	9%	8.5%
Final Map 5+ lots	each	\$5,119	\$5,554.12	\$5,554	9%	8.5%
Exception to Subdivision Ordinance	each	\$4,828	\$5,019.21	\$5,019	9%	8.5%
Lot Line Adjustment or Lot Merger	each	\$1,419	\$1,539.82	\$1,540	9%	8.5%
Certificate of Compliance	each	\$2,051	\$2,225.34	\$2,225	9%	8.5%
3. Use and Development Permits						
Planned Development	each	\$13,705	\$14,869.93	\$14,870	9%	8.5%
Incentives Program Permit (Staff and Design Review Board review prior to application for Planning Commission action), does not include Use Permit Fee	each	\$3,860	\$4,188.10	\$4,188	8%	8.5%
Use Permit Residential - 1 unit & other projects deemed minor by the Planning Manager	each	\$978	\$1,081.13	\$1,081	8%	8.5%
2 - 4 units	each	\$2,833	\$3,073.81	\$3,074	8%	8.5%
5 - 10 units	each	\$3,215	\$3,488.28	\$3,488	9%	8.5%
11+ units	each	\$4,097	\$4,445.25	\$4,445	9%	8.5%
Use Permit Nonresidential - 1 - 2,500 s.f.	each	\$2,598	\$2,818.83	\$2,819	9%	8.5%
2,501 - 10,000 s.f.	each	\$3,215	\$3,488.28	\$3,488	9%	8.5%
10,000+ s.f.	each	\$4,097	\$4,445.25	\$4,445	9%	8.5%
Administrative Use Permit	each	\$779	\$845.22	\$845	8%	8.5%
Temporary Use Permit	each	\$618	\$670.53	\$671	9%	8.6%
Large Family Day Care	each	\$183	\$198.56	\$199	9%	8.7%
Accessory Living Unit	each	\$443	\$480.66	\$481	8%	8.6%
Home Occupation	each	\$86	\$93.31	\$93	9%	8.1%
Zoning Clearance (Commercial)	each	\$222	\$240.87	\$241	9%	8.6%
4. Variances						
Variance Residential - 1 unit & other projects deemed minor by the Planning Manager	each	\$968	\$1,050.28	\$1,050	9%	8.5%
2 - 4 units	each	\$2,833	\$3,073.81	\$3,074	8%	8.5%
5 - 10 units	each	\$3,215	\$3,488.28	\$3,488	9%	8.5%
11+ units	each	\$4,097	\$4,445.25	\$4,445	9%	8.5%

Item/Description	Basis	Current Fee	Proposed Fee	Rounded Fee	Rounded %	Actual % Change
Variance Nonresidential - 1 - 2,500 s.f.		\$2,598	\$2,818.83	\$2,819	9%	8.5%
2,501 - 10,000 s.f.	each	\$3,215	\$3,488.28	\$3,488	9%	8.5%
10,000+ s.f.	each	\$4,097	\$4,445.25	\$4,445	9%	8.5%
5. Design Review						
Design Review - 1 unit & other projects deemed minor by the Planning Manager	each	\$2,429	\$2,635.47	\$2,635	8%	8.5%
2 - 4 units	each	\$3,306	\$3,587.01	\$3,587	8%	8.5%
5 - 10 units	each	\$4,170	\$4,524.45	\$4,524	9%	8.5%
11+ units	each	\$4,214	\$4,572.19	\$4,572	8%	8.5%
Design Review Nonresidential - 1 - 2,500 s.f.	each	\$2,429	\$2,635.47	\$2,635	8%	8.5%
2,501 - 10,000 s.f.	each	\$3,306	\$3,587.01	\$3,587	8%	8.5%
10,000+ s.f.	each	\$4,214	\$4,572.19	\$4,572	8%	8.5%
Administrative Design Review - structures (if elevated, full Design Review fee applies)	each	\$1,033	\$1,120.81	\$1,121	9%	8.5%
Administrative Design Review - permanent signs conforming to sign regulations	each	\$503	\$545.78	\$546	9%	8.5%
Administrative Design Review - temporary signs	each	\$251	\$272.34	\$272	8%	8.4%
Design Consultant Review(staff admin/review + consultant costs)	each	\$793	\$860.41	\$860	9%	8.4%
6. Business Sign Application						
Individual Business Sign Permit	each	\$186	\$201.84	\$202	9%	8.6%
7. Miscellaneous						
Pre-application-Study Session: Planning Commission or Design Review Board	each	\$1,776	\$1,926.98	\$1,927	9%	8.5%
Planning Commission Review Fee	each	\$950	\$1,030.75	\$1,031	9%	8.5%
<u>Individual Business Sign Permit (i.e. part of Master Sign Program)</u>	each	<u>\$186</u>	<u>\$201.81</u>	<u>\$202</u>	<u>9%</u>	<u>8.6%</u>
Preliminary Review of Multi-Story Single Family Construction (RAD)	each	\$375	\$406.88	\$407	9%	8.5%
Street Vacation	each	\$2,872	\$2,899.12	\$2,899	9%	8.5%
Unspecified or Research - hourly	each	\$164	\$177.94	\$178	9%	8.5%
Rebuild or Interpretation Letter	each	\$444	\$481.74	\$482	9%	8.6%
Fence Clearance	each	\$58	\$62.93	\$63	9%	8.6%
Public Notice Mailing List Generation	each	\$87	\$94.40	\$94	9%	8.0%
Public Notice Mailing	per address 1st class postage to be mailed plus 7 cents/envelope		postage plus 7 cents/envel	postage plus 7 cents/enve		
Laserfiche Fee (or total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.)	per page/sheet	\$3	\$3.26	\$3	9%	0.0%
8. Environmental Review						
Categorical Exemption	each	\$175	\$189.88	\$190	9%	8.6%
Negative Declaration (City Prepared + any consultant cost)	each	\$3,157	\$3,425.35	\$3,425	8%	8.5%
Mitigated Negative Declaration (City Prepared + any consultant cost)	each	\$9,156	\$9,934.28	\$9,934	9%	8.5%
Administrative Fee for any environmental document/study prepared by a consultant	30% of consultant cost		consultant cost	consultant cost		
Mitigation Monitoring	each	\$6,656	\$7,221.76	\$7,222	9%	8.5%
9. Development Agreement	each	\$19,285	\$20,924.23	\$20,924	8%	8.5%
10. Permit Amendment/Time Extension	each	1/2 current fee	fee	fee		
11. Appeals						
By nonapplicant	each	\$291	\$315.74	\$316	9%	8.6%
By applicant	each	1/2 current fee	fee	fee		
12. County Clerk Filing Fees (set by County)						
Notice of Exemption	each	\$50	\$50.00	\$50	0%	0.0%
Notice of Determination (Neg. Dec. & Mitigated Neg Dec)	each	\$2,044	<u>\$2,101.60</u>	\$2,102	3%	2.8%
Notice of Determination (EIR)	each	\$2,840	<u>\$2,919.00</u>	\$2,919	3%	2.8%
13. Planning Hourly Wages						
Planning Director	hourly	\$214	\$232.19	\$232	9%	8.4%
Senior Planner	hourly	\$182	\$197.47	\$197	9%	8.2%
Associate Planner	hourly	\$155	\$168.18	\$168	8%	8.4%

City of El Cerrito
Consolidated Schedule of New Construction Fees
PLAN CHECK ONLY
(All Construction Types)

Plan check fees for new construction permits are based on occupancy group, description, and project square footage using the following methodology and tables.

FY13 Increase
1.085

FY12-13 Example: Plan check fees for a new A-2 Church of Type I FR Construction at 6,000 sq ft would be calculated at a base cost for 5,000 sq ft = \$12,335, plus additional 1,000 sq ft at \$30 per 100 = \$300.00, which equals a total plan check fee of \$12,635. There are additional permit fees to be added in Section VI.

Plan Check Fees FY12						Plan Check Fees FY13								
			Construction Types: I FM, II FM		Construction Types: II, III, V - A (I HK)		Construction Types: II, III, IV, V - B (HK)							
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*		
A-1	Theater	2,000	\$14,767	\$12	\$12,298	\$10	\$9,838	\$8	\$16,012	\$13	\$13,343	\$11	\$10,674	\$9
-	-	10,000	\$15,715	\$19	\$13,098	\$16	\$10,477	\$13	\$17,051	\$21	\$14,209	\$17	\$11,387	\$14
-	-	20,000	\$17,632	\$7	\$14,893	\$6	\$11,754	\$4	\$19,130	\$7	\$15,942	\$6	\$12,754	\$5
-	-	40,000	\$18,974	\$38	\$15,811	\$31	\$12,849	\$25	\$20,586	\$41	\$17,155	\$34	\$13,724	\$27
-	-	100,000	\$41,497	\$25	\$34,581	\$21	\$27,685	\$16	\$45,025	\$27	\$37,521	\$22	\$30,016	\$18
-	-	200,000	\$88,221	\$33	\$55,184	\$28	\$44,147	\$22	\$71,850	\$38	\$58,875	\$30	\$47,800	\$24
A-2	Church	1,000	\$10,878	\$17	\$8,898	\$14	\$7,117	\$12	\$11,583	\$18	\$9,652	\$16	\$7,722	\$13
-	-	5,000	\$11,369	\$28	\$9,474	\$23	\$7,579	\$18	\$12,335	\$30	\$10,280	\$25	\$8,224	\$20
-	-	10,000	\$12,758	\$10	\$10,630	\$8	\$8,504	\$8	\$13,840	\$11	\$11,533	\$9	\$9,228	\$7
-	-	20,000	\$13,725	\$54	\$11,438	\$45	\$9,150	\$38	\$14,892	\$59	\$12,410	\$49	\$9,928	\$39
-	-	50,000	\$30,018	\$38	\$25,015	\$30	\$20,012	\$24	\$32,570	\$39	\$27,141	\$32	\$21,713	\$28
-	-	100,000	\$47,901	\$48	\$39,817	\$40	\$31,934	\$32	\$51,972	\$52	\$43,310	\$43	\$34,848	\$35
A-2.1	Auditorium	1,000	\$10,878	\$17	\$8,898	\$14	\$7,117	\$12	\$11,583	\$19	\$9,652	\$18	\$7,722	\$13
-	-	5,000	\$11,369	\$28	\$9,474	\$23	\$7,579	\$18	\$12,335	\$30	\$10,280	\$25	\$8,224	\$20
-	-	10,000	\$12,758	\$10	\$10,630	\$8	\$8,504	\$8	\$13,840	\$11	\$11,533	\$9	\$9,228	\$7
-	-	20,000	\$13,725	\$54	\$11,438	\$45	\$9,150	\$38	\$14,892	\$59	\$12,410	\$49	\$9,928	\$39
-	-	50,000	\$30,018	\$38	\$25,015	\$30	\$20,012	\$24	\$32,570	\$39	\$27,141	\$32	\$21,713	\$28
-	-	100,000	\$47,901	\$48	\$39,817	\$40	\$31,934	\$32	\$51,972	\$52	\$43,310	\$43	\$34,848	\$35
A-2.1	Restaurant	1,000	\$11,188	\$18	\$9,322	\$15	\$7,457	\$12	\$12,137	\$20	\$10,114	\$18	\$8,091	\$13
-	-	5,000	\$11,912	\$29	\$9,927	\$24	\$7,842	\$19	\$12,925	\$32	\$10,771	\$26	\$8,617	\$21
-	-	10,000	\$13,384	\$10	\$11,137	\$8	\$8,910	\$7	\$14,500	\$11	\$12,084	\$9	\$9,887	\$7
-	-	20,000	\$14,382	\$57	\$11,985	\$47	\$9,588	\$38	\$15,804	\$62	\$13,004	\$51	\$10,403	\$41
-	-	50,000	\$31,451	\$37	\$26,209	\$31	\$20,987	\$25	\$34,125	\$41	\$28,437	\$34	\$22,750	\$27
-	-	100,000	\$50,194	\$50	\$41,828	\$42	\$33,463	\$33	\$54,461	\$54	\$45,384	\$45	\$36,307	\$38
A	All A Tenant Improvements	500	\$5,891	\$18	\$4,743	\$15	\$3,794	\$12	\$6,175	\$20	\$5,148	\$17	\$4,117	\$13
-	-	2,500	\$6,081	\$30	\$5,050	\$25	\$4,040	\$20	\$8,576	\$32	\$6,480	\$27	\$4,384	\$21
-	-	5,000	\$6,800	\$10	\$5,687	\$9	\$4,533	\$7	\$7,378	\$11	\$6,148	\$9	\$4,918	\$7
-	-	10,000	\$7,317	\$58	\$6,097	\$48	\$4,878	\$38	\$7,938	\$63	\$6,618	\$52	\$5,292	\$42
-	-	25,000	\$16,004	\$38	\$13,338	\$32	\$10,688	\$26	\$17,384	\$41	\$14,470	\$34	\$11,576	\$28
-	-	50,000	\$25,535	\$51	\$21,279	\$43	\$17,023	\$34	\$27,705	\$55	\$23,088	\$48	\$18,470	\$37
A-3	Small Assembly Buildings	500	\$6,242	\$27	\$5,068	\$22	\$5,495	\$18	\$8,043	\$29	\$7,452	\$24	\$5,962	\$19
-	-	2,500	\$8,778	\$43	\$7,315	\$38	\$5,852	\$29	\$9,524	\$46	\$7,938	\$39	\$6,348	\$31
-	-	5,000	\$9,848	\$15	\$8,208	\$12	\$6,585	\$10	\$10,885	\$18	\$9,004	\$14	\$7,123	\$11
-	-	10,000	\$10,587	\$84	\$8,831	\$70	\$7,085	\$56	\$11,488	\$91	\$9,581	\$78	\$7,805	\$61
-	-	25,000	\$23,174	\$55	\$18,311	\$46	\$15,448	\$37	\$25,143	\$60	\$20,853	\$50	\$16,762	\$40
-	-	50,000	\$38,983	\$74	\$30,819	\$62	\$24,655	\$49	\$40,127	\$80	\$33,439	\$67	\$26,751	\$54
B	Banks	1,000	\$7,614	\$12	\$6,345	\$10	\$5,078	\$8	\$8,281	\$13	\$6,885	\$11	\$5,508	\$9
-	-	5,000	\$8,108	\$20	\$6,757	\$16	\$5,408	\$13	\$8,798	\$21	\$7,331	\$18	\$5,885	\$14
-	-	10,000	\$9,097	\$7	\$7,581	\$6	\$6,085	\$5	\$9,871	\$8	\$8,228	\$6	\$6,580	\$5
-	-	20,000	\$9,790	\$39	\$8,158	\$32	\$6,527	\$26	\$10,822	\$42	\$8,952	\$35	\$7,082	\$28
-	-	50,000	\$21,412	\$25	\$17,844	\$21	\$14,276	\$17	\$23,232	\$28	\$19,380	\$23	\$15,488	\$18
-	-	100,000	\$34,161	\$34	\$28,467	\$28	\$22,774	\$23	\$37,084	\$37	\$30,887	\$31	\$24,709	\$25
B	Laundromat	500	\$9,929	\$29	\$7,441	\$24	\$5,953	\$19	\$9,688	\$31	\$8,073	\$28	\$6,459	\$21
-	-	2,500	\$9,509	\$46	\$7,824	\$39	\$6,339	\$31	\$10,317	\$50	\$8,597	\$42	\$6,878	\$34
-	-	5,000	\$10,889	\$18	\$8,891	\$14	\$7,113	\$11	\$11,678	\$18	\$9,648	\$16	\$7,717	\$12
-	-	10,000	\$11,481	\$91	\$9,588	\$78	\$7,654	\$61	\$12,457	\$99	\$10,381	\$82	\$8,305	\$68
-	-	25,000	\$25,106	\$80	\$20,822	\$50	\$16,738	\$40	\$27,240	\$66	\$22,700	\$54	\$18,160	\$43
-	-	50,000	\$40,086	\$80	\$33,388	\$67	\$26,711	\$53	\$43,472	\$87	\$36,228	\$72	\$28,981	\$58
B	Medical Office	500	\$9,322	\$30	\$7,768	\$25	\$6,214	\$20	\$10,114	\$33	\$8,428	\$27	\$6,743	\$22
-	-	2,500	\$9,927	\$48	\$8,272	\$40	\$6,618	\$32	\$10,771	\$53	\$8,975	\$44	\$7,180	\$35
-	-	5,000	\$11,137	\$17	\$9,281	\$14	\$7,425	\$11	\$12,084	\$18	\$10,070	\$15	\$8,058	\$12
-	-	10,000	\$11,984	\$95	\$9,987	\$79	\$7,990	\$63	\$13,093	\$103	\$10,836	\$88	\$8,688	\$69
-	-	25,000	\$28,209	\$82	\$21,841	\$52	\$17,473	\$42	\$28,437	\$88	\$23,698	\$56	\$18,958	\$45
-	-	50,000	\$41,826	\$84	\$34,855	\$70	\$27,884	\$56	\$45,381	\$91	\$37,817	\$78	\$30,254	\$61
B	Offices	1,000	\$7,222	\$12	\$6,018	\$10	\$4,814	\$8	\$7,838	\$13	\$6,530	\$11	\$5,224	\$8
-	-	5,000	\$7,891	\$19	\$6,409	\$16	\$5,127	\$13	\$8,344	\$20	\$6,954	\$17	\$5,563	\$14
-	-	10,000	\$8,629	\$7	\$7,191	\$5	\$5,753	\$4	\$9,383	\$7	\$7,802	\$6	\$6,242	\$5
-	-	20,000	\$9,285	\$37	\$7,738	\$31	\$6,190	\$24	\$10,075	\$40	\$8,398	\$33	\$6,717	\$27
-	-	50,000	\$20,304	\$24	\$16,920	\$20	\$13,536	\$16	\$22,030	\$26	\$18,358	\$22	\$14,686	\$18

			Plan Check Fees FY12					
			Construction Types: I FM, II FM		Construction Types: II, III, V - A (1 FM)		Construction Types: II, III, IV, V - B (NM)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
B	Office Tenant Improvements	100,000	\$32,410	\$32	\$27,009	\$27	\$21,807	\$22
		250	\$4,710	\$31	\$3,925	\$25	\$3,140	\$20
		1,250	\$5,016	\$49	\$4,180	\$41	\$3,344	\$33
		2,500	\$5,627	\$17	\$4,680	\$14	\$3,752	\$11
		5,000	\$6,055	\$98	\$5,048	\$80	\$4,037	\$64
		12,500	\$13,241	\$93	\$11,035	\$53	\$8,828	\$42
E-1	Preschool / School	25,000	\$21,132	\$85	\$17,810	\$70	\$14,088	\$58
		500	\$10,872	\$35	\$9,080	\$29	\$7,248	\$24
		2,500	\$11,578	\$58	\$9,648	\$47	\$7,718	\$38
		5,000	\$12,990	\$20	\$10,825	\$16	\$8,880	\$13
		10,000	\$13,878	\$111	\$11,848	\$92	\$9,319	\$74
		25,000	\$30,589	\$73	\$25,474	\$61	\$20,379	\$49
E-2	Preschool / School	50,000	\$48,783	\$98	\$40,653	\$81	\$32,522	\$65
		300	\$13,590	\$74	\$11,325	\$61	\$9,080	\$49
		1,500	\$14,472	\$118	\$12,080	\$98	\$9,848	\$78
		3,000	\$16,237	\$41	\$13,531	\$34	\$10,825	\$27
		6,000	\$17,473	\$230	\$14,581	\$192	\$11,848	\$154
		15,000	\$38,209	\$152	\$31,841	\$128	\$25,473	\$101
E-3	Daycare	30,000	\$80,977	\$203	\$50,814	\$169	\$40,651	\$138
		300	\$13,590	\$74	\$11,325	\$61	\$9,080	\$49
		1,500	\$14,472	\$118	\$12,080	\$98	\$9,848	\$78
		3,000	\$16,237	\$41	\$13,531	\$34	\$10,825	\$27
		6,000	\$17,473	\$230	\$14,581	\$192	\$11,848	\$154
		15,000	\$38,209	\$152	\$31,841	\$128	\$25,473	\$101
F-1	Commercial/Manufacturing	30,000	\$80,977	\$203	\$50,814	\$169	\$40,651	\$138
		1,000	\$11,857	\$18	\$9,714	\$16	\$7,771	\$13
		5,000	\$12,413	\$30	\$10,345	\$25	\$8,278	\$20
		10,000	\$13,928	\$11	\$11,807	\$9	\$9,285	\$7
		20,000	\$14,989	\$59	\$12,491	\$49	\$9,892	\$40
		50,000	\$32,775	\$39	\$27,312	\$33	\$21,850	\$28
F-2	Steel Production/ Fabrication	100,000	\$52,308	\$52	\$43,588	\$44	\$34,870	\$36
		1,000	\$12,128	\$20	\$10,108	\$18	\$8,085	\$13
		5,000	\$12,915	\$31	\$10,763	\$28	\$8,810	\$21
		10,000	\$14,490	\$11	\$12,075	\$9	\$9,880	\$7
		20,000	\$16,593	\$82	\$12,984	\$51	\$10,395	\$41
		50,000	\$34,102	\$41	\$28,419	\$34	\$22,735	\$27
H-2	Moderate Explosion Hazard	100,000	\$54,421	\$54	\$45,351	\$45	\$38,280	\$38
		300	\$12,834	\$89	\$10,895	\$58	\$8,558	\$48
		1,500	\$13,688	\$111	\$11,390	\$93	\$9,112	\$74
		3,000	\$15,335	\$39	\$12,779	\$32	\$10,223	\$28
		6,000	\$16,501	\$218	\$13,751	\$181	\$11,001	\$145
		15,000	\$38,085	\$143	\$30,071	\$119	\$24,057	\$98
H-3	High Fire Hazard	30,000	\$57,588	\$182	\$47,988	\$180	\$38,391	\$128
		300	\$12,834	\$89	\$10,895	\$58	\$8,558	\$48
		1,500	\$13,688	\$111	\$11,390	\$93	\$9,112	\$74
		3,000	\$15,335	\$39	\$12,779	\$32	\$10,223	\$28
		6,000	\$16,501	\$218	\$13,751	\$181	\$11,001	\$145
		15,000	\$38,085	\$143	\$30,071	\$119	\$24,057	\$98
H-4	Repair Garage	30,000	\$57,588	\$182	\$47,988	\$180	\$38,391	\$128
		300	\$10,008	\$54	\$8,340	\$45	\$6,872	\$38
		1,500	\$10,858	\$87	\$8,882	\$72	\$7,105	\$58
		3,000	\$11,958	\$30	\$9,985	\$25	\$7,972	\$20
		6,000	\$12,888	\$170	\$10,723	\$141	\$8,578	\$113
		15,000	\$28,141	\$112	\$23,451	\$93	\$18,781	\$75
H-7	Health Hazard Materials	30,000	\$44,908	\$150	\$37,424	\$125	\$29,939	\$100
		300	\$12,834	\$89	\$10,895	\$58	\$8,558	\$48
		1,500	\$13,688	\$111	\$11,390	\$93	\$9,112	\$74
		3,000	\$15,335	\$39	\$12,779	\$32	\$10,223	\$28
		6,000	\$16,501	\$218	\$13,751	\$181	\$11,001	\$145
		15,000	\$38,085	\$143	\$30,071	\$119	\$24,057	\$98
I-1.1	Nursery - Full-Time (6+)	30,000	\$57,588	\$182	\$47,988	\$180	\$38,391	\$128
		500	\$10,872	\$35	\$9,080	\$29	\$7,248	\$24
		2,500	\$11,578	\$58	\$9,645	\$47	\$7,718	\$38
		5,000	\$12,990	\$20	\$10,825	\$16	\$8,880	\$13
		10,000	\$13,878	\$111	\$11,848	\$92	\$9,319	\$74
		25,000	\$30,589	\$73	\$25,474	\$61	\$20,379	\$49
I-1.2	Health Care Centers	50,000	\$48,783	\$98	\$40,653	\$81	\$32,522	\$65
		500	\$10,872	\$35	\$9,080	\$29	\$7,248	\$24
		2,500	\$11,578	\$58	\$9,648	\$47	\$7,718	\$38
		5,000	\$12,990	\$20	\$10,825	\$16	\$8,880	\$13
		10,000	\$13,878	\$111	\$11,848	\$92	\$9,319	\$74
		25,000	\$30,589	\$73	\$25,474	\$61	\$20,379	\$49
I-2	Nursing Home / Assisted Living / Convalescent Hospital	50,000	\$48,783	\$98	\$40,653	\$81	\$32,522	\$65
		500	\$11,853	\$38	\$9,878	\$32	\$7,902	\$28
		2,500	\$12,623	\$62	\$10,519	\$51	\$8,415	\$41
		5,000	\$14,182	\$22	\$11,802	\$18	\$9,442	\$14

Plan Check Fees FY13					
Construction Types: I, II, III, IV		Construction Types: II, III, V - A (1 HK)		Construction Types: II, III, IV, V - B (NH)	
Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
\$35,105	\$35	\$29,304	\$29	\$23,443	\$23
\$5,110	\$33	\$4,258	\$28	\$3,407	\$22
\$5,442	\$53	\$4,635	\$44	\$3,828	\$35
\$6,108	\$19	\$5,088	\$15	\$4,071	\$12
\$8,570	\$104	\$5,475	\$87	\$4,380	\$69
\$14,367	\$88	\$11,972	\$57	\$9,578	\$46
\$22,928	\$82	\$19,108	\$76	\$15,285	\$81
\$11,788	\$38	\$9,830	\$32	\$7,884	\$28
\$12,562	\$81	\$10,468	\$51	\$8,375	\$41
\$14,084	\$21	\$11,745	\$18	\$9,398	\$14
\$15,188	\$120	\$12,838	\$100	\$10,111	\$80
\$33,167	\$79	\$27,839	\$68	\$22,111	\$53
\$52,830	\$108	\$44,108	\$88	\$35,286	\$71
\$14,745	\$80	\$12,287	\$68	\$9,830	\$53
\$15,702	\$128	\$13,085	\$108	\$10,488	\$85
\$17,817	\$45	\$14,881	\$37	\$11,745	\$30
\$18,858	\$250	\$15,798	\$208	\$12,839	\$187
\$41,457	\$165	\$34,547	\$137	\$27,838	\$110
\$88,180	\$221	\$55,133	\$184	\$44,107	\$147
\$14,745	\$80	\$12,287	\$68	\$9,830	\$53
\$15,702	\$128	\$13,085	\$108	\$10,488	\$85
\$17,817	\$45	\$14,881	\$37	\$11,745	\$30
\$18,858	\$250	\$15,798	\$208	\$12,839	\$187
\$41,457	\$165	\$34,547	\$137	\$27,838	\$110
\$88,180	\$221	\$55,133	\$184	\$44,107	\$147
\$12,848	\$21	\$10,540	\$17	\$8,432	\$14
\$13,489	\$33	\$11,224	\$27	\$8,979	\$22
\$15,112	\$12	\$12,593	\$10	\$10,075	\$8
\$18,283	\$84	\$13,552	\$54	\$10,842	\$43
\$35,581	\$42	\$29,634	\$35	\$23,707	\$28
\$58,752	\$57	\$47,293	\$47	\$37,834	\$38
\$13,159	\$21	\$10,885	\$18	\$8,772	\$14
\$14,013	\$34	\$11,878	\$28	\$9,342	\$23
\$15,721	\$12	\$13,101	\$10	\$10,481	\$8
\$16,818	\$87	\$14,088	\$58	\$11,279	\$45
\$37,001	\$44	\$30,834	\$37	\$24,867	\$29
\$59,048	\$59	\$48,205	\$49	\$38,384	\$39
\$13,025	\$75	\$11,804	\$63	\$9,283	\$50
\$14,829	\$121	\$12,358	\$100	\$9,888	\$80
\$16,838	\$42	\$13,885	\$35	\$11,092	\$28
\$17,804	\$238	\$14,920	\$197	\$11,838	\$157
\$39,152	\$158	\$32,627	\$130	\$26,102	\$104
\$62,481	\$208	\$52,087	\$174	\$41,854	\$139
\$13,025	\$75	\$11,804	\$63	\$9,283	\$50
\$14,829	\$121	\$12,358	\$100	\$9,888	\$80
\$16,838	\$42	\$13,885	\$35	\$11,092	\$28
\$17,804	\$238	\$14,920	\$197	\$11,838	\$157
\$39,152	\$158	\$32,627	\$130	\$26,102	\$104
\$62,481	\$208	\$52,087	\$174	\$41,854	\$139
\$10,859	\$59	\$9,049	\$49	\$7,239	\$39
\$11,564	\$94	\$9,637	\$78	\$7,709	\$63
\$12,075	\$33	\$10,812	\$27	\$8,850	\$22
\$13,881	\$184	\$11,834	\$153	\$9,308	\$123
\$30,533	\$121	\$25,444	\$101	\$20,355	\$81
\$48,728	\$162	\$40,805	\$135	\$32,484	\$108
\$13,925	\$75	\$11,804	\$63	\$9,283	\$50
\$14,829	\$121	\$12,358	\$100	\$9,888	\$80
\$16,838	\$42	\$13,885	\$35	\$11,092	\$28
\$17,804	\$238	\$14,920	\$197	\$11,838	\$157
\$39,152	\$158	\$32,627	\$130	\$26,102	\$104
\$62,481	\$208	\$52,087	\$174	\$41,854	\$139
\$11,788	\$38	\$9,830	\$32	\$7,884	\$28
\$12,562	\$81	\$10,468	\$51	\$8,375	\$41
\$14,084	\$21	\$11,745	\$18	\$9,398	\$14
\$15,188	\$120	\$12,838	\$100	\$10,111	\$80
\$33,167	\$79	\$27,839	\$68	\$22,111	\$53
\$52,830	\$108	\$44,108	\$88	\$35,286	\$71
\$11,788	\$38	\$9,830	\$32	\$7,884	\$28
\$12,562	\$81	\$10,468	\$51	\$8,375	\$41
\$14,084	\$21	\$11,745	\$18	\$9,398	\$14
\$15,188	\$120	\$12,838	\$100	\$10,111	\$80
\$33,167	\$79	\$27,839	\$68	\$22,111	\$53
\$52,830	\$108	\$44,108	\$88	\$35,286	\$71
\$12,881	\$42	\$10,717	\$35	\$8,574	\$28
\$13,886	\$87	\$11,413	\$58	\$9,130	\$45
\$15,386	\$23	\$12,805	\$19	\$10,244	\$18

			Plan Check Fees FY12					
			Construction Types: I FM, II FM		Construction Types: II, III, V - A (1 HK)		Construction Types: II, III, IV, V - B (NH)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
-	-	10,000	\$15,240	\$121	\$12,700	\$100	\$10,160	\$80
-	-	25,000	\$33,326	\$79	\$27,771	\$88	\$22,217	\$53
-	-	50,000	\$53,188	\$106	\$44,323	\$89	\$35,459	\$71
M	Stores (Retail)	1,000	\$9,518	\$15	\$7,931	\$13	\$6,345	\$10
-	-	5,000	\$10,135	\$25	\$8,448	\$21	\$6,757	\$16
-	-	10,000	\$11,372	\$9	\$9,478	\$7	\$7,581	\$6
-	-	20,000	\$12,238	\$48	\$10,188	\$40	\$8,158	\$32
-	-	50,000	\$26,785	\$32	\$22,305	\$27	\$17,844	\$22
-	-	100,000	\$42,701	\$43	\$35,584	\$36	\$28,487	\$28
M	Market	500	\$8,537	\$28	\$7,114	\$23	\$5,691	\$18
-	-	2,500	\$9,091	\$44	\$7,676	\$37	\$6,061	\$30
-	-	5,000	\$10,199	\$18	\$8,499	\$13	\$6,800	\$10
-	-	10,000	\$10,976	\$87	\$9,147	\$72	\$7,317	\$58
-	-	25,000	\$24,003	\$57	\$20,003	\$48	\$16,002	\$38
-	-	50,000	\$38,307	\$77	\$31,922	\$64	\$25,538	\$51
M	Retail Tenant	500	\$5,691	\$18	\$4,743	\$15	\$3,794	\$12
-	Improvements	2,500	\$6,081	\$30	\$5,050	\$25	\$4,040	\$20
-	-	5,000	\$6,800	\$10	\$5,687	\$9	\$4,533	\$7
-	-	10,000	\$7,317	\$58	\$6,087	\$48	\$4,878	\$39
-	-	25,000	\$16,004	\$38	\$13,338	\$32	\$10,689	\$25
-	-	50,000	\$25,535	\$51	\$21,279	\$43	\$17,023	\$34
R-1	Apartment Bldg	1,000	\$13,884	\$23	\$11,678	\$19	\$9,283	\$15
-	-	5,000	\$14,798	\$38	\$12,330	\$30	\$9,864	\$24
-	-	10,000	\$18,600	\$13	\$13,834	\$11	\$11,087	\$8
-	-	20,000	\$17,865	\$71	\$14,888	\$59	\$11,910	\$47
-	-	50,000	\$39,089	\$47	\$32,557	\$39	\$26,048	\$31
-	-	100,000	\$62,341	\$62	\$51,951	\$52	\$41,581	\$42
R-1	Apartment Bldg	1,000	\$1,020	\$2	\$850	\$1	\$689	\$1
-	- Repeat Unit	5,000	\$1,087	\$3	\$906	\$2	\$724	\$2
-	-	10,000	\$1,219	\$1	\$1,016	\$1	\$813	\$1
-	-	20,000	\$1,313	\$5	\$1,094	\$4	\$876	\$3
-	-	50,000	\$2,866	\$3	\$2,388	\$3	\$1,911	\$2
-	-	100,000	\$4,580	\$5	\$3,817	\$4	\$3,053	\$3
R-1	Hotels & Motels	5,000	\$17,191	\$6	\$14,328	\$5	\$11,481	\$4
-	-	25,000	\$18,306	\$9	\$15,255	\$7	\$12,204	\$6
-	-	50,000	\$20,537	\$3	\$17,114	\$3	\$13,891	\$2
-	-	100,000	\$22,098	\$18	\$18,415	\$15	\$14,732	\$12
-	-	250,000	\$48,353	\$12	\$40,284	\$10	\$32,235	\$8
-	-	500,000	\$77,180	\$15	\$64,300	\$13	\$51,440	\$10
R-3	Dwellings - Custom,	1,500	\$7,503	\$141	\$6,253	\$117	\$5,002	\$94
-	Models,	2,500	\$8,910	\$31	\$7,425	\$28	\$5,840	\$21
-	First Master Plan	4,000	\$9,379	\$211	\$7,818	\$178	\$6,253	\$141
-	-	5,000	\$11,489	\$98	\$9,574	\$82	\$7,680	\$66
-	-	7,500	\$13,951	\$75	\$11,828	\$63	\$9,300	\$50
-	-	10,000	\$15,828	\$158	\$13,190	\$132	\$10,552	\$108
R-3	Dwellings - Production	1,500	\$845	\$0	\$537	\$0	\$430	\$0
-	Phase of Master Plan	2,500	\$845	\$0	\$537	\$0	\$430	\$0
-	(repeats)	4,000	\$845	\$0	\$537	\$0	\$430	\$0
-	-	5,000	\$845	\$16	\$537	\$14	\$430	\$11
-	-	7,500	\$1,056	\$0	\$880	\$0	\$704	\$0
-	-	10,000	\$1,056	\$11	\$880	\$9	\$704	\$7
R-3	Dwellings - Alternate	1,500	\$8,910	\$211	\$7,425	\$178	\$5,840	\$141
-	Materials	2,500	\$11,020	\$31	\$9,184	\$28	\$7,347	\$21
-	-	4,000	\$11,489	\$281	\$9,575	\$234	\$7,680	\$188
-	-	5,000	\$14,303	\$108	\$11,919	\$90	\$9,535	\$72
-	-	7,500	\$18,999	\$113	\$14,188	\$94	\$11,332	\$75
-	-	10,000	\$19,813	\$198	\$16,511	\$165	\$13,209	\$132
R-2.1,	Group Care,	1,000	\$16,210	\$28	\$13,508	\$22	\$10,806	\$18
2.3 & 6.1	Non-Amb. (6+)	5,000	\$17,282	\$42	\$14,385	\$35	\$11,508	\$28
-	-	10,000	\$18,387	\$15	\$16,139	\$12	\$12,912	\$10
-	-	20,000	\$20,841	\$82	\$17,387	\$69	\$13,894	\$55
-	-	50,000	\$45,574	\$54	\$37,978	\$45	\$30,383	\$38
-	-	100,000	\$72,726	\$73	\$60,605	\$61	\$48,484	\$48
R-2.2 &	Group Care,	1,000	\$16,210	\$28	\$13,508	\$22	\$10,806	\$18
6.20	Ambulatory (6+)	5,000	\$17,282	\$42	\$14,385	\$35	\$11,508	\$28
-	-	10,000	\$18,387	\$15	\$16,139	\$12	\$12,912	\$10
-	-	20,000	\$20,841	\$82	\$17,387	\$69	\$13,894	\$55
-	-	50,000	\$45,574	\$54	\$37,978	\$45	\$30,383	\$38
-	-	100,000	\$72,726	\$73	\$60,605	\$61	\$48,484	\$48
R-2.1.1,	Group Care,	700	\$20,262	\$47	\$16,885	\$39	\$13,508	\$31
2.3.1 &	Non-Amb. (1-5)	3,500	\$21,577	\$75	\$17,981	\$63	\$14,385	\$50
6.1.1	-	7,000	\$24,210	\$26	\$20,175	\$22	\$16,140	\$18
-	-	14,000	\$28,051	\$147	\$21,710	\$123	\$17,368	\$98
-	-	35,000	\$59,973	\$97	\$47,478	\$81	\$37,982	\$65
-	-	70,000	\$80,910	\$130	\$75,758	\$108	\$60,808	\$97
R-2.2.1	Group Care,	700	\$20,262	\$47	\$16,885	\$39	\$13,508	\$31

Plan Check Fees FY13					
Construction Types: I FM, II FM	Construction Types: II, III, V - A (1 HK)	Construction Types: II, III, IV, V - B (NH)	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size
\$16,535	\$131	\$13,779	\$109	\$11,023	\$87
\$39,158	\$88	\$30,132	\$72	\$24,105	\$57
\$57,708	\$115	\$48,091	\$96	\$38,473	\$77
\$10,327	\$17	\$8,808	\$14	\$6,885	\$11
\$10,897	\$27	\$8,184	\$22	\$7,331	\$18
\$12,338	\$9	\$10,282	\$8	\$8,228	\$6
\$13,278	\$53	\$11,085	\$44	\$9,852	\$35
\$29,041	\$35	\$24,200	\$29	\$19,380	\$23
\$48,330	\$46	\$38,809	\$39	\$30,887	\$31
\$9,282	\$30	\$7,718	\$25	\$6,175	\$20
\$9,883	\$48	\$9,220	\$40	\$8,578	\$32
\$11,088	\$17	\$9,220	\$14	\$7,378	\$11
\$11,099	\$84	\$9,924	\$79	\$7,839	\$63
\$28,043	\$52	\$21,703	\$52	\$17,362	\$41
\$41,583	\$83	\$34,838	\$69	\$27,708	\$55
\$8,175	\$20	\$5,146	\$17	\$4,117	\$13
\$8,676	\$32	\$5,480	\$27	\$4,384	\$21
\$7,378	\$11	\$6,148	\$9	\$4,919	\$7
\$7,939	\$83	\$6,816	\$52	\$5,292	\$42
\$17,384	\$41	\$14,470	\$34	\$11,578	\$28
\$27,708	\$55	\$23,088	\$48	\$18,470	\$37
\$15,075	\$24	\$12,582	\$20	\$10,050	\$16
\$16,054	\$39	\$13,378	\$33	\$10,703	\$28
\$18,011	\$14	\$15,010	\$11	\$12,008	\$9
\$19,384	\$77	\$16,163	\$64	\$12,922	\$51
\$42,380	\$51	\$35,325	\$42	\$28,260	\$34
\$67,840	\$88	\$58,387	\$58	\$45,083	\$46
\$1,107	\$2	\$923	\$1	\$738	\$1
\$1,179	\$3	\$983	\$2	\$786	\$2
\$1,323	\$1	\$1,103	\$1	\$882	\$1
\$1,424	\$8	\$1,187	\$5	\$950	\$4
\$3,110	\$4	\$2,501	\$3	\$2,073	\$2
\$4,889	\$5	\$4,141	\$4	\$3,313	\$3
\$18,652	\$6	\$16,544	\$5	\$12,435	\$4
\$19,861	\$10	\$16,551	\$8	\$13,241	\$6
\$22,283	\$3	\$18,569	\$3	\$14,855	\$2
\$23,878	\$19	\$19,980	\$18	\$15,884	\$13
\$52,483	\$13	\$43,719	\$10	\$34,875	\$8
\$83,719	\$17	\$69,788	\$14	\$55,813	\$11
\$8,141	\$153	\$8,784	\$127	\$5,427	\$102
\$9,887	\$34	\$8,058	\$28	\$6,445	\$23
\$10,178	\$229	\$8,480	\$181	\$6,784	\$153
\$12,488	\$107	\$10,388	\$89	\$8,311	\$71
\$15,136	\$81	\$12,614	\$68	\$10,091	\$54
\$17,173	\$172	\$14,311	\$143	\$11,449	\$114
\$700	\$0	\$583	\$0	\$488	\$0
\$700	\$0	\$583	\$0	\$487	\$0
\$700	\$0	\$583	\$0	\$488	\$0
\$998	\$18	\$583	\$15	\$488	\$12
\$1,145	\$0	\$954	\$0	\$764	\$0
\$1,145	\$11	\$954	\$10	\$764	\$8
\$9,887	\$229	\$8,058	\$191	\$6,445	\$153
\$11,057	\$34	\$9,984	\$28	\$7,971	\$23
\$12,488	\$305	\$10,388	\$254	\$9,311	\$203
\$15,518	\$117	\$12,932	\$98	\$10,348	\$78
\$18,444	\$122	\$15,370	\$102	\$12,288	\$81
\$21,497	\$215	\$17,915	\$179	\$14,332	\$143
\$17,587	\$29	\$14,658	\$24	\$11,725	\$18
\$18,728	\$48	\$15,808	\$39	\$12,488	\$30
\$21,014	\$16	\$17,511	\$13	\$14,009	\$11
\$22,812	\$89	\$18,843	\$75	\$15,075	\$80
\$49,448	\$59	\$41,207	\$49	\$32,985	\$39
\$78,808	\$79	\$65,757	\$68	\$52,805	\$53
\$17,587	\$29	\$14,658	\$24	\$11,725	\$18
\$18,728	\$48	\$15,808	\$39	\$12,488	\$30
\$21,014	\$16	\$17,511	\$13	\$14,009	\$11
\$22,812	\$89	\$18,843	\$75	\$15,075	\$80
\$49,448	\$59	\$41,207	\$49	\$32,985	\$39
\$78,808	\$79	\$65,757	\$68	\$52,805	\$53
\$21,884	\$51	\$18,320	\$42	\$14,856	\$34
\$23,412	\$82	\$19,510	\$68	\$15,608	\$54
\$28,268	\$29	\$21,890	\$24	\$17,512	\$19
\$28,268	\$190	\$23,555	\$133	\$18,844	\$107
\$81,816	\$105	\$61,813	\$88	\$41,211	\$70
\$98,837	\$141	\$82,197	\$117	\$65,758	\$94
\$21,884	\$51	\$18,320	\$42	\$14,856	\$34

			Plan Check Fees FY12					
UBC Occ. Group	Occupancy Description	Project Size Threshold	Construction Types: I, II, III		Construction Types: II, III, V - A (1 HK)		Construction Types: II, III, IV, V - B (NH)	
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
6.2.1	Non-Amb. (1-5)	3,500	\$21,577	\$75	\$17,081	\$63	\$14,385	\$50
-	-	7,000	\$24,210	\$26	\$20,175	\$22	\$16,140	\$18
-	-	14,000	\$26,051	\$147	\$21,710	\$123	\$17,388	\$98
-	-	35,000	\$56,973	\$97	\$47,478	\$81	\$37,982	\$65
-	-	70,000	\$90,810	\$130	\$75,758	\$108	\$60,806	\$87
S-1	Moderate Hazard	1,000	\$7,379	\$12	\$6,149	\$10	\$4,919	\$8
-	Storage	5,000	\$7,858	\$19	\$6,548	\$18	\$5,238	\$13
-	-	10,000	\$8,818	\$7	\$7,347	\$8	\$5,877	\$4
-	-	20,000	\$9,487	\$38	\$7,906	\$31	\$6,325	\$25
-	-	50,000	\$20,749	\$25	\$17,291	\$21	\$13,832	\$18
-	-	100,000	\$33,110	\$33	\$27,592	\$28	\$22,074	\$22
S-1	Mini Storage	1,000	\$7,300	\$12	\$6,083	\$10	\$4,887	\$8
-	-	5,000	\$7,774	\$19	\$6,479	\$18	\$5,183	\$13
-	-	10,000	\$8,722	\$7	\$7,269	\$8	\$5,815	\$4
-	-	20,000	\$9,385	\$37	\$7,821	\$31	\$6,258	\$25
-	-	50,000	\$20,523	\$24	\$17,102	\$20	\$13,682	\$18
-	-	100,000	\$32,780	\$33	\$27,300	\$27	\$21,840	\$22
S-2	Low Hazard Storage	1,000	\$9,125	\$15	\$7,604	\$12	\$6,083	\$10
-	-	5,000	\$9,718	\$24	\$8,088	\$20	\$6,479	\$18
-	-	10,000	\$10,903	\$8	\$9,088	\$7	\$7,269	\$8
-	-	20,000	\$11,731	\$46	\$9,776	\$39	\$7,921	\$31
-	-	50,000	\$25,693	\$31	\$21,378	\$25	\$17,102	\$20
-	-	100,000	\$40,950	\$41	\$34,125	\$34	\$27,300	\$27
S-3	Repair Garage	500	\$10,990	\$38	\$9,158	\$30	\$7,328	\$24
-	(not H-4)	2,500	\$11,703	\$57	\$9,753	\$48	\$7,802	\$38
-	-	5,000	\$13,130	\$20	\$10,942	\$17	\$8,753	\$13
-	-	10,000	\$14,130	\$112	\$11,775	\$93	\$9,420	\$75
-	-	25,000	\$30,900	\$74	\$25,750	\$61	\$20,600	\$49
-	-	50,000	\$49,310	\$89	\$41,092	\$82	\$32,873	\$68
S-3	Motor Vehicle Fuel	1,000	\$8,194	\$13	\$6,803	\$11	\$5,442	\$9
-	Dispensing	5,000	\$8,884	\$21	\$7,245	\$18	\$5,798	\$14
-	(including canopy)	10,000	\$9,754	\$7	\$8,128	\$6	\$6,502	\$5
-	-	20,000	\$10,486	\$42	\$8,747	\$35	\$6,997	\$28
-	-	50,000	\$22,951	\$27	\$19,128	\$23	\$15,301	\$18
-	-	100,000	\$38,826	\$37	\$30,621	\$31	\$24,417	\$24
S-3	Open Parking Garage	2,000	\$13,109	\$11	\$10,924	\$9	\$8,739	\$7
-	-	10,000	\$13,980	\$17	\$11,834	\$14	\$9,307	\$11
-	-	20,000	\$15,883	\$8	\$13,052	\$5	\$10,442	\$4
-	-	40,000	\$18,856	\$33	\$14,048	\$28	\$11,237	\$22
-	-	100,000	\$36,859	\$22	\$30,716	\$18	\$24,573	\$15
-	-	200,000	\$58,811	\$29	\$48,008	\$25	\$39,207	\$20
S-4	Enclosed Parking	2,000	\$11,775	\$10	\$9,812	\$8	\$7,850	\$6
-	Garage	10,000	\$12,539	\$15	\$10,448	\$13	\$8,380	\$10
-	-	20,000	\$14,068	\$5	\$11,723	\$4	\$9,379	\$4
-	-	40,000	\$15,140	\$30	\$12,818	\$25	\$10,084	\$20
-	-	100,000	\$33,110	\$20	\$27,591	\$16	\$22,075	\$13
-	-	200,000	\$52,826	\$28	\$44,020	\$22	\$35,218	\$18
-	Other Tenant Improvement	250	\$4,710	\$31	\$3,925	\$25	\$3,140	\$20
-	Improvements	1,250	\$5,016	\$49	\$4,180	\$41	\$3,344	\$33
-	(not Office or Retail)	2,500	\$5,027	\$17	\$4,890	\$14	\$3,752	\$11
-	-	5,000	\$8,055	\$98	\$5,049	\$80	\$4,037	\$64
-	-	12,500	\$13,241	\$63	\$11,035	\$53	\$8,828	\$42
-	-	25,000	\$21,132	\$85	\$17,610	\$70	\$14,088	\$58
SHELL BUILDINGS								
-	All Shell Buildings	1,000	\$8,144	\$13.23	\$6,787	\$11.02	\$5,428	\$8.62
-	-	5,000	\$8,873	\$21.15	\$7,228	\$17.82	\$5,782	\$14.10
-	-	10,000	\$9,731	\$7.38	\$8,109	\$6.15	\$6,487	\$4.92
-	-	20,000	\$10,469	\$41.44	\$8,724	\$34.53	\$6,979	\$27.62
-	-	50,000	\$22,900	\$27.28	\$19,083	\$22.73	\$15,287	\$18.18
-	-	100,000	\$36,538	\$36.54	\$30,448	\$30.45	\$24,359	\$24.36

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Plan Check Fees FY13					
Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Construction Types: II, III, V - A (1 HK)		Construction Types: II, III, IV, V - B (NH)	
		Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
\$23,412	\$82	\$19,510	\$68	\$15,808	\$54
\$26,288	\$29	\$21,890	\$24	\$17,512	\$18
\$28,288	\$180	\$23,555	\$133	\$18,844	\$107
\$81,816	\$105	\$51,513	\$88	\$41,211	\$70
\$88,837	\$141	\$82,197	\$117	\$65,758	\$84
\$8,008	\$13	\$6,672	\$11	\$5,337	\$9
\$8,525	\$21	\$7,105	\$17	\$5,684	\$14
\$9,585	\$7	\$7,871	\$8	\$6,377	\$5
\$10,293	\$41	\$8,578	\$34	\$6,882	\$27
\$22,512	\$27	\$18,760	\$22	\$15,008	\$18
\$35,925	\$38	\$29,937	\$30	\$23,950	\$24
\$7,921	\$13	\$6,801	\$11	\$5,280	\$9
\$9,435	\$21	\$7,029	\$17	\$5,523	\$14
\$9,484	\$7	\$7,887	\$8	\$6,309	\$5
\$10,182	\$40	\$8,485	\$34	\$6,769	\$27
\$22,287	\$27	\$18,556	\$22	\$14,845	\$18
\$36,545	\$38	\$28,621	\$30	\$23,897	\$24
\$9,901	\$18	\$8,251	\$13	\$6,801	\$11
\$10,544	\$28	\$8,787	\$21	\$7,029	\$17
\$11,830	\$9	\$9,858	\$7	\$7,887	\$8
\$12,728	\$50	\$10,807	\$42	\$8,485	\$34
\$27,834	\$33	\$23,195	\$28	\$18,556	\$22
\$44,431	\$44	\$37,028	\$37	\$29,821	\$30
\$11,924	\$39	\$9,938	\$32	\$7,949	\$28
\$12,689	\$82	\$10,582	\$52	\$8,485	\$41
\$14,248	\$22	\$11,872	\$18	\$9,498	\$14
\$15,331	\$121	\$12,779	\$101	\$10,221	\$81
\$33,528	\$80	\$27,938	\$67	\$22,351	\$53
\$53,501	\$107	\$44,585	\$89	\$35,888	\$71
\$8,858	\$14	\$7,381	\$12	\$5,905	\$10
\$9,433	\$23	\$7,881	\$19	\$6,289	\$15
\$10,583	\$8	\$8,819	\$7	\$7,055	\$5
\$11,388	\$45	\$9,490	\$38	\$7,592	\$30
\$24,802	\$30	\$20,752	\$25	\$16,801	\$20
\$39,739	\$40	\$33,116	\$33	\$28,493	\$28
\$14,223	\$12	\$11,853	\$10	\$9,482	\$8
\$15,147	\$18	\$12,822	\$15	\$10,088	\$12
\$16,994	\$8	\$14,192	\$5	\$11,329	\$4
\$18,288	\$38	\$15,240	\$30	\$12,192	\$24
\$39,992	\$24	\$33,327	\$20	\$28,861	\$18
\$83,810	\$32	\$53,175	\$27	\$42,540	\$21
\$12,775	\$10	\$10,648	\$9	\$8,517	\$7
\$13,805	\$17	\$11,337	\$14	\$9,070	\$11
\$15,284	\$8	\$12,720	\$5	\$10,177	\$4
\$18,427	\$32	\$13,889	\$27	\$10,852	\$22
\$35,925	\$21	\$29,938	\$18	\$23,951	\$14
\$57,318	\$29	\$47,782	\$24	\$38,213	\$19
\$5,110	\$33	\$4,258	\$28	\$3,407	\$22
\$5,442	\$53	\$4,535	\$44	\$3,628	\$35
\$6,106	\$19	\$5,088	\$15	\$4,071	\$12
\$8,570	\$104	\$5,475	\$87	\$4,380	\$69
\$14,387	\$88	\$11,872	\$57	\$9,578	\$48
\$22,928	\$82	\$19,108	\$78	\$15,285	\$61
\$8,838	\$14.35	\$7,364	\$11.98	\$5,891	\$8.67
\$9,410	\$22.85	\$7,842	\$19.12	\$6,274	\$15.30
\$10,558	\$8.01	\$8,768	\$6.68	\$7,039	\$5.30
\$11,359	\$44.88	\$8,466	\$37.47	\$7,573	\$28.97
\$24,847	\$29.59	\$20,708	\$24.68	\$16,564	\$19.73
\$39,844	\$39.64	\$33,037	\$33.04	\$26,428	\$26.43

City of El Cerrito
Consolidated Schedule of New Construction Fees
INSPECTIONS ONLY
(All Construction Types)

Permit inspection fees for new construction are based on occupancy group, description, and project square footage using the following methodology and tables.
These permits include mechanical, plumbing, and electrical.

FY13 Increase

1.085

FY12-13 Example: Permit inspection fees for a new A-2 Church of Type I FR Construction at 6,000 sq ft would be calculated at a base cost for 5,000 sq ft = \$10,648 plus additional 1,000 sq ft at \$45 per 100 = \$450, which equals a total permit inspection fee of \$11,098
There are additional permit fees to be added in Section VI.

			Inspection Permit Fees FY12								Inspection Permit Fees FY13							
UBC Occ. Group	Occupancy Description	Project Size Threshold	Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *		
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *									Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
A-1	Theater	2,000	\$14,281	\$48	\$11,901	\$40	\$9,521	\$32	\$15,495	\$52	\$12,812	\$43	\$10,330	\$35				
-	-	10,000	\$18,123	\$38	\$15,103	\$32	\$12,082	\$28	\$19,864	\$42	\$16,388	\$35	\$13,109	\$28				
-	-	20,000	\$21,967	\$34	\$18,308	\$28	\$14,844	\$23	\$23,834	\$37	\$19,881	\$31	\$15,889	\$25				
-	-	40,000	\$28,770	\$14	\$23,975	\$12	\$19,180	\$9	\$31,215	\$15	\$26,012	\$13	\$20,810	\$10				
-	-	100,000	\$37,122	\$11	\$30,935	\$9	\$24,748	\$7	\$40,277	\$12	\$33,594	\$10	\$26,851	\$8				
		200,000	\$47,959	\$24	\$39,888	\$20	\$31,973	\$16	\$52,038	\$28	\$43,363	\$22	\$34,880	\$17				
A-2	Church	1,000	\$7,733	\$52	\$6,444	\$43	\$5,155	\$35	\$8,380	\$58	\$6,992	\$47	\$5,594	\$38				
-	-	5,000	\$9,814	\$42	\$8,178	\$35	\$6,542	\$28	\$10,848	\$45	\$8,873	\$38	\$7,088	\$30				
-	-	10,000	\$11,895	\$37	\$9,912	\$31	\$7,930	\$25	\$12,808	\$40	\$10,765	\$33	\$8,804	\$27				
-	-	20,000	\$15,581	\$15	\$12,984	\$13	\$10,387	\$10	\$18,805	\$18	\$14,088	\$14	\$11,270	\$11				
		50,000	\$20,100	\$12	\$16,750	\$10	\$13,400	\$8	\$21,808	\$13	\$18,173	\$11	\$14,539	\$8				
		100,000	\$25,993	\$28	\$21,838	\$22	\$17,309	\$17	\$28,170	\$28	\$23,475	\$23	\$18,780	\$19				
A-2.1	Auditorium	1,000	\$7,733	\$52	\$6,444	\$43	\$5,155	\$35	\$8,380	\$58	\$6,992	\$47	\$5,594	\$38				
-	-	5,000	\$9,814	\$42	\$8,178	\$35	\$6,542	\$28	\$10,848	\$45	\$8,873	\$38	\$7,088	\$30				
-	-	10,000	\$11,895	\$37	\$9,912	\$31	\$7,930	\$25	\$12,808	\$40	\$10,765	\$33	\$8,804	\$27				
-	-	20,000	\$15,581	\$15	\$12,984	\$13	\$10,387	\$10	\$18,805	\$18	\$14,088	\$14	\$11,270	\$11				
-	-	50,000	\$20,100	\$12	\$16,750	\$10	\$13,400	\$8	\$21,808	\$13	\$18,173	\$11	\$14,539	\$8				
		100,000	\$25,993	\$28	\$21,838	\$22	\$17,309	\$17	\$28,170	\$28	\$23,475	\$23	\$18,780	\$19				
A-2.1	Restaurant	1,000	\$10,789	\$72	\$8,974	\$60	\$7,179	\$48	\$11,884	\$78	\$9,737	\$65	\$7,789	\$52				
-	-	5,000	\$13,885	\$58	\$11,388	\$48	\$9,110	\$38	\$14,827	\$83	\$12,358	\$52	\$9,885	\$42				
-	-	10,000	\$16,582	\$51	\$13,802	\$43	\$11,042	\$34	\$17,970	\$58	\$14,975	\$46	\$11,880	\$37				
-	-	20,000	\$21,897	\$21	\$18,081	\$17	\$14,465	\$14	\$23,541	\$23	\$19,818	\$19	\$15,884	\$15				
-	-	50,000	\$27,987	\$19	\$23,323	\$14	\$18,858	\$11	\$30,398	\$18	\$25,305	\$15	\$20,244	\$12				
		100,000	\$36,155	\$39	\$30,129	\$30	\$24,103	\$24	\$39,228	\$39	\$32,890	\$33	\$26,152	\$28				
A	All A Tenant	500	\$6,356	\$85	\$5,297	\$71	\$4,237	\$57	\$8,898	\$93	\$5,747	\$77	\$4,597	\$62				
-	Improvements	2,500	\$8,066	\$88	\$6,721	\$57	\$5,377	\$46	\$8,751	\$74	\$7,293	\$62	\$5,834	\$49				
-	-	5,000	\$9,775	\$81	\$8,148	\$50	\$6,517	\$40	\$10,806	\$68	\$8,839	\$55	\$7,071	\$44				
-	-	10,000	\$12,805	\$25	\$10,871	\$21	\$8,537	\$17	\$13,893	\$27	\$11,578	\$22	\$9,282	\$18				
-	-	25,000	\$16,519	\$19	\$13,788	\$16	\$11,012	\$13	\$17,823	\$21	\$14,938	\$17	\$11,949	\$14				
		50,000	\$21,341	\$43	\$17,784	\$38	\$14,228	\$28	\$23,155	\$48	\$19,298	\$39	\$15,437	\$31				
A-3	Small Assembly	500	\$6,148	\$83	\$5,123	\$69	\$4,098	\$55	\$8,670	\$90	\$5,559	\$75	\$4,447	\$60				
-	Buildings	2,500	\$7,802	\$88	\$6,501	\$55	\$5,201	\$44	\$8,485	\$72	\$7,054	\$60	\$5,843	\$48				
-	-	5,000	\$9,455	\$59	\$7,880	\$49	\$6,304	\$39	\$10,259	\$64	\$8,549	\$53	\$6,839	\$42				
-	-	10,000	\$12,388	\$24	\$10,322	\$20	\$8,258	\$18	\$13,439	\$28	\$11,199	\$22	\$8,960	\$17				
		25,000	\$15,979	\$19	\$13,316	\$16	\$10,853	\$12	\$17,337	\$20	\$14,448	\$17	\$11,558	\$14				
		50,000	\$20,847	\$41	\$17,205	\$34	\$13,784	\$28	\$22,402	\$45	\$18,688	\$37	\$14,934	\$30				
B	Banks	1,000	\$7,398	\$50	\$6,185	\$41	\$4,932	\$33	\$8,027	\$54	\$6,689	\$45	\$5,351	\$38				
-	-	5,000	\$9,388	\$40	\$7,824	\$33	\$6,259	\$27	\$10,188	\$43	\$8,489	\$38	\$6,791	\$29				
-	-	10,000	\$11,379	\$35	\$9,482	\$29	\$7,586	\$24	\$12,346	\$38	\$10,288	\$32	\$8,231	\$26				
-	-	20,000	\$14,804	\$14	\$12,420	\$12	\$9,936	\$10	\$16,171	\$18	\$13,478	\$13	\$10,781	\$10				
		50,000	\$19,224	\$11	\$16,020	\$9	\$12,816	\$7	\$20,859	\$12	\$17,382	\$10	\$13,906	\$8				
		100,000	\$24,840	\$25	\$20,700	\$21	\$16,560	\$17	\$28,951	\$27	\$22,460	\$22	\$17,988	\$18				
B	Laundromat	500	\$8,371	\$113	\$6,978	\$84	\$5,690	\$75	\$9,082	\$122	\$7,588	\$102	\$6,055	\$81				
-	-	2,500	\$10,623	\$90	\$8,852	\$75	\$7,082	\$60	\$11,526	\$98	\$9,605	\$81	\$7,684	\$65				
-	-	5,000	\$12,875	\$80	\$10,729	\$67	\$8,583	\$53	\$13,989	\$87	\$11,841	\$72	\$9,313	\$58				
-	-	10,000	\$16,895	\$33	\$14,054	\$27	\$11,243	\$22	\$18,289	\$35	\$15,249	\$29	\$12,199	\$24				
		25,000	\$21,758	\$25	\$18,130	\$21	\$14,604	\$17	\$23,805	\$28	\$19,871	\$23	\$15,737	\$18				
		50,000	\$28,108	\$58	\$23,421	\$47	\$18,737	\$37	\$30,495	\$81	\$25,412	\$51	\$20,330	\$41				
B	Medical Office	500	\$9,818	\$132	\$8,182	\$110	\$6,545	\$88	\$10,653	\$143	\$8,877	\$119	\$7,102	\$98				
-	-	2,500	\$12,459	\$108	\$10,383	\$88	\$8,306	\$70	\$13,518	\$115	\$11,285	\$98	\$9,012	\$78				
-	-	5,000	\$15,101	\$84	\$12,584	\$78	\$10,087	\$62	\$18,385	\$102	\$15,854	\$85	\$12,823	\$68				
-	-	10,000	\$19,781	\$38	\$16,484	\$32	\$13,187	\$25	\$21,482	\$41	\$17,885	\$35	\$14,308	\$28				
		25,000	\$25,517	\$30	\$21,284	\$25	\$17,011	\$20	\$27,885	\$32	\$23,071	\$27	\$18,457	\$22				
		50,000	\$32,865	\$68	\$27,470	\$55	\$21,978	\$44	\$35,787	\$72	\$29,805	\$60	\$23,844	\$48				
B	Offices	1,000	\$6,972	\$47	\$5,810	\$39	\$4,848	\$31	\$7,585	\$51	\$6,304	\$42	\$5,043	\$34				
-	-	5,000	\$8,848	\$38	\$7,373	\$31	\$5,899	\$25	\$9,800	\$41	\$8,000	\$34	\$6,400	\$27				
-	-	10,000	\$10,724	\$33	\$8,938	\$28	\$7,149	\$22	\$11,635	\$38	\$9,886	\$30	\$7,767	\$24				
-	-	20,000	\$14,048	\$14	\$11,705	\$11	\$9,384	\$9	\$15,240	\$15	\$12,700	\$12	\$10,180	\$10				
		50,000	\$18,123	\$11	\$15,103	\$9	\$12,082	\$7	\$19,884	\$11	\$16,388	\$10	\$13,109	\$8				

			Inspection Permit Fees FY12					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
		100,000	\$23,411	\$23	\$18,509	\$20	\$15,607	\$16
B	Office Tenant	250	\$3,999	\$107	\$3,330	\$90	\$2,684	\$72
-	Improvements	1,250	\$5,071	\$88	\$4,228	\$72	\$3,380	\$57
-	-	2,500	\$6,149	\$76	\$5,121	\$63	\$4,097	\$51
-	-	5,000	\$8,051	\$31	\$6,709	\$26	\$5,367	\$25
-	-	12,500	\$10,388	\$24	\$8,855	\$20	\$6,924	\$18
-	-	25,000	\$13,419	\$54	\$11,183	\$45	\$8,948	\$36
E-1	Preschool / School	500	\$5,753	\$77	\$4,794	\$64	\$3,835	\$55
-	-	2,500	\$7,300	\$82	\$6,084	\$52	\$4,867	\$41
-	-	5,000	\$8,848	\$55	\$7,373	\$46	\$5,899	\$37
-	-	10,000	\$11,580	\$22	\$9,858	\$19	\$7,727	\$15
-	-	25,000	\$14,951	\$17	\$12,459	\$15	\$9,987	\$12
-	-	50,000	\$19,319	\$39	\$16,099	\$32	\$12,890	\$26
E-2	Preschool / School	300	\$8,488	\$190	\$7,072	\$159	\$5,658	\$127
-	-	1,500	\$10,770	\$152	\$8,875	\$127	\$7,180	\$101
-	-	3,000	\$13,053	\$135	\$10,877	\$112	\$8,702	\$89
-	-	6,000	\$17,097	\$55	\$14,248	\$46	\$11,398	\$33
-	-	15,000	\$22,057	\$43	\$18,381	\$38	\$14,705	\$29
-	-	30,000	\$28,498	\$85	\$23,748	\$78	\$18,988	\$63
E-3	Daycare	300	\$12,371	\$277	\$10,309	\$231	\$8,247	\$185
-	-	1,500	\$15,699	\$222	\$13,083	\$185	\$10,468	\$148
-	-	3,000	\$19,028	\$197	\$15,858	\$164	\$12,685	\$131
-	-	6,000	\$24,925	\$80	\$20,771	\$67	\$16,616	\$53
-	-	15,000	\$32,151	\$63	\$26,793	\$52	\$21,434	\$42
-	-	30,000	\$41,543	\$138	\$34,619	\$115	\$27,885	\$94
F-1	Commercial/Manufacturing	1,000	\$9,925	\$87	\$8,271	\$56	\$6,817	\$45
-	-	5,000	\$12,586	\$53	\$10,497	\$44	\$8,397	\$36
-	-	10,000	\$15,288	\$47	\$12,721	\$39	\$10,177	\$32
-	-	20,000	\$19,888	\$19	\$16,685	\$16	\$13,332	\$13
-	-	50,000	\$25,795	\$15	\$21,468	\$13	\$17,197	\$10
-	-	100,000	\$33,329	\$33	\$27,774	\$28	\$22,219	\$22
F-2	Steel Production/ Fabrication	1,000	\$9,925	\$87	\$8,271	\$56	\$6,817	\$45
-	-	5,000	\$12,588	\$53	\$10,497	\$44	\$8,397	\$36
-	Industrial/Manufacturing	10,000	\$15,288	\$47	\$12,721	\$39	\$10,177	\$33
-	-	20,000	\$19,988	\$19	\$16,685	\$16	\$13,332	\$13
-	-	50,000	\$25,795	\$15	\$21,468	\$13	\$17,197	\$10
-	-	100,000	\$33,329	\$33	\$27,774	\$28	\$22,219	\$22
H-2	Moderate Explosion	300	\$5,831	\$128	\$4,892	\$105	\$3,754	\$84
-	Hazard	1,500	\$7,145	\$101	\$5,955	\$84	\$4,784	\$68
-	-	3,000	\$8,680	\$89	\$7,217	\$75	\$5,773	\$60
-	-	6,000	\$11,344	\$37	\$9,453	\$30	\$7,563	\$23
-	-	15,000	\$14,835	\$28	\$12,198	\$24	\$9,757	\$19
-	-	30,000	\$18,908	\$63	\$15,757	\$53	\$12,805	\$41
H-3	High Fire Hazard	300	\$5,831	\$128	\$4,892	\$105	\$3,754	\$84
-	-	1,500	\$7,145	\$101	\$5,955	\$84	\$4,784	\$68
-	-	3,000	\$8,680	\$89	\$7,217	\$75	\$5,773	\$60
-	-	6,000	\$11,344	\$37	\$9,453	\$30	\$7,563	\$23
-	-	15,000	\$14,835	\$28	\$12,198	\$24	\$9,757	\$19
-	-	30,000	\$18,908	\$63	\$15,757	\$53	\$12,805	\$41
H-4	Repair Garage	300	\$5,935	\$133	\$4,946	\$111	\$3,857	\$88
-	-	1,500	\$7,532	\$108	\$6,277	\$89	\$5,022	\$71
-	-	3,000	\$9,129	\$94	\$7,608	\$79	\$6,088	\$63
-	-	6,000	\$11,858	\$39	\$9,865	\$32	\$7,872	\$26
-	-	15,000	\$15,427	\$30	\$12,858	\$25	\$10,285	\$20
-	-	30,000	\$19,832	\$68	\$16,810	\$55	\$13,288	\$44
H-7	Health Hazard Materials	300	\$5,935	\$133	\$4,946	\$111	\$3,857	\$88
-	-	1,500	\$7,532	\$108	\$6,277	\$89	\$5,022	\$71
-	-	3,000	\$9,129	\$94	\$7,608	\$79	\$6,088	\$63
-	-	6,000	\$11,858	\$39	\$9,865	\$32	\$7,872	\$26
-	-	15,000	\$15,427	\$30	\$12,858	\$25	\$10,285	\$22
-	-	30,000	\$19,832	\$68	\$16,810	\$55	\$13,288	\$44
I-1.1	Nursery - Full-Time (5+)	500	\$7,794	\$105	\$6,485	\$87	\$5,198	\$70
-	-	2,500	\$9,891	\$84	\$8,243	\$70	\$6,594	\$55
-	-	5,000	\$11,888	\$74	\$9,990	\$62	\$7,992	\$55
-	-	10,000	\$15,703	\$30	\$13,088	\$25	\$10,489	\$22
-	-	25,000	\$20,256	\$24	\$16,880	\$20	\$13,504	\$16
-	-	50,000	\$26,175	\$52	\$21,812	\$44	\$17,450	\$33
I-1.2	Health Care Centers	500	\$7,794	\$105	\$6,485	\$87	\$5,198	\$70
-	-	2,500	\$9,891	\$84	\$8,243	\$70	\$6,594	\$55
-	-	5,000	\$11,888	\$74	\$9,990	\$62	\$7,992	\$55
-	-	10,000	\$15,703	\$30	\$13,088	\$25	\$10,489	\$22
-	-	25,000	\$20,256	\$24	\$16,880	\$20	\$13,504	\$16
-	-	50,000	\$26,175	\$52	\$21,812	\$44	\$17,450	\$33
I-2	Nursing Home / Assisted Living / Convalescent Hospital	500	\$7,794	\$105	\$6,485	\$87	\$5,198	\$70
-	-	2,500	\$9,891	\$84	\$8,243	\$70	\$6,594	\$55
-	-	5,000	\$11,888	\$74	\$9,990	\$62	\$7,892	\$55

Inspection Permit Fees FY13						
Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		
Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	
\$25,401	\$25	\$21,187	\$21	\$18,934	\$17	
\$4,335	\$117	\$3,613	\$97	\$2,890	\$78	
\$5,502	\$93	\$4,585	\$78	\$3,688	\$62	
\$6,868	\$93	\$5,557	\$69	\$4,445	\$55	
\$8,735	\$34	\$7,279	\$28	\$5,823	\$23	
\$11,289	\$28	\$9,390	\$22	\$7,512	\$18	
\$14,580	\$58	\$12,133	\$49	\$9,707	\$39	
\$18,241	\$84	\$15,201	\$70	\$12,161	\$58	
\$22,821	\$87	\$18,801	\$68	\$15,281	\$45	
\$27,800	\$80	\$23,000	\$50	\$20,400	\$40	
\$32,575	\$24	\$10,479	\$20	\$8,384	\$16	
\$16,222	\$19	\$13,518	\$16	\$10,814	\$13	
\$20,991	\$42	\$17,468	\$35	\$13,974	\$28	
\$9,208	\$208	\$7,873	\$172	\$6,139	\$138	
\$11,685	\$165	\$9,738	\$138	\$7,790	\$110	
\$14,162	\$148	\$11,802	\$122	\$9,441	\$98	
\$16,551	\$80	\$15,459	\$50	\$12,367	\$40	
\$23,932	\$47	\$19,843	\$39	\$15,954	\$31	
\$30,920	\$103	\$25,767	\$88	\$20,813	\$69	
\$13,422	\$301	\$11,185	\$251	\$9,946	\$201	
\$17,034	\$241	\$14,195	\$201	\$11,356	\$181	
\$20,846	\$213	\$17,204	\$178	\$13,763	\$142	
\$27,043	\$87	\$22,538	\$73	\$18,029	\$58	
\$34,884	\$88	\$29,070	\$57	\$23,256	\$45	
\$45,074	\$150	\$37,582	\$125	\$30,049	\$100	
\$10,789	\$72	\$8,974	\$60	\$7,179	\$48	
\$13,866	\$58	\$11,389	\$48	\$9,111	\$39	
\$16,583	\$51	\$13,803	\$43	\$11,042	\$34	
\$21,897	\$21	\$18,081	\$17	\$14,485	\$14	
\$27,988	\$18	\$23,323	\$14	\$18,859	\$11	
\$36,182	\$36	\$30,135	\$30	\$24,108	\$24	
\$10,769	\$72	\$8,974	\$60	\$7,179	\$48	
\$13,866	\$58	\$11,389	\$48	\$9,111	\$39	
\$16,583	\$51	\$13,803	\$43	\$11,042	\$34	
\$21,897	\$21	\$18,081	\$17	\$14,485	\$14	
\$27,988	\$18	\$23,323	\$14	\$18,859	\$11	
\$36,182	\$36	\$30,135	\$30	\$24,108	\$24	
\$6,109	\$137	\$5,091	\$114	\$4,073	\$91	
\$7,753	\$110	\$6,481	\$91	\$5,169	\$73	
\$9,398	\$97	\$7,830	\$81	\$6,284	\$65	
\$12,308	\$40	\$10,267	\$33	\$8,205	\$28	
\$15,879	\$31	\$13,232	\$28	\$10,586	\$21	
\$20,515	\$68	\$17,098	\$57	\$13,877	\$48	
\$6,109	\$137	\$5,091	\$114	\$4,073	\$91	
\$7,753	\$110	\$6,481	\$91	\$5,169	\$73	
\$9,398	\$97	\$7,830	\$81	\$6,284	\$65	
\$12,308	\$40	\$10,267	\$33	\$8,205	\$28	
\$15,879	\$31	\$13,232	\$28	\$10,586	\$21	
\$20,515	\$68	\$17,098	\$57	\$13,877	\$48	
\$6,440	\$144	\$5,387	\$120	\$4,293	\$98	
\$8,173	\$118	\$6,810	\$98	\$5,448	\$77	
\$9,905	\$102	\$8,254	\$85	\$6,604	\$68	
\$12,975	\$42	\$10,812	\$35	\$8,650	\$28	
\$16,738	\$33	\$13,949	\$27	\$11,159	\$22	
\$21,828	\$72	\$18,022	\$60	\$14,417	\$48	
\$6,440	\$144	\$5,387	\$120	\$4,293	\$98	
\$8,173	\$118	\$6,810	\$98	\$5,448	\$77	
\$9,905	\$102	\$8,254	\$85	\$6,604	\$68	
\$12,975	\$42	\$10,812	\$35	\$8,650	\$28	
\$16,738	\$33	\$13,949	\$27	\$11,159	\$22	
\$21,828	\$72	\$18,022	\$60	\$14,417	\$48	
\$8,457	\$114	\$7,047	\$95	\$5,638	\$76	
\$10,732	\$91	\$8,943	\$76	\$7,155	\$61	
\$13,007	\$81	\$10,939	\$67	\$8,872	\$54	
\$17,038	\$33	\$14,188	\$27	\$11,359	\$22	
\$21,978	\$26	\$18,315	\$21	\$14,652	\$17	
\$28,400	\$57	\$23,668	\$47	\$18,933	\$38	
\$8,457	\$114	\$7,047	\$95	\$5,638	\$76	
\$10,732	\$91	\$8,943	\$76	\$7,155	\$61	
\$13,007	\$81	\$10,939	\$67	\$8,872	\$54	
\$17,038	\$33	\$14,188	\$27	\$11,359	\$22	
\$21,978	\$26	\$18,315	\$21	\$14,652	\$17	
\$28,400	\$57	\$23,668	\$47	\$18,933	\$38	
\$8,457	\$114	\$7,047	\$95	\$5,638	\$76	
\$10,732	\$91	\$8,943	\$76	\$7,155	\$61	
\$13,007	\$81	\$10,939	\$67	\$8,872	\$54	

			Inspection Permit Fees FY12						Inspection Permit Fees FY13					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
-	-	10,000	\$15,703	\$30	\$13,086	\$25	\$10,489	\$20	\$17,038	\$33	\$14,198	\$27	\$11,359	\$22
-	-	25,000	\$20,258	\$24	\$16,880	\$20	\$13,504	\$16	\$21,878	\$26	\$18,315	\$21	\$14,852	\$17
-	-	50,000	\$26,175	\$52	\$21,812	\$44	\$17,450	\$35	\$26,400	\$57	\$23,668	\$47	\$18,933	\$38
M	Stores (Retail)	1,000	\$9,715	\$59	\$7,282	\$49	\$5,810	\$39	\$9,456	\$84	\$7,890	\$53	\$6,304	\$42
-	-	5,000	\$11,080	\$47	\$9,217	\$39	\$7,373	\$31	\$12,000	\$51	\$10,000	\$42	\$8,000	\$34
-	-	10,000	\$13,405	\$42	\$11,171	\$35	\$8,936	\$28	\$14,544	\$45	\$12,120	\$38	\$9,896	\$30
-	-	20,000	\$17,558	\$17	\$14,632	\$14	\$11,705	\$11	\$19,050	\$18	\$15,875	\$15	\$12,700	\$12
-	-	50,000	\$22,854	\$13	\$18,878	\$11	\$15,103	\$9	\$24,580	\$14	\$20,483	\$12	\$16,386	\$10
-	-	100,000	\$28,283	\$29	\$24,385	\$24	\$19,609	\$20	\$31,751	\$32	\$26,649	\$26	\$21,167	\$21
M	Market	500	\$8,029	\$108	\$6,691	\$90	\$5,353	\$72	\$8,712	\$117	\$7,280	\$98	\$5,808	\$78
-	-	2,500	\$10,189	\$68	\$8,491	\$72	\$6,793	\$58	\$11,055	\$84	\$9,213	\$78	\$7,370	\$62
-	-	5,000	\$12,349	\$77	\$10,291	\$84	\$8,233	\$51	\$13,399	\$83	\$11,185	\$69	\$8,932	\$55
-	-	10,000	\$16,176	\$31	\$13,480	\$26	\$10,784	\$21	\$17,551	\$34	\$14,626	\$28	\$11,701	\$23
-	-	25,000	\$20,887	\$24	\$17,389	\$20	\$13,911	\$16	\$22,841	\$26	\$18,667	\$22	\$15,094	\$18
-	-	50,000	\$26,985	\$54	\$22,472	\$45	\$17,977	\$36	\$29,258	\$59	\$24,382	\$49	\$19,505	\$39
M	Retail Tenant	500	\$4,717	\$63	\$3,930	\$53	\$3,144	\$42	\$5,117	\$69	\$4,285	\$57	\$3,412	\$46
-	Improvements	2,500	\$5,986	\$51	\$4,988	\$42	\$3,991	\$34	\$8,405	\$55	\$5,412	\$46	\$4,330	\$37
-	-	5,000	\$7,255	\$45	\$6,048	\$37	\$4,836	\$30	\$7,871	\$49	\$6,580	\$41	\$5,248	\$33
-	-	10,000	\$9,503	\$18	\$7,919	\$15	\$6,335	\$12	\$10,311	\$20	\$8,592	\$17	\$6,874	\$13
-	-	25,000	\$12,257	\$14	\$10,214	\$12	\$8,171	\$10	\$13,269	\$16	\$11,082	\$13	\$8,866	\$10
-	-	50,000	\$16,835	\$32	\$13,196	\$26	\$10,557	\$21	\$17,181	\$34	\$14,317	\$29	\$11,454	\$23
R-1	Apartment Bldg	1,000	\$11,024	\$74	\$9,187	\$62	\$7,350	\$49	\$11,882	\$80	\$9,988	\$67	\$7,974	\$54
-	-	5,000	\$13,980	\$59	\$11,859	\$49	\$9,327	\$40	\$15,179	\$84	\$12,650	\$54	\$10,120	\$43
-	-	10,000	\$16,956	\$53	\$14,130	\$44	\$11,304	\$35	\$18,398	\$57	\$15,331	\$48	\$12,285	\$38
-	-	20,000	\$22,212	\$21	\$18,510	\$18	\$14,808	\$14	\$24,100	\$23	\$20,083	\$16	\$16,066	\$10
-	-	50,000	\$28,654	\$17	\$23,879	\$14	\$19,103	\$11	\$31,090	\$18	\$26,908	\$15	\$20,727	\$12
-	-	100,000	\$37,019	\$37	\$30,850	\$31	\$24,880	\$25	\$40,168	\$40	\$33,472	\$33	\$26,777	\$27
R-1	Apartment Bldg - Repeat Unit	1,000	\$11,024	\$74	\$9,187	\$62	\$7,350	\$49	\$10,186	\$80	\$9,988	\$67	\$7,974	\$54
-	-	5,000	\$13,980	\$59	\$11,859	\$49	\$9,327	\$40	\$15,179	\$84	\$12,650	\$54	\$10,120	\$43
-	-	10,000	\$16,956	\$53	\$14,130	\$44	\$11,304	\$35	\$18,398	\$57	\$15,331	\$48	\$12,285	\$38
-	-	20,000	\$22,212	\$21	\$18,510	\$18	\$14,808	\$14	\$24,100	\$23	\$20,083	\$16	\$16,066	\$10
-	-	50,000	\$28,654	\$17	\$23,879	\$14	\$19,103	\$11	\$31,090	\$18	\$26,908	\$15	\$20,727	\$12
-	-	100,000	\$37,019	\$37	\$30,850	\$31	\$24,880	\$25	\$40,168	\$40	\$33,472	\$33	\$26,777	\$27
R-1	Hotels & Motels	5,000	\$17,783	\$24	\$14,819	\$20	\$11,859	\$16	\$19,295	\$26	\$16,079	\$22	\$12,863	\$17
-	-	25,000	\$22,586	\$19	\$18,807	\$16	\$15,046	\$13	\$24,487	\$21	\$20,408	\$17	\$16,324	\$14
-	-	50,000	\$27,349	\$17	\$22,791	\$14	\$18,233	\$11	\$29,874	\$16	\$24,728	\$15	\$19,782	\$12
-	-	100,000	\$35,823	\$7	\$29,853	\$6	\$23,882	\$5	\$38,668	\$8	\$32,390	\$8	\$25,912	\$5
-	-	250,000	\$48,238	\$5	\$38,532	\$4	\$30,825	\$4	\$50,168	\$8	\$41,807	\$5	\$33,445	\$4
-	-	500,000	\$59,730	\$12	\$49,775	\$10	\$39,820	\$8	\$64,807	\$13	\$54,006	\$11	\$43,205	\$9
R-3	Dwellings - Custom, Models, First Master Plan	1,500	\$6,305	\$205	\$8,921	\$171	\$5,537	\$137	\$9,011	\$223	\$7,509	\$186	\$6,008	\$140
-	-	2,500	\$10,357	\$98	\$8,831	\$81	\$6,805	\$65	\$11,237	\$106	\$9,384	\$88	\$7,492	\$71
-	-	4,000	\$11,821	\$164	\$9,851	\$137	\$7,881	\$108	\$12,828	\$178	\$10,888	\$148	\$8,551	\$119
-	-	5,000	\$13,481	\$103	\$11,218	\$88	\$8,974	\$69	\$14,805	\$112	\$12,171	\$93	\$9,737	\$75
-	-	7,500	\$16,037	\$112	\$13,384	\$94	\$10,892	\$75	\$17,401	\$122	\$14,500	\$102	\$11,800	\$81
-	-	10,000	\$18,849	\$188	\$15,707	\$167	\$12,588	\$128	\$20,451	\$205	\$17,043	\$170	\$13,634	\$136
R-3	Dwellings - Production Phase of Master Plan (repeats)	1,500	\$6,305	\$205	\$8,921	\$171	\$5,537	\$137	\$9,011	\$223	\$7,509	\$186	\$6,008	\$148
-	-	2,500	\$10,357	\$98	\$8,831	\$81	\$6,805	\$65	\$11,237	\$106	\$9,384	\$88	\$7,492	\$71
-	-	4,000	\$11,821	\$164	\$9,851	\$137	\$7,881	\$108	\$12,828	\$178	\$10,888	\$148	\$8,551	\$119
-	-	5,000	\$13,481	\$103	\$11,218	\$88	\$8,974	\$69	\$14,805	\$112	\$12,171	\$93	\$9,737	\$75
-	-	7,500	\$16,037	\$112	\$13,384	\$94	\$10,892	\$75	\$17,401	\$122	\$14,500	\$102	\$11,800	\$81
-	-	10,000	\$18,849	\$188	\$15,707	\$167	\$12,588	\$128	\$20,451	\$205	\$17,043	\$170	\$13,634	\$136
R-3	Dwellings - Alternate Materials	1,500	\$11,212	\$283	\$9,344	\$238	\$7,475	\$189	\$12,168	\$308	\$10,138	\$258	\$9,110	\$205
-	-	2,500	\$14,047	\$118	\$11,708	\$98	\$9,365	\$79	\$15,241	\$128	\$12,701	\$107	\$10,181	\$85
-	-	4,000	\$15,815	\$175	\$13,179	\$148	\$10,543	\$117	\$17,159	\$180	\$14,299	\$158	\$11,439	\$127
-	-	5,000	\$17,586	\$123	\$14,838	\$102	\$11,711	\$82	\$18,058	\$133	\$15,883	\$111	\$12,708	\$89
-	-	7,500	\$20,632	\$131	\$17,193	\$110	\$13,755	\$88	\$22,388	\$143	\$18,955	\$119	\$14,924	\$85
-	-	10,000	\$23,918	\$239	\$19,931	\$199	\$15,945	\$159	\$25,951	\$280	\$21,625	\$216	\$17,300	\$173
R-2.1, 2.3 & 6.1	Group Care, Non-Amb. (6+)	1,000	\$8,267	\$56	\$6,889	\$46	\$5,511	\$37	\$8,889	\$80	\$7,474	\$50	\$5,980	\$40
-	-	5,000	\$10,491	\$44	\$8,743	\$37	\$6,994	\$30	\$11,383	\$48	\$9,480	\$40	\$7,589	\$32
-	-	10,000	\$12,715	\$39	\$10,596	\$33	\$8,478	\$26	\$13,795	\$43	\$11,496	\$38	\$9,197	\$28
-	-	20,000	\$16,654	\$18	\$13,879	\$13	\$11,103	\$11	\$18,070	\$17	\$15,059	\$15	\$12,047	\$12
-	-	50,000	\$21,485	\$13	\$17,904	\$10	\$14,324	\$8	\$23,312	\$14	\$19,428	\$11	\$15,541	\$9
-	-	100,000	\$27,757	\$28	\$23,131	\$23	\$18,605	\$19	\$30,117	\$30	\$25,097	\$25	\$20,078	\$20
R-2.2 & 8.20	Group Care, Ambulatory (6+)	1,000	\$8,267	\$56	\$6,889	\$46	\$5,511	\$37	\$8,889	\$80	\$7,474	\$50	\$5,980	\$40
-	-	5,000	\$10,491	\$44	\$8,743	\$37	\$6,994	\$30	\$11,383	\$48	\$9,480	\$40	\$7,589	\$32
-	-	10,000	\$12,715	\$39	\$10,596	\$33	\$8,478	\$26	\$13,795	\$43	\$11,496	\$38	\$9,197	\$28
-	-	20,000	\$16,654	\$18	\$13,879	\$13	\$11,103	\$11	\$18,070	\$17	\$15,059	\$15	\$12,047	\$12
-	-	50,000	\$21,485	\$13	\$17,904	\$10	\$14,324	\$8	\$23,312	\$14	\$19,428	\$11	\$15,541	\$9
-	-	100,000	\$27,757	\$28	\$23,131	\$23	\$18,605	\$19	\$30,117	\$30	\$25,097	\$25	\$20,078	\$20
R-2.1.1, 2.3.1 & 8.1.1	Group Care, Non-Amb. (1-5)	700	\$9,020	\$87	\$7,517	\$72	\$6,013	\$58	\$9,787	\$84	\$8,156	\$78	\$6,524	\$63
-	-	3,500	\$11,447	\$69	\$9,539	\$58	\$7,831	\$48	\$12,420	\$75	\$10,350	\$63	\$8,280	\$50
-	-	7,000	\$13,873	\$81	\$11,561	\$51	\$9,249	\$41	\$16,052	\$87	\$12,544	\$59	\$10,035	\$44
-	-	14,000	\$18,172	\$25	\$15,143	\$21	\$12,114	\$17	\$19,716	\$27	\$16,430	\$23	\$13,144	\$14
-	-	35,000	\$23,445	\$20	\$19,538	\$16	\$16,830	\$13	\$25,438	\$21	\$21,199	\$18	\$16,959	\$18
-	-	70,000	\$30,288	\$43	\$25,238	\$38	\$20,191	\$29	\$32,880	\$47	\$27,384	\$39	\$21,907	\$31
R-2.2.1	Group Care,													

			Inspection Permit Fees FY12					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f. *
6.2.1	Non-Amb. (1-5)	3,500	\$11,447	\$69	\$9,539	\$58	\$7,031	\$46
-	-	7,000	\$13,873	\$61	\$11,581	\$51	\$9,249	\$41
-	-	14,000	\$18,172	\$25	\$15,143	\$21	\$12,114	\$17
-	-	35,000	\$23,445	\$20	\$19,538	\$16	\$15,830	\$13
-	-	70,000	\$30,286	\$43	\$25,238	\$36	\$20,161	\$28
S-1	Moderate Hazard	1,000	\$8,484	\$44	\$5,404	\$36	\$4,323	\$29
-	Storage	5,000	\$8,229	\$35	\$6,857	\$29	\$5,488	\$23
-	-	10,000	\$9,974	\$31	\$8,312	\$26	\$6,849	\$21
-	-	20,000	\$13,083	\$13	\$10,888	\$11	\$8,709	\$8
-	-	50,000	\$16,854	\$10	\$14,045	\$8	\$11,238	\$7
-	-	100,000	\$21,777	\$22	\$18,148	\$18	\$14,518	\$15
S-1	Mini Storage	1,000	\$8,484	\$44	\$5,404	\$36	\$4,323	\$29
-	-	5,000	\$8,229	\$35	\$6,857	\$29	\$5,488	\$23
-	-	10,000	\$9,974	\$31	\$8,312	\$26	\$6,849	\$21
-	-	20,000	\$13,083	\$13	\$10,888	\$11	\$8,709	\$8
-	-	50,000	\$16,854	\$10	\$14,045	\$8	\$11,238	\$7
-	-	100,000	\$21,777	\$22	\$18,148	\$18	\$14,518	\$15
S-2	Low Hazard Storage	1,000	\$8,105	\$55	\$6,754	\$45	\$5,404	\$36
-	-	5,000	\$10,286	\$44	\$8,572	\$36	\$6,857	\$29
-	-	10,000	\$12,467	\$39	\$10,390	\$32	\$8,312	\$26
-	-	20,000	\$16,329	\$18	\$13,808	\$13	\$10,888	\$11
-	-	50,000	\$21,088	\$12	\$17,558	\$10	\$14,045	\$8
-	-	100,000	\$27,221	\$27	\$22,884	\$23	\$18,148	\$18
S-3	Repair Garage	500	\$8,105	\$109	\$6,754	\$91	\$5,404	\$73
-	(not H-4)	2,500	\$10,288	\$87	\$8,572	\$73	\$6,857	\$58
-	-	5,000	\$12,487	\$77	\$10,389	\$64	\$8,311	\$52
-	-	10,000	\$16,331	\$32	\$13,809	\$28	\$10,887	\$21
-	-	25,000	\$21,088	\$25	\$17,558	\$21	\$14,045	\$16
-	-	50,000	\$27,221	\$54	\$22,884	\$45	\$18,148	\$36
S-3	Motor Vehicle Fuel	1,000	\$8,484	\$44	\$5,404	\$36	\$4,323	\$29
-	Dispensing	5,000	\$8,229	\$35	\$6,857	\$29	\$5,488	\$23
-	(including canopy)	10,000	\$9,974	\$31	\$8,312	\$26	\$6,849	\$21
-	-	20,000	\$13,083	\$13	\$10,888	\$11	\$8,709	\$8
-	-	50,000	\$16,854	\$10	\$14,045	\$8	\$11,238	\$7
-	-	100,000	\$21,777	\$22	\$18,148	\$18	\$14,518	\$15
S-3	Open Parking Garage	2,000	\$8,339	\$28	\$6,949	\$23	\$5,559	\$19
-	-	10,000	\$10,582	\$22	\$8,818	\$19	\$7,055	\$15
-	-	20,000	\$12,824	\$20	\$10,687	\$17	\$8,549	\$13
-	-	40,000	\$16,797	\$8	\$13,998	\$7	\$11,188	\$5
-	-	100,000	\$21,875	\$8	\$18,082	\$5	\$14,450	\$4
-	-	200,000	\$28,005	\$14	\$23,338	\$12	\$18,670	\$9
S-4	Enclosed Parking Garage	2,000	\$8,876	\$30	\$7,389	\$25	\$5,919	\$20
-	-	10,000	\$11,287	\$24	\$9,388	\$20	\$7,511	\$16
-	-	20,000	\$13,955	\$21	\$11,378	\$18	\$9,104	\$14
-	-	40,000	\$17,887	\$9	\$14,908	\$7	\$11,928	\$6
-	-	100,000	\$23,070	\$7	\$19,224	\$6	\$15,381	\$4
-	-	200,000	\$28,804	\$15	\$24,838	\$12	\$19,870	\$10
-	Other Tenant	250	\$3,986	\$107	\$3,330	\$90	\$2,884	\$72
-	Improvements	1,250	\$5,071	\$86	\$4,228	\$72	\$3,380	\$57
-	(not Office or Retail)	2,500	\$6,148	\$78	\$5,121	\$63	\$4,097	\$51
-	-	5,000	\$8,051	\$31	\$6,709	\$28	\$5,397	\$21
-	-	12,500	\$10,388	\$24	\$8,655	\$20	\$6,824	\$16
-	-	25,000	\$13,419	\$54	\$11,183	\$45	\$8,948	\$38
SHELL BUILDINGS								
-	All Shell Buildings	1,000	\$6,928	\$46.59	\$5,772	\$38.83	\$4,617	\$31.06
-	-	5,000	\$8,780	\$37.27	\$7,325	\$31.06	\$5,880	\$24.84
-	-	10,000	\$10,653	\$33.02	\$9,878	\$27.52	\$7,102	\$22.01
-	-	20,000	\$13,955	\$19.50	\$11,829	\$11.25	\$9,393	\$9.00
-	-	50,000	\$18,005	\$10.82	\$15,004	\$8.77	\$12,003	\$7.01
-	-	100,000	\$23,285	\$23.28	\$19,387	\$19.39	\$15,510	\$15.51

* Each additional 100 square feet, or portion thereof, up to the next highest project size threshold.

Inspection Permit Fees FY13						
Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		
Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	
\$12,420	\$75	\$10,350	\$63	\$8,280	\$50	
\$15,052	\$67	\$12,544	\$58	\$10,035	\$44	
\$19,716	\$27	\$16,430	\$23	\$13,144	\$18	
\$25,438	\$21	\$21,198	\$18	\$16,959	\$14	
\$32,880	\$47	\$27,984	\$39	\$21,907	\$31	
\$7,035	\$47	\$5,893	\$39	\$4,690	\$32	
\$8,928	\$38	\$7,440	\$32	\$5,952	\$25	
\$10,822	\$34	\$9,018	\$28	\$7,214	\$22	
\$14,174	\$14	\$11,811	\$11	\$9,449	\$9	
\$16,287	\$11	\$15,239	\$9	\$12,191	\$7	
\$23,628	\$24	\$19,690	\$20	\$15,752	\$16	
\$7,035	\$47	\$5,893	\$39	\$4,690	\$32	
\$8,928	\$38	\$7,440	\$32	\$5,952	\$25	
\$10,822	\$34	\$9,018	\$28	\$7,214	\$22	
\$14,174	\$14	\$11,811	\$11	\$9,449	\$9	
\$16,287	\$11	\$15,239	\$9	\$12,191	\$7	
\$23,628	\$24	\$19,690	\$20	\$15,752	\$16	
\$8,794	\$59	\$7,329	\$49	\$5,863	\$39	
\$11,160	\$47	\$9,300	\$39	\$7,440	\$32	
\$13,627	\$42	\$11,273	\$35	\$9,018	\$28	
\$17,717	\$17	\$14,784	\$14	\$11,811	\$11	
\$22,859	\$13	\$19,049	\$11	\$15,239	\$9	
\$29,535	\$30	\$24,813	\$25	\$19,890	\$20	
\$8,794	\$118	\$7,329	\$99	\$5,863	\$79	
\$11,160	\$95	\$9,300	\$79	\$7,440	\$63	
\$13,528	\$84	\$11,272	\$70	\$9,017	\$56	
\$17,719	\$34	\$14,766	\$28	\$11,813	\$22	
\$22,859	\$27	\$19,048	\$22	\$15,239	\$18	
\$29,535	\$59	\$24,813	\$49	\$19,890	\$39	
\$7,035	\$47	\$5,893	\$39	\$4,690	\$32	
\$8,928	\$38	\$7,440	\$32	\$5,952	\$25	
\$10,822	\$34	\$9,018	\$28	\$7,214	\$22	
\$14,174	\$14	\$11,811	\$11	\$9,449	\$9	
\$16,287	\$11	\$15,239	\$9	\$12,191	\$7	
\$23,628	\$24	\$19,690	\$20	\$15,752	\$16	
\$6,047	\$30	\$7,539	\$25	\$6,032	\$20	
\$11,482	\$24	\$9,588	\$20	\$7,654	\$16	
\$13,814	\$22	\$11,595	\$18	\$9,276	\$14	
\$18,225	\$9	\$15,168	\$7	\$12,150	\$6	
\$23,617	\$7	\$19,598	\$6	\$15,876	\$5	
\$30,386	\$16	\$25,321	\$13	\$20,257	\$10	
\$6,832	\$32	\$8,027	\$27	\$6,422	\$22	
\$12,224	\$28	\$10,188	\$22	\$8,150	\$17	
\$14,818	\$23	\$12,348	\$19	\$9,876	\$15	
\$19,408	\$9	\$16,173	\$8	\$12,939	\$6	
\$25,031	\$7	\$20,859	\$6	\$16,898	\$5	
\$32,339	\$16	\$26,947	\$13	\$21,559	\$11	
\$4,335	\$117	\$3,813	\$97	\$2,890	\$78	
\$5,502	\$93	\$4,585	\$78	\$3,686	\$62	
\$6,888	\$83	\$5,557	\$69	\$4,445	\$55	
\$8,735	\$34	\$7,279	\$28	\$5,823	\$23	
\$11,269	\$28	\$9,390	\$22	\$7,512	\$18	
\$14,560	\$58	\$12,133	\$46	\$9,707	\$39	
\$7,515	\$65.55	\$6,262	\$42.13	\$5,010	\$33.70	
\$9,537	\$40.44	\$7,948	\$33.70	\$6,358	\$28.70	
\$11,559	\$35.83	\$9,832	\$28.85	\$7,708	\$23.88	
\$15,141	\$14.65	\$12,816	\$12.20	\$10,094	\$9.76	
\$19,535	\$11.41	\$16,279	\$9.51	\$13,023	\$7.81	
\$25,242	\$25.24	\$21,035	\$21.04	\$16,828	\$16.83	

City of El Cerrito
Consolidated Schedule of New Construction Fees
COMBINED P/C & INSP
(All Construction Types)

Combined plan check and inspection fees for new construction are based on occupancy group, description, and project square footage using the following methodology and tables. These permits include mechanical, plumbing, and electrical.

FY13 Increase

1.085

FY12-13 Example: Combined plan check and inspection permit fees for a new A-2 Church of Type I FR Construction at 6,000 sq ft would be calculated at a base cost for 5,000 sq ft = \$22,983 plus additional 1,000 sq ft at \$75 per 100 = \$750, which equals a total plan check & inspection fee of \$23,733

There are additional permit fees to be added in Section VI.

Combined Plan Check & Inspections FY12														Combined Plan Check & Inspections FY13																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
UBC Occ. Group	Occupancy Description	Project Size Threshold	Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Construction Types: I FR, II FR	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Construction Types: II, III, V - A (1 HR)	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Construction Types: II, III, IV, V - B (NR)	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
A-1	Theater	2,000	\$29,039	\$80	\$24,199	\$50	\$19,359	\$40	\$31,507	\$85	\$26,255	\$54	\$21,004	\$43																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

		Combined Plan Check & Inspections FY12								Combined Plan Check & Inspections FY13							
		Construction Types: I FR, II FR		Construction Types: II, III, V-A (1 HR)		Construction Types: II, III, IV, V-B (NR)				Construction Types: I FR, II FR		Construction Types: II, III, V-A (1 HR)		Construction Types: II, III, IV, V-B (NR)			
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*		Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*		
-	-	20,000	\$23,332	\$50	\$18,443	\$42	\$15,555	\$34		\$25,315	\$55	\$21,098	\$45	\$18,877	\$38		
-	-	50,000	\$38,427	\$35	\$32,023	\$29	\$25,818	\$23		\$41,893	\$39	\$34,744	\$31	\$27,768	\$25		
-	-	100,000	\$55,821	\$58	\$46,517	\$47	\$37,214	\$37		\$60,588	\$61	\$50,471	\$50	\$40,377	\$40		
B	Office Tenant	250	\$8,708	\$138	\$7,255	\$115	\$5,804	\$92		\$9,445	\$150	\$7,871	\$125	\$6,297	\$100		
-	Improvements	1,250	\$10,086	\$135	\$8,405	\$112	\$6,724	\$80		\$10,944	\$148	\$9,120	\$122	\$7,298	\$98		
-	-	2,500	\$11,773	\$93	\$9,811	\$78	\$7,849	\$62		\$12,774	\$101	\$10,645	\$84	\$8,518	\$67		
-	-	5,000	\$14,108	\$127	\$11,755	\$108	\$9,404	\$85		\$15,305	\$138	\$12,754	\$115	\$10,203	\$92		
-	-	12,500	\$23,827	\$87	\$19,889	\$73	\$15,761	\$58		\$25,835	\$95	\$21,383	\$79	\$17,090	\$63		
-	-	25,000	\$34,551	\$138	\$28,792	\$115	\$23,034	\$92		\$37,488	\$150	\$31,240	\$125	\$24,992	\$100		
E-1	Preschool / School	500	\$16,824	\$113	\$13,854	\$94	\$11,083	\$75		\$18,037	\$122	\$15,031	\$102	\$12,025	\$82		
-	-	2,500	\$18,878	\$118	\$15,732	\$99	\$12,585	\$79		\$20,483	\$128	\$17,089	\$107	\$13,855	\$88		
-	-	5,000	\$21,838	\$76	\$18,108	\$62	\$14,558	\$50		\$23,884	\$81	\$19,745	\$67	\$15,798	\$54		
-	-	10,000	\$25,588	\$133	\$21,307	\$111	\$17,045	\$89		\$27,741	\$144	\$23,118	\$120	\$18,494	\$98		
-	-	25,000	\$45,519	\$90	\$37,933	\$75	\$30,348	\$60		\$49,389	\$98	\$41,157	\$82	\$32,828	\$65		
-	-	50,000	\$68,102	\$138	\$58,752	\$114	\$45,402	\$91		\$73,891	\$148	\$61,578	\$123	\$48,261	\$99		
E-2	Preschool / School	300	\$22,078	\$284	\$18,397	\$220	\$14,717	\$178		\$23,953	\$288	\$19,981	\$238	\$15,898	\$191		
-	-	1,500	\$25,242	\$270	\$21,035	\$225	\$16,828	\$180		\$27,387	\$293	\$22,823	\$244	\$18,258	\$195		
-	-	3,000	\$28,290	\$178	\$24,408	\$147	\$19,527	\$117		\$31,780	\$191	\$26,483	\$159	\$21,187	\$127		
-	-	6,000	\$34,570	\$288	\$28,808	\$238	\$23,047	\$190		\$37,509	\$310	\$31,257	\$258	\$25,008	\$207		
-	-	15,000	\$60,288	\$195	\$50,222	\$162	\$40,177	\$130		\$85,389	\$211	\$64,491	\$178	\$43,592	\$141		
-	-	30,000	\$89,476	\$298	\$74,582	\$249	\$59,650	\$199		\$97,080	\$324	\$80,800	\$270	\$64,720	\$218		
E-3	Daycare	300	\$25,981	\$351	\$21,834	\$292	\$17,307	\$234		\$28,167	\$381	\$23,473	\$317	\$18,778	\$254		
-	-	1,500	\$30,172	\$340	\$25,143	\$283	\$20,114	\$226		\$32,738	\$388	\$27,280	\$307	\$21,824	\$248		
-	-	3,000	\$35,285	\$238	\$29,387	\$198	\$23,510	\$159		\$38,282	\$258	\$31,885	\$215	\$25,508	\$172		
-	-	6,000	\$42,397	\$311	\$35,331	\$259	\$28,285	\$207		\$46,001	\$337	\$38,334	\$281	\$30,887	\$225		
-	-	15,000	\$70,393	\$214	\$58,636	\$178	\$46,809	\$143		\$76,344	\$233	\$63,620	\$194	\$50,898	\$155		
-	-	30,000	\$102,520	\$342	\$85,433	\$285	\$68,347	\$228		\$111,234	\$371	\$92,895	\$309	\$74,156	\$247		
F-1	Commercial/Manufacturing	1,000	\$21,582	\$88	\$17,885	\$71	\$14,388	\$57		\$23,417	\$93	\$19,514	\$77	\$15,811	\$62		
-	-	5,000	\$25,009	\$84	\$20,841	\$70	\$16,673	\$56		\$27,135	\$91	\$22,813	\$76	\$18,090	\$61		
-	-	10,000	\$29,194	\$58	\$24,328	\$48	\$19,483	\$39		\$31,878	\$63	\$26,389	\$52	\$21,117	\$42		
-	-	20,000	\$34,983	\$79	\$29,153	\$68	\$23,322	\$52		\$37,957	\$85	\$31,831	\$71	\$25,305	\$57		
-	-	50,000	\$59,570	\$54	\$48,809	\$45	\$39,047	\$36		\$63,549	\$59	\$52,857	\$49	\$42,368	\$39		
-	-	100,000	\$85,835	\$88	\$71,382	\$71	\$57,080	\$57		\$92,814	\$93	\$77,428	\$77	\$61,843	\$62		
F-2	Steel Production/	1,000	\$22,053	\$88	\$18,376	\$72	\$14,702	\$58		\$23,928	\$94	\$19,840	\$78	\$15,952	\$63		
-	Fabrication	5,000	\$25,511	\$85	\$21,259	\$71	\$17,007	\$57		\$27,879	\$92	\$23,088	\$77	\$18,453	\$61		
-	Industrial/Manufacturing	10,000	\$29,757	\$58	\$24,798	\$49	\$19,838	\$39		\$32,288	\$93	\$26,905	\$73	\$21,524	\$42		
-	-	20,000	\$35,590	\$81	\$29,858	\$68	\$23,727	\$54		\$38,815	\$98	\$32,179	\$73	\$25,743	\$59		
-	-	50,000	\$59,898	\$58	\$49,915	\$48	\$39,932	\$37		\$84,989	\$90	\$64,158	\$70	\$43,328	\$40		
-	-	100,000	\$87,750	\$88	\$73,125	\$73	\$58,500	\$58		\$95,209	\$95	\$78,340	\$79	\$63,472	\$63		
H-2	Moderate Explosion	300	\$18,485	\$198	\$15,387	\$183	\$12,310	\$130		\$20,034	\$212	\$16,895	\$177	\$13,358	\$142		
-	Hazard	1,500	\$20,813	\$212	\$17,344	\$177	\$13,875	\$141		\$22,582	\$230	\$18,818	\$182	\$15,055	\$153		
-	-	3,000	\$23,985	\$128	\$19,990	\$107	\$15,997	\$88		\$28,034	\$139	\$21,895	\$118	\$17,358	\$93		
-	-	6,000	\$27,845	\$254	\$23,204	\$212	\$18,583	\$169		\$30,212	\$276	\$25,177	\$230	\$20,141	\$141		
-	-	15,000	\$50,720	\$172	\$42,287	\$143	\$33,813	\$115		\$55,031	\$188	\$45,859	\$155	\$36,888	\$124		
-	-	30,000	\$78,494	\$255	\$63,745	\$212	\$50,898	\$170		\$92,898	\$277	\$80,163	\$231	\$65,330	\$184		
H-3	High Fire Hazard	300	\$18,485	\$198	\$15,387	\$183	\$12,310	\$130		\$20,034	\$212	\$16,895	\$177	\$13,358	\$142		
-	-	1,500	\$20,813	\$212	\$17,344	\$177	\$13,875	\$141		\$22,582	\$230	\$18,818	\$182	\$15,055	\$153		
-	-	3,000	\$23,985	\$128	\$19,990	\$107	\$15,997	\$88		\$28,034	\$139	\$21,895	\$118	\$17,358	\$93		
-	-	6,000	\$27,845	\$254	\$23,204	\$212	\$18,583	\$169		\$30,212	\$276	\$25,177	\$230	\$20,141	\$141		
-	-	15,000	\$50,720	\$172	\$42,287	\$143	\$33,813	\$115		\$55,031	\$188	\$45,859	\$155	\$36,888	\$124		
-	-	30,000	\$78,494	\$255	\$63,745	\$212	\$50,898	\$170		\$92,898	\$277	\$80,163	\$231	\$65,330	\$184		
H-4	Repair Garage	300	\$15,944	\$187	\$13,288	\$158	\$10,629	\$125		\$17,298	\$203	\$14,418	\$169	\$11,533	\$135		
-	-	1,500	\$18,191	\$193	\$15,159	\$181	\$12,127	\$129		\$19,737	\$210	\$16,447	\$175	\$13,158	\$140		
-	-	3,000	\$21,087	\$125	\$17,573	\$104	\$14,058	\$83		\$22,879	\$135	\$18,988	\$113	\$15,253	\$80		
-	-	6,000	\$24,827	\$208	\$20,889	\$174	\$16,551	\$139		\$28,937	\$228	\$22,447	\$188	\$17,958	\$151		
-	-	15,000	\$43,688	\$142	\$36,305	\$118	\$29,044	\$95		\$47,289	\$154	\$39,391	\$128	\$31,513	\$103		
-	-	30,000	\$64,841	\$218	\$54,034	\$180	\$43,227	\$144		\$70,392	\$235	\$58,827	\$195	\$46,902	\$158		
H-7	Health Hazard Materials	300	\$18,770	\$203	\$15,841	\$189	\$12,513	\$135		\$20,385	\$220	\$16,971	\$183	\$13,577	\$148		
-	-	1,500	\$21,200	\$218	\$17,887	\$181	\$14,133	\$145		\$23,002	\$236	\$19,188	\$197	\$15,335	\$157		
-	-	3,000	\$24,483	\$133	\$20,388	\$111	\$16,309	\$89		\$26,543	\$145	\$22,119	\$120	\$17,895	\$98		
-	-	6,000	\$28,459	\$258	\$23,716	\$213	\$18,973	\$171		\$30,878	\$278	\$25,732	\$232	\$20,588	\$185		
-	-	15,000	\$51,512	\$173	\$42,927	\$144	\$34,341	\$116		\$55,891	\$188	\$45,578	\$157	\$37,280	\$125		
-	-	30,000	\$77,518	\$258	\$64,588	\$215	\$51,878	\$172		\$84,107	\$280	\$70,089	\$234	\$56,071	\$187		
I-1.1	Nursery - Full-Time (5+)	500	\$18,688	\$140	\$15,555	\$117	\$12,444	\$93		\$20,253	\$152	\$16,877	\$127	\$13,502	\$101		
-	-	2,500	\$21,489	\$140	\$17,891	\$117	\$14,313	\$94		\$23,294	\$152	\$19,411	\$127	\$15,529	\$102		
-	-	5,000	\$24,978	\$94	\$20,815	\$78	\$16,852	\$63		\$27,101	\$102	\$22,584	\$85	\$18,067	\$68		
-	-	10,000	\$29,881	\$141	\$24,734	\$117	\$19,787	\$94		\$32,204	\$153	\$26,837	\$127	\$21,489	\$102		
-	-	25,000	\$50,825	\$97	\$42,354	\$80	\$33,883	\$64		\$55,145	\$105	\$45,854	\$87	\$36,784	\$70		
-	-	50,000	\$74,958	\$150	\$62,485	\$125	\$49,972	\$100		\$91,329	\$163	\$77,774	\$138	\$64,220	\$108		
I-1.2	Health Care Centers	500	\$18,688	\$140	\$15,555	\$117	\$12,444	\$93		\$20,253	\$152	\$16,877	\$127	\$13,502	\$101		
-	-	2,500	\$21,489	\$140	\$17,891	\$117	\$14,313	\$94		\$23,294	\$152	\$19,411	\$127	\$15,529	\$102		
-	-	5,000	\$24,978	\$94	\$20,815	\$78	\$16,852	\$63		\$27,101	\$102	\$22,584	\$85	\$18,067	\$68		
-	-	10,000	\$29,881	\$141	\$24,734	\$117	\$19,787	\$94		\$32,204	\$153	\$26,837	\$127	\$21,489	\$102		
-	-	25,000	\$50,825	\$97	\$42,354	\$80	\$33,883	\$64		\$55,145	\$105	\$45,854	\$87	\$36,784	\$70		
-	-	50,000	\$74,958	\$150	\$62,485	\$125	\$49,972	\$100		\$91,329	\$163	\$77,774	\$138	\$64,220	\$108		

			Combined Plan Check & Inspections FY12						Combined Plan Check & Inspections FY13					
			Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)	
UBC Occ. Group	Occupancy Description	Project Size Threshold	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*
I-2	Nursing Home /	500	\$10,647	\$143	\$16,373	\$119	\$13,088	\$98	\$21,317	\$158	\$17,784	\$130	\$14,211	\$104
-	Assisted Living /	2,500	\$22,514	\$145	\$18,782	\$121	\$16,009	\$97	\$24,428	\$168	\$20,358	\$131	\$16,285	\$105
-	Convalescent Hospital	5,000	\$26,150	\$96	\$21,782	\$80	\$17,433	\$84	\$28,373	\$104	\$23,844	\$87	\$18,915	\$89
-	-	10,000	\$30,943	\$161	\$25,788	\$128	\$20,829	\$101	\$33,573	\$164	\$27,878	\$138	\$22,382	\$109
-	-	25,000	\$53,588	\$103	\$44,855	\$86	\$35,724	\$89	\$58,140	\$112	\$48,450	\$93	\$39,780	\$76
-	-	50,000	\$79,358	\$169	\$68,130	\$132	\$52,904	\$108	\$98,101	\$172	\$71,751	\$144	\$57,401	\$116
M	Stores (Retail)	1,000	\$18,233	\$74	\$15,194	\$82	\$12,155	\$49	\$19,783	\$80	\$16,485	\$67	\$13,188	\$54
-	-	5,000	\$21,195	\$72	\$17,683	\$80	\$14,130	\$48	\$22,997	\$78	\$19,164	\$65	\$15,331	\$52
-	-	10,000	\$24,778	\$50	\$20,847	\$42	\$16,518	\$33	\$26,882	\$54	\$22,402	\$45	\$17,922	\$38
-	-	20,000	\$29,798	\$85	\$24,830	\$54	\$19,884	\$44	\$32,328	\$71	\$26,840	\$59	\$21,552	\$47
-	-	50,000	\$49,410	\$45	\$41,175	\$38	\$32,940	\$30	\$53,010	\$49	\$44,875	\$41	\$35,740	\$33
-	-	100,000	\$71,884	\$72	\$59,870	\$80	\$47,978	\$48	\$78,081	\$78	\$65,087	\$65	\$52,054	\$52
M	Market	500	\$16,588	\$138	\$13,805	\$113	\$11,044	\$90	\$17,974	\$147	\$14,878	\$123	\$11,992	\$98
-	-	2,500	\$19,280	\$131	\$16,087	\$109	\$12,853	\$87	\$20,819	\$142	\$17,432	\$118	\$13,948	\$95
-	-	5,000	\$22,549	\$92	\$18,791	\$77	\$15,033	\$81	\$24,466	\$100	\$20,388	\$83	\$16,311	\$87
-	-	10,000	\$27,152	\$118	\$22,827	\$98	\$18,101	\$79	\$28,680	\$128	\$24,550	\$107	\$19,840	\$85
-	-	25,000	\$44,870	\$82	\$37,392	\$68	\$29,814	\$54	\$48,684	\$89	\$40,570	\$74	\$32,458	\$59
-	-	50,000	\$65,284	\$131	\$54,386	\$109	\$43,508	\$87	\$70,811	\$142	\$58,009	\$118	\$47,207	\$94
M	Retail Tenant	500	\$10,408	\$82	\$8,873	\$68	\$6,938	\$55	\$11,292	\$89	\$9,410	\$74	\$7,528	\$59
-	Improvements	2,500	\$12,048	\$80	\$10,039	\$67	\$8,031	\$54	\$13,070	\$87	\$10,882	\$73	\$8,713	\$58
-	-	5,000	\$14,055	\$55	\$11,712	\$48	\$9,370	\$37	\$15,249	\$80	\$12,708	\$60	\$10,166	\$40
-	-	10,000	\$18,820	\$76	\$14,018	\$64	\$11,213	\$51	\$18,249	\$83	\$15,208	\$69	\$12,168	\$55
-	-	25,000	\$28,281	\$52	\$23,550	\$44	\$18,840	\$35	\$30,883	\$57	\$25,552	\$47	\$20,442	\$38
-	-	50,000	\$41,370	\$83	\$34,475	\$69	\$27,580	\$55	\$44,888	\$80	\$37,405	\$75	\$29,824	\$60
R-1	Apartment Bldg	1,000	\$24,918	\$97	\$20,785	\$81	\$16,812	\$64	\$27,038	\$105	\$22,530	\$87	\$18,024	\$70
-	-	5,000	\$28,786	\$95	\$23,889	\$80	\$19,191	\$64	\$31,233	\$104	\$26,028	\$86	\$20,822	\$69
-	-	10,000	\$33,557	\$85	\$27,984	\$64	\$22,371	\$43	\$36,409	\$71	\$30,341	\$59	\$24,273	\$47
-	-	20,000	\$40,074	\$92	\$33,395	\$77	\$28,718	\$61	\$43,480	\$100	\$36,233	\$83	\$28,987	\$67
-	-	50,000	\$67,718	\$83	\$56,430	\$53	\$45,144	\$42	\$73,472	\$89	\$61,226	\$57	\$48,981	\$48
-	-	100,000	\$99,360	\$89	\$82,800	\$53	\$68,240	\$68	\$107,808	\$108	\$89,838	\$90	\$71,871	\$72
R-1	Apartment Bldg -	1,000	\$12,045	\$76	\$10,037	\$63	\$8,030	\$51	\$13,089	\$82	\$10,891	\$69	\$8,712	\$55
-	Repeat Unit	5,000	\$15,077	\$62	\$12,584	\$52	\$10,051	\$41	\$18,358	\$87	\$13,858	\$58	\$10,908	\$45
-	-	10,000	\$18,178	\$53	\$15,148	\$45	\$12,117	\$36	\$19,721	\$58	\$16,434	\$48	\$13,147	\$39
-	-	20,000	\$23,524	\$27	\$19,804	\$22	\$15,883	\$18	\$25,524	\$29	\$21,270	\$24	\$17,018	\$19
-	-	50,000	\$31,521	\$20	\$28,287	\$17	\$21,014	\$13	\$34,200	\$22	\$28,500	\$18	\$22,800	\$15
-	-	100,000	\$41,589	\$42	\$34,888	\$35	\$27,733	\$28	\$45,135	\$45	\$37,813	\$38	\$30,080	\$30
R-1	Hotels & Motels	5,000	\$34,974	\$28	\$29,145	\$25	\$23,316	\$20	\$37,947	\$32	\$31,823	\$27	\$25,298	\$21
-	-	25,000	\$40,874	\$28	\$34,082	\$23	\$27,249	\$19	\$44,348	\$30	\$36,957	\$25	\$29,685	\$20
-	-	50,000	\$47,893	\$20	\$39,911	\$17	\$31,929	\$13	\$51,884	\$22	\$43,304	\$18	\$34,843	\$15
-	-	100,000	\$57,938	\$24	\$48,280	\$20	\$38,624	\$16	\$62,880	\$26	\$52,384	\$22	\$41,907	\$18
-	-	250,000	\$94,554	\$17	\$78,795	\$14	\$63,038	\$11	\$102,591	\$18	\$85,493	\$15	\$68,394	\$12
-	-	500,000	\$136,817	\$27	\$114,014	\$23	\$91,212	\$18	\$148,447	\$30	\$123,708	\$25	\$98,885	\$20
R-3	Dwellings - Custom,	1,500	\$15,808	\$348	\$13,174	\$288	\$10,539	\$231	\$17,152	\$375	\$14,293	\$313	\$11,143	\$260
-	Models	2,500	\$19,287	\$129	\$16,058	\$107	\$12,845	\$88	\$20,905	\$140	\$17,420	\$117	\$13,938	\$93
-	First Master Plan	4,000	\$21,200	\$375	\$17,897	\$313	\$14,133	\$250	\$23,002	\$407	\$19,188	\$339	\$15,335	\$271
-	-	5,000	\$24,950	\$202	\$20,792	\$168	\$16,834	\$134	\$27,071	\$218	\$22,559	\$182	\$18,047	\$148
-	-	7,500	\$28,989	\$187	\$24,990	\$158	\$19,992	\$125	\$32,537	\$203	\$27,114	\$170	\$21,891	\$138
-	-	10,000	\$34,875	\$347	\$28,898	\$289	\$23,118	\$231	\$37,822	\$376	\$31,352	\$314	\$25,081	\$251
R-3	Dwellings - Production	1,500	\$9,950	\$205	\$7,458	\$171	\$5,987	\$137	\$9,711	\$223	\$8,002	\$188	\$6,474	\$148
-	Phase of Master Plan	2,500	\$11,002	\$98	\$9,168	\$81	\$7,335	\$65	\$11,937	\$108	\$9,848	\$88	\$7,958	\$71
-	(repeats)	4,000	\$12,488	\$184	\$10,388	\$137	\$8,311	\$109	\$13,828	\$178	\$11,271	\$148	\$9,017	\$118
-	-	5,000	\$14,108	\$119	\$11,755	\$100	\$9,404	\$80	\$15,305	\$130	\$12,754	\$109	\$10,203	\$86
-	-	7,500	\$17,093	\$112	\$14,244	\$94	\$11,395	\$75	\$18,548	\$122	\$15,455	\$102	\$12,384	\$81
-	-	10,000	\$19,803	\$199	\$16,588	\$168	\$13,288	\$133	\$21,594	\$216	\$17,895	\$180	\$14,398	\$144
R-3	Dwellings - Alternate	1,500	\$20,122	\$495	\$18,789	\$412	\$13,415	\$330	\$21,833	\$537	\$18,194	\$447	\$14,555	\$358
-	Materials	2,500	\$25,088	\$149	\$20,890	\$124	\$16,712	\$99	\$27,198	\$182	\$22,885	\$135	\$18,132	\$108
-	-	4,000	\$27,304	\$457	\$22,753	\$380	\$18,202	\$304	\$29,824	\$495	\$24,887	\$413	\$19,750	\$330
-	-	5,000	\$31,889	\$231	\$26,557	\$192	\$21,246	\$154	\$34,578	\$250	\$28,815	\$208	\$23,052	\$187
-	-	7,500	\$37,832	\$244	\$31,380	\$203	\$25,088	\$183	\$40,831	\$265	\$34,028	\$221	\$27,221	\$176
-	-	10,000	\$43,728	\$437	\$38,441	\$384	\$29,153	\$292	\$47,448	\$474	\$39,638	\$395	\$31,831	\$316
R-2.1, 2.3 & 6.1	Group Care,	1,000	\$24,478	\$82	\$20,397	\$68	\$16,318	\$55	\$28,557	\$89	\$22,131	\$74	\$17,705	\$59
-	Non-Amb. (6+)	5,000	\$27,753	\$87	\$23,127	\$72	\$18,502	\$58	\$30,112	\$84	\$25,093	\$78	\$20,075	\$63
-	-	10,000	\$32,082	\$54	\$26,735	\$45	\$21,388	\$38	\$34,809	\$59	\$28,008	\$49	\$23,208	\$39
-	-	20,000	\$37,485	\$99	\$31,248	\$82	\$24,997	\$66	\$40,882	\$107	\$33,902	\$89	\$27,121	\$71
-	-	50,000	\$67,059	\$87	\$55,883	\$68	\$44,708	\$45	\$72,780	\$73	\$60,633	\$60	\$48,508	\$48
-	-	100,000	\$100,498	\$100	\$83,748	\$84	\$66,999	\$67	\$109,040	\$109	\$90,867	\$91	\$72,894	\$73
R-2.2 & 8.20	Group Care,	1,000	\$24,478	\$82	\$20,397	\$68	\$16,318	\$55	\$28,557	\$89	\$22,131	\$74	\$17,705	\$59
-	Ambulatory (6+)	5,000	\$27,753	\$87	\$23,127	\$72	\$18,502	\$58	\$30,112	\$84	\$25,093	\$78	\$20,075	\$63
-	-	10,000	\$32,082	\$54	\$26,735	\$45	\$21,388	\$38	\$34,809	\$59	\$28,008	\$49	\$23,208	\$39
-	-	20,000	\$37,485	\$99	\$31,248	\$82	\$24,997	\$66	\$40,882	\$107	\$33,902	\$89	\$27,121	\$71
-	-	50,000	\$67,059	\$87	\$55,883	\$68	\$44,708	\$45	\$72,780	\$73	\$60,633	\$60	\$48,508	\$48
-	-	100,000	\$100,498	\$100	\$83,748	\$84	\$66,999	\$67	\$109,040	\$109	\$90,867	\$91	\$72,894	\$73
R-2.1.1, 2.3.1 & 6.1.1	Group Care,	700	\$29,282	\$134	\$24,402	\$111	\$19,521	\$89	\$31,771	\$145	\$26,478	\$121	\$21,181	\$97
-	Non-Amb. (1-5)	3,500	\$33,024	\$145	\$27,520	\$120	\$22,018	\$98	\$35,831	\$157	\$29,880	\$131	\$23,888	\$105
-														

Combined Plan Check & Inspections FY12													Combined Plan Check & Inspections FY13												
UBC Occ. Group	Occupancy Description	Project Size Threshold	Construction Types: I FR, II FR		Construction Types: II, III, V - A (1 HR)		Construction Types: II, III, IV, V - B (NR)		Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*							
			Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*	Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*											Base Cost @ Threshold Size	Cost for Each Additional 100 s.f.*					
-	-	14,000	\$44,223	\$172	\$36,853	\$144	\$28,482	\$115	\$47,982	\$187	\$39,885	\$158	\$31,988	\$125	\$87,247	\$128	\$72,708	\$105	\$58,165	\$84					
-	-	35,000	\$80,412	\$117	\$67,010	\$97	\$53,808	\$78	\$131,511	\$188	\$109,593	\$157	\$87,874	\$125	\$31,771	\$145	\$26,476	\$121	\$21,181	\$97					
-	-	70,000	\$121,208	\$173	\$101,007	\$144	\$80,806	\$115	\$35,831	\$157	\$29,880	\$131	\$23,888	\$105	\$41,320	\$95	\$34,433	\$79	\$27,547	\$83					
R-2.2.1	Group Care	700	\$29,282	\$134	\$24,402	\$111	\$19,621	\$89	\$47,982	\$187	\$39,885	\$158	\$31,988	\$125	\$87,247	\$128	\$72,708	\$105	\$58,165	\$84					
8.2.1	Non-Amb. (1-5)	3,600	\$33,024	\$145	\$27,520	\$120	\$22,018	\$90	\$131,511	\$188	\$109,593	\$157	\$87,874	\$125	\$31,771	\$145	\$26,476	\$121	\$21,181	\$97					
-	-	7,000	\$38,083	\$88	\$31,738	\$73	\$25,389	\$59	\$35,831	\$157	\$29,880	\$131	\$23,888	\$105	\$41,320	\$95	\$34,433	\$79	\$27,547	\$83					
-	-	14,000	\$44,223	\$172	\$36,853	\$144	\$28,482	\$115	\$47,982	\$187	\$39,885	\$158	\$31,988	\$125	\$87,247	\$128	\$72,708	\$105	\$58,165	\$84					
-	-	35,000	\$80,412	\$117	\$67,010	\$97	\$53,808	\$78	\$131,511	\$188	\$109,593	\$157	\$87,874	\$125	\$31,771	\$145	\$26,476	\$121	\$21,181	\$97					
-	-	70,000	\$121,208	\$173	\$101,007	\$144	\$80,806	\$115	\$35,831	\$157	\$29,880	\$131	\$23,888	\$105	\$41,320	\$95	\$34,433	\$79	\$27,547	\$83					
S-1	Moderate Hazard	1,000	\$13,883	\$56	\$11,552	\$46	\$9,242	\$37	\$15,041	\$80	\$12,534	\$50	\$10,027	\$40	\$17,454	\$59	\$14,545	\$49	\$11,838	\$39					
-	Storage	5,000	\$16,088	\$54	\$13,405	\$45	\$10,724	\$38	\$17,454	\$59	\$14,545	\$49	\$11,838	\$39	\$20,387	\$41	\$16,989	\$34	\$13,591	\$27					
-	-	10,000	\$18,790	\$38	\$15,858	\$31	\$12,627	\$25	\$24,487	\$54	\$20,389	\$45	\$16,311	\$38	\$24,877	\$54	\$20,389	\$45	\$16,311	\$38					
-	-	20,000	\$22,550	\$50	\$18,792	\$42	\$15,033	\$33	\$40,789	\$38	\$33,889	\$31	\$27,199	\$25	\$59,553	\$60	\$49,827	\$50	\$39,702	\$40					
-	-	50,000	\$37,803	\$35	\$31,338	\$29	\$25,089	\$23	\$14,958	\$80	\$12,483	\$50	\$9,871	\$40	\$58,173	\$59	\$49,311	\$49	\$39,449	\$39					
-	-	100,000	\$54,887	\$55	\$45,740	\$46	\$38,582	\$37	\$73,088	\$74	\$61,839	\$62	\$49,311	\$48	\$83,038	\$107	\$68,858	\$89	\$56,858	\$71					
S-1	Mini Storage	1,000	\$13,784	\$55	\$11,487	\$46	\$9,190	\$37	\$18,895	\$75	\$15,579	\$63	\$12,483	\$50	\$21,704	\$73	\$18,087	\$61	\$14,469	\$49					
-	-	5,000	\$18,003	\$54	\$13,338	\$45	\$10,689	\$36	\$25,355	\$51	\$21,129	\$42	\$16,903	\$34	\$30,448	\$67	\$25,374	\$58	\$20,289	\$45					
-	-	10,000	\$18,895	\$38	\$15,579	\$31	\$12,463	\$25	\$50,882	\$47	\$42,244	\$39	\$33,795	\$31	\$73,088	\$74	\$61,839	\$62	\$49,311	\$48					
-	-	20,000	\$22,451	\$50	\$18,709	\$41	\$14,887	\$33	\$20,718	\$157	\$17,285	\$131	\$13,812	\$105	\$23,958	\$157	\$19,882	\$130	\$15,905	\$104					
-	-	50,000	\$37,377	\$34	\$31,147	\$29	\$24,918	\$23	\$27,772	\$108	\$23,144	\$88	\$18,516	\$70	\$33,048	\$158	\$27,540	\$130	\$22,032	\$104					
-	-	100,000	\$54,537	\$55	\$45,448	\$45	\$38,358	\$38	\$50,380	\$107	\$40,983	\$89	\$37,586	\$71	\$83,038	\$107	\$68,858	\$89	\$56,858	\$71					
S-2	Low Hazard Storage	1,000	\$17,231	\$69	\$14,359	\$58	\$11,487	\$46	\$18,895	\$75	\$15,579	\$63	\$12,483	\$50	\$21,704	\$73	\$18,087	\$61	\$14,469	\$49					
-	-	5,000	\$20,004	\$87	\$16,870	\$58	\$13,338	\$45	\$25,704	\$73	\$21,129	\$42	\$16,903	\$34	\$30,448	\$67	\$25,374	\$58	\$20,289	\$45					
-	-	10,000	\$23,369	\$47	\$19,474	\$39	\$15,579	\$31	\$43,189	\$40	\$35,981	\$34	\$28,793	\$27	\$63,387	\$63	\$52,808	\$53	\$42,245	\$42					
-	-	20,000	\$28,064	\$82	\$23,386	\$52	\$18,709	\$41	\$23,271	\$42	\$19,392	\$35	\$15,514	\$28	\$28,629	\$43	\$22,191	\$38	\$17,752	\$29					
-	-	50,000	\$46,721	\$43	\$38,934	\$38	\$31,147	\$29	\$30,908	\$28	\$25,757	\$23	\$20,805	\$19	\$38,513	\$45	\$30,428	\$37	\$24,342	\$30					
-	-	100,000	\$68,172	\$68	\$56,810	\$57	\$45,448	\$45	\$94,198	\$47	\$78,488	\$39	\$62,797	\$31	\$114,848	\$48	\$94,198	\$47	\$78,488	\$39					
S-3	Repair Garage	500	\$19,095	\$145	\$15,912	\$121	\$12,730	\$88	\$20,718	\$157	\$17,285	\$131	\$13,812	\$105	\$23,958	\$157	\$19,882	\$130	\$15,905	\$104					
-	(not H-4)	2,500	\$21,889	\$144	\$18,324	\$120	\$14,859	\$88	\$23,858	\$157	\$19,882	\$130	\$15,905	\$104	\$27,772	\$108	\$23,144	\$88	\$18,516	\$70					
-	-	5,000	\$25,597	\$97	\$21,331	\$81	\$17,064	\$85	\$33,048	\$158	\$27,540	\$130	\$22,032	\$104	\$50,380	\$107	\$40,983	\$89	\$37,586	\$71					
-	-	10,000	\$30,458	\$143	\$25,383	\$119	\$20,308	\$98	\$63,509	\$31	\$52,924	\$28	\$42,340	\$20	\$94,198	\$47	\$78,488	\$39	\$62,797	\$31					
-	-	25,000	\$51,893	\$98	\$43,302	\$82	\$34,842	\$88	\$83,038	\$107	\$68,858	\$89	\$56,858	\$71	\$114,848	\$48	\$94,198	\$47	\$78,488	\$39					
-	-	50,000	\$76,531	\$153	\$63,776	\$128	\$51,021	\$102	\$93,038	\$188	\$78,488	\$63	\$62,797	\$31	\$124,848	\$49	\$104,198	\$47	\$84,488	\$39					
S-3	Motor Vehicle Fuel	1,000	\$14,848	\$57	\$12,207	\$47	\$9,785	\$36	\$15,083	\$82	\$12,244	\$51	\$10,595	\$41	\$21,405	\$42	\$17,837	\$35	\$14,270	\$28					
-	Dispensing	5,000	\$16,823	\$58	\$14,102	\$47	\$11,282	\$37	\$18,381	\$81	\$15,301	\$51	\$12,241	\$41	\$25,582	\$59	\$21,302	\$49	\$17,041	\$39					
-	(including canopy)	10,000	\$19,728	\$38	\$16,440	\$32	\$13,152	\$26	\$21,405	\$42	\$17,837	\$35	\$14,270	\$28	\$25,582	\$59	\$21,302	\$49	\$17,041	\$39					
-	-	20,000	\$23,559	\$54	\$19,633	\$45	\$15,708	\$36	\$43,189	\$40	\$35,981	\$34	\$28,793	\$27	\$63,387	\$63	\$52,808	\$53	\$42,245	\$42					
-	-	50,000	\$39,805	\$37	\$33,171	\$31	\$28,637	\$25	\$43,189	\$40	\$35,981	\$34	\$28,793	\$27	\$63,387	\$63	\$52,808	\$53	\$42,245	\$42					
-	-	100,000	\$58,403	\$58	\$48,889	\$49	\$38,935	\$39	\$83,387	\$63	\$68,858	\$53	\$54,245	\$42	\$104,198	\$47	\$84,488	\$39	\$64,488	\$39					
S-3	Open Parking Garage	2,000	\$21,448	\$39	\$17,873	\$32	\$14,208	\$26	\$23,271	\$42	\$19,392	\$35	\$15,514	\$28	\$28,629	\$43	\$22,191	\$38	\$17,752	\$29					
-	-	10,000	\$24,543	\$39	\$20,452	\$33	\$16,392	\$26	\$28,629	\$42	\$22,191	\$38	\$17,752	\$29	\$30,908	\$28	\$25,757	\$23	\$20,805	\$19					
-	-	20,000	\$28,487	\$26	\$23,739	\$22	\$18,991	\$17	\$38,513	\$45	\$30,428	\$37	\$24,342	\$30	\$63,509	\$31	\$52,924	\$28	\$42,340	\$20					
-	-	40,000	\$33,853	\$41	\$28,044	\$35	\$22,435	\$28	\$63,509	\$31	\$52,924	\$28	\$42,340	\$20	\$94,198	\$47	\$78,488	\$39	\$62,797	\$31					
-	-	100,000	\$58,534	\$28	\$48,778	\$24	\$39,023	\$19	\$83,609	\$45	\$68,858	\$39	\$54,245	\$42	\$104,198	\$47	\$84,488	\$39	\$64,488	\$39					
-	-	200,000	\$86,816	\$43	\$72,347	\$38	\$57,878	\$29	\$94,198	\$47	\$78,488	\$39	\$62,797	\$31	\$124,848	\$49	\$104,198	\$47	\$84,488	\$39					
S-4	Enclosed Parking Garage	2,000	\$20,852	\$39	\$17,210	\$33	\$20,852	\$39	\$22,408	\$43	\$18,872	\$38	\$22,408	\$43	\$25,829	\$43	\$21,623	\$35	\$25,829	\$43					
-	-	10,000	\$23,806	\$39	\$19,837	\$33	\$23,806	\$39	\$25,829	\$43	\$21,623	\$35	\$25,829	\$43	\$30,080	\$29	\$25,085	\$24	\$30,080	\$29					
-	-	20,000	\$27,723	\$27	\$23,102	\$22	\$27,723	\$27	\$35,835	\$42	\$29,881	\$35	\$35,835	\$42	\$38,513	\$45	\$30,428	\$37	\$24,342	\$30					
-	-	40,000	\$33,028	\$39	\$27,822	\$32	\$33,028	\$39	\$63,509	\$31	\$52,924	\$28	\$42,340	\$20	\$94,198	\$47	\$78,488	\$39	\$62,797	\$31					
-	-	100,000	\$58,181	\$28	\$48,815	\$22	\$58,181	\$28	\$80,058	\$28	\$60,795	\$24	\$80,058	\$29	\$104,198	\$47	\$84,488	\$39	\$64,488	\$39					
-	-	200,000	\$82,854	\$41	\$68,858	\$34	\$82,854	\$41	\$99,680	\$45	\$74,708	\$37	\$99,680	\$45	\$124,848	\$49	\$104,198	\$47	\$84,488	\$39					
-	Other Tenant	250	\$8,708	\$138	\$7,255	\$115	\$5,804	\$92	\$9,445	\$150	\$7,871	\$125	\$6,297	\$100	\$10,944	\$148	\$9,120	\$122	\$7,298	\$98					
-	Improvements	1,250	\$10,088	\$135	\$8,405	\$112	\$6,724	\$90	\$10,944	\$148	\$9,120	\$122	\$7,298	\$98	\$12,774	\$161	\$10,045	\$84	\$8,518	\$67					
-	(not Office or Retail)	2,500	\$11,773	\$93	\$9,811	\$78	\$7,849	\$62	\$12,774	\$161	\$10,045	\$84	\$8,518	\$67	\$15,305	\$198	\$12,754	\$115	\$10,203	\$92					
-	-	5,000	\$14,108	\$127	\$11,755	\$108	\$9,404	\$85	\$15,305	\$198	\$12,754	\$111													

City of El Cerrito
Schedule for Miscellaneous Building Permit Fees

The following permit fee table includes fees for miscellaneous projects other than new construction, such as remodels, additions, repairs, reroofs, decks, carports, patio rooms, retaining walls, etc. This table also includes additional miscellaneous fees that apply to all building permits, see page 4.

A plan check fee of 50% will be charged at the time of submittal.

FY13 Increases

1.085

Work Item	Unit	FY12 Intake and Plan Check Actual Cost	FY12 Inspection Actual Cost	FY12 Permit Fees	FY13 Intake and Plan Check Actual Cost	FY13 Inspection Actual Cost	FY13 Permit Fees
Standard Hourly Rate	per hour	\$0	\$0	\$137	\$0	\$0	\$148
MISCELLANEOUS PROJECTS:							
Antenna (i.e. res HAM or CB)	each	\$456	\$500	\$956	\$495	\$542	\$1,037
Cellular/Mobile Phone							
Equipment Container/Building (PreFab)	each	\$456	\$817	\$1,273	\$495	\$886	\$1,381
Cellular/Mobile Phone, free-standing	each	\$633	\$953	\$1,586	\$687	\$1,034	\$1,721
Cellular/Mobile Phone, co-location	each	\$456	\$817	\$1,273	\$495	\$886	\$1,381
Awning or Canopy	each	\$238	\$102	\$340	\$259	\$111	\$369
Balcony addition	each	\$279	\$170	\$449	\$303	\$185	\$488
Carport	each	\$279	\$477	\$756	\$303	\$517	\$820
Change or Assigned Address Request	each	\$236	\$34	\$270	\$256	\$37	\$293
Change of Occupancy	each	\$443	\$136	\$579	\$480	\$148	\$628
Close Existing Openings	each	\$238	\$136	\$374	\$259	\$148	\$406
Commercial Coach (per unit)	each unit	\$647	\$408	\$1,055	\$702	\$443	\$1,145
Commercial Vapor Recovery Systems	each			\$882			\$957
Covered Porch	each	\$238	\$204	\$443	\$259	\$222	\$480
Deck - New							
<100 sq. ft.	each	\$238	\$306	\$545	\$259	\$332	\$591
101 - 500 sq. ft.	each	\$279	\$613	\$892	\$303	\$665	\$968
501 + sq. ft.	each 500 s.f.	\$89	\$238	\$327	\$96	\$259	\$355
Deck Repair (up to 25% of orig. sq. ft.)							
<100 sq. ft.	each	\$238	\$136	\$374	\$259	\$148	\$406
101 - 500 sq. ft.	each	\$238	\$272	\$511	\$259	\$295	\$554
501 + sq. ft.	each 500 s.f.	\$68	\$68	\$136	\$74	\$74	\$148
Demolition							
Pre-Demolition Inspection	each	\$238	\$68	\$306	\$259	\$74	\$332
Demolition Insp.	each	\$102	\$68	\$170	\$111	\$74	\$185
Door							
New door (non structural-replacement)	each	\$0	\$68	\$68	\$0	\$74	\$74
New door (structural shear wall/masonry)	each	\$68	\$68	\$135	\$68	\$68	\$135
Residential Drainage							
French Drain / Sump Pump	each			\$375			\$407
Driveway Replacement							
Concrete / Pavers	each			\$139			\$151
Dry Rot/Termite Repair (Minor)	each	\$238	\$272	\$511	\$259	\$295	\$554
Fence or Freestanding Wall (non-masonry)							
6 - 10 feet in height	up to 100 l.f.	\$238	\$68	\$306	\$259	\$74	\$332
Each additional 100 lf	each 100 l.f.	\$34	\$14	\$48	\$37	\$15	\$62
Fence or Freestanding Wall (masonry)							
Masonry, (0-10 feet high)	up to 100 l.f.	\$306	\$408	\$715	\$332	\$443	\$776
Each additional 100 lf	each 100 l.f.	\$34	\$68	\$102	\$37	\$74	\$111
Fireplace							
Masonry	each	\$272	\$408	\$681	\$295	\$443	\$739
Pre-Fabricated / Metal	each	\$238	\$272	\$511	\$259	\$295	\$554
Demo	each			\$441			\$478
Flag pole	each	\$238	\$136	\$374	\$259	\$148	\$406
Foundation Repair - Non-Engineered	up to 100 lf	\$306	\$272	\$579	\$332	\$295	\$628
Foundation Repair - Non-Engineered	ea add'l 50 lf	\$34	\$68	\$102	\$37	\$74	\$111
Foundation Repair - Engineered	up to 100 lf	\$306	\$408	\$715	\$332	\$443	\$776
Foundation Repair - Engineered	ea add'l 50 lf	\$68	\$68	\$136	\$74	\$74	\$148
Garage (detached)							
< 500 s.f.	each	\$374	\$1,362	\$1,736	\$406	\$1,477	\$1,884
>501 s.f.	each 100 s.f.	\$34	\$191	\$225	\$37	\$207	\$244
Partition - Commercial, Interior (up to 30 l.f.)	up to 30 l.f.	\$238	\$170	\$408	\$259	\$185	\$443
Additional partition	each 30 l.f.	\$34	\$95	\$129	\$37	\$103	\$140
Partition - Residential, Interior (up to 30 l.f.)	up to 30 l.f.	\$238	\$170	\$408	\$259	\$185	\$443

City of El Cerrito
Schedule for Miscellaneous Building Permit Fees

FY13 Increases

Additional partition	each 30 l.f.	\$34	\$61	\$95	\$37	\$66	\$103
Patio Cover							
Wood frame	up to 300 s.f.	\$308	\$102	\$408	\$332	\$111	\$443
Metal frame	up to 300 s.f.	\$308	\$272	\$579	\$332	\$295	\$628
Additional patio	each 300 s.f.	\$68	\$82	\$150	\$74	\$89	\$163
Patio Room							
Enclosed, wood frame	up to 300 s.f.	\$308	\$477	\$783	\$332	\$517	\$849
Enclosed, metal frame	up to 300 s.f.	\$308	\$545	\$851	\$332	\$591	\$923
Additional enclosed patio	each 300 s.f.	\$68	\$272	\$340	\$74	\$295	\$369
Photovoltaic System / Solar Panels	first 25 panels			\$0			\$0
Additional Panels	each add'l 5			\$0			\$0
Stucco Applications	up to 400 s.f.	\$238	\$136	\$374	\$259	\$148	\$406
Additional Stucco Application	each 400 s.f.	\$34	\$34	\$68	\$37	\$37	\$74
Retaining Wall							
Standard Design (First 50 lf) Non Engineered	up to 50 l.f.	\$919	\$408	\$1,328	\$997	\$443	\$1,440
Additional retaining wall	each 50 l.f.	\$0	\$136	\$136	\$0	\$148	\$148
Special Design, 3-10' high (up to 50 lf) Engineered	up to 50 l.f.	\$919	\$545	\$1,464	\$997	\$591	\$1,588
Additional retaining wall	each 50 l.f.	\$0	\$136	\$136	\$0	\$148	\$148
Special Design, over 10' high (up to 50 lf) Engineered	up to 50 l.f.	\$1,191	\$681	\$1,872	\$1,293	\$739	\$2,031
Additional retaining wall	each 50 l.f.	\$0	\$272	\$272	\$0	\$295	\$295
Remodel - Residential							
500 s.f.	up to 500 s.f.	\$374	\$749	\$1,123	\$406	\$813	\$1,219
500+ s.f.	each 100 s.f.	\$68	\$109	\$177	\$74	\$118	\$192
Kitchen / Bathroom Major	up to 500 s.f.	\$374	\$817	\$1,191	\$406	\$886	\$1,293
Additional Kitchen/Bathroom Remodel	each 100 s.f.	\$136	\$109	\$245	\$148	\$118	\$266
Bathroom Minor (3 fixtures maximum)				\$598			\$647
Kitchen Minor (3 fixtures maximum)				\$598			\$647
Re-Roof - Residential							
Up to 1,500 sq. ft.	up to 1,500 s.f.	\$102	\$272	\$374	\$111	\$295	\$408
Each additional 100 sf	each 100 s.f.	\$0	\$14	\$14	\$0	\$15	\$15
Re-Roof Commercial							
Up to 5,000 sq. ft.		\$170	\$272	\$443	\$185	\$295	\$480
5,001 - 10,000 sq. ft.		\$238	\$408	\$647	\$259	\$443	\$702
10,001 - 20,000 sq. ft.		\$306	\$545	\$851	\$332	\$591	\$923
20,001 - 50,000 sq. ft.		\$374	\$681	\$1,055	\$406	\$739	\$1,145
50,001 - 100,000 sq. ft.		\$374	\$817	\$1,191	\$406	\$886	\$1,293
>100,001 (each add'l 10,000 sq. ft.)		\$68	\$136	\$204	\$74	\$148	\$222
Roof Structure Replacement	up to 100 s.f.	\$374	\$136	\$511	\$406	\$148	\$554
Additional roof structure replacement	each 100 s.f.	\$68	\$68	\$136	\$74	\$74	\$148
Room Addition - First Story							
Up to 500 s.f.	up to 500 s.f.	\$374	\$2,791	\$3,166	\$406	\$3,029	\$3,435
Up to 500 s.f. (with Calcs)	up to 500 s.f.	\$374	\$2,791	\$3,166	\$406	\$3,029	\$3,435
Calcs)	each 100 s.f.	\$68	\$109	\$177	\$74	\$118	\$192
Room Addition - Multi-story							
Up to 500 s.f.	up to 500 s.f.	\$511	\$3,472	\$3,983	\$554	\$3,767	\$4,321
Up to 500 s.f. (with Calcs)	up to 500 s.f.	\$647	\$3,540	\$4,187	\$702	\$3,841	\$4,543
Calcs)	each 100 s.f.	\$68	\$109	\$177	\$74	\$118	\$192
Sauna - steam	each	\$238	\$306	\$545	\$259	\$332	\$591
Seismic Retrofit/Structural Strengthening -Engineered	each	\$374	\$681	\$1,055	\$406	\$739	\$1,145
Seismic Retrofit/Structural Strengthening -Non- Engineered	each	\$374	\$408	\$783	\$406	\$443	\$849
Siding	up to 400 s.f.	\$238	\$136	\$374	\$259	\$148	\$406
Additional siding	each 400 s.f.	\$68	\$34	\$102	\$74	\$37	\$111
Signs							
Structural	each	\$647	\$340	\$987	\$702	\$369	\$1,071
Non-Structural	each	\$374	\$136	\$511	\$406	\$148	\$554
Skylight							
Less than 10 sf	each	\$306	\$68	\$374	\$332	\$74	\$406
Greater than 10 sf or structural	each	\$374	\$170	\$545	\$406	\$185	\$591
Solar Panels	each	\$0	\$0	\$0	\$0	\$0	\$350
Spa or Hot Tub (Pre-fabricated)	each	\$238	\$68	\$306	\$259	\$74	\$332
Storage Racks							
0-5' high (up to 100 lf)	first 100 lf	\$238	\$136	\$374	\$259	\$148	\$406
5-8' high (up to 100 lf)	first 100 lf	\$374	\$204	\$579	\$406	\$222	\$628
over 8' high (up to 100 lf)	first 100 lf	\$647	\$272	\$919	\$702	\$295	\$997
each additional 100 lf	each 100 lf	\$34	\$68	\$102	\$37	\$74	\$111
Swimming Pool							
Residential	each	\$306	\$1,089	\$1,396	\$332	\$1,182	\$1,514
Commercial pool (up to 800 sf)	up to 800 s.f.	\$511	\$1,838	\$2,349	\$554	\$1,994	\$2,548
Commercial pool (over 800 sf)	each 100 s.f.	\$136	\$320	\$456	\$148	\$347	\$495

City of El Cerrito
Schedule for Miscellaneous Building Permit Fees

FY13 Increases

Window or Sliding Glass Door and Solartube							
Structural	First Opening	\$374	\$340	\$715	\$408	\$389	\$776
Structural (Additional)	Each	\$68	\$14	\$82	\$74	\$15	\$89
Non-Structural / Replacement	One window			\$75			\$75
Non-Structural / Replacement	first 5 windows	\$238	\$136	\$374	\$259	\$148	\$406
Non-Structural Additional Windows	each add'l 5	\$34	\$34	\$68	\$37	\$37	\$74
OTHER MISCELLANEOUS FEES:							
Earthquake Mitigation Inspection	first hour	\$34	\$136	\$170	\$37	\$148	\$185
	each add'l hour	\$0	\$136	\$136	\$0	\$148	\$148
Permit Renewal (within 1 year of expiration)	% of original permit			\$1			\$1
Permit Renewal (after 1 year of expiration)	% of original permit			\$1			\$1
Permit Re-Inspection Fee	per hour, 1/2 hour min.			\$129			\$140
Revisions to Existing Permits - Minor	each	\$238	\$136	\$374	\$259	\$148	\$406
Revisions to Existing Permits - Major	per hour (3 hours minimum)			\$137			\$148
Misc Minor Repairs	each	\$238	\$136	\$374	\$259	\$148	\$406
Misc Bathroom Repair (1 fixture maximum)	each			\$375			\$407
Misc Roof Repair	each			\$375			\$407
Misc Minor Commercial Tenant Improvement	each			\$375			\$407
Fire Permit Handling Fee	each	\$113	\$0	\$113	\$123	\$0	\$123
Research (first 1/2 hour)	up to 1/2 hour	\$102	\$0	\$102	\$111	\$0	\$111
Each additional 1/2 hour (or portion thereof)	each 1/2 hour	\$68	\$0	\$68	\$74	\$0	\$74
Supplemental Plan Check Fee	per hour	\$136	\$0	\$136	\$148	\$0	\$148
Supplemental Inspection Fee	per hour	\$0	\$136	\$136	\$0	\$148	\$148
Emergency (Non-Scheduled) Call-Out Fee	4 Hours	\$0	\$545	\$545	\$0	\$591	\$591
After Hours (Scheduled) Call-Out Fee	2 Hours	\$34	\$272	\$306	\$37	\$295	\$332
Each additional hour	Per Hour	\$0	\$136	\$136	\$0	\$148	\$148
FEMA Flood Zone Review	each	\$443	\$68	\$511	\$480	\$74	\$554
Soils Review (City staff processing only)	each	\$79	\$0	\$79	\$86	\$0	\$86
Soils Report Review Fee (consultant review)	each			actual cost			actual cost
Document Imaging	per page			\$3			\$3
Planning Division Plan Review Fee	percentage of building permit fee, \$32.50 min.			\$0			\$0
Public Works Department Plan Review Fee	percentage of building permit fee, \$32.50 min.			\$0			\$0
Public Works Department Engineering Site Inspection Fee	percentage of building permit fee, \$32.50 min.			\$0			\$0
RENTAL HOUSING INSPECTION							
Single Family	per dwelling unit	\$32	\$162	\$195	\$35	\$176	\$211
Multi-Family	first dwelling unit	\$32	\$130	\$162	\$35	\$141	\$176
Multi-Family	each add'l unit	\$0	\$97	\$97	\$0	\$106	\$106
Rental Housing Re-Inspection Fee	each dwelling unit	\$0	\$0	\$29	\$0	\$0	\$32
Real Estate Transfer Inspection and Certificate							
Residential/Commercial	first hour	\$32	\$130	\$162	\$35	\$141	\$176
	each add'l hour	\$0	\$130	\$130	\$0	\$141	\$141

City of El Cerrito
Mechanical, Plumbing, & Electrical (MP&E) Permit Fees
(Stand Alone Permits)

The following permit fee tables are for all stand alone Mechanical, Plumbing, and Electrical work that is not included in new construction and other misc. permits.

The permit issuance fee (travel and documentation) is to be added to the mechanical, plumbing, or electrical permit fees listed below.

FY13 Increase

1.085

Work Item	Unit	FY12 Permit Fees	FY13 Permit Fees
ADMINISTRATIVE AND MISC. FEES			
Permit Issuance Fee (applies to all MP&E permits)	ea. permit	\$102	\$111
MECHANICAL PERMIT FEES			
Stand Alone Mechanical Plan Check (hourly rate)	per hour	\$136	\$148
Minimum Mechanical Permit for Miscellaneous Work	each	\$33	\$36
A/C (Residential) - each	each	\$45	\$49
Furnaces (F.A.U., Floor)	each	\$34	\$37
Heater (Wall)	each	\$34	\$37
Appliance Vent / Chimney (Only)	each	\$68	\$74
Refrigeration Compressor	each	\$34	\$37
Boiler - up to 2,000k BTU	up to 2k	\$23	\$25
Boiler - greater than 2,000k BTU	> than 2k	\$34	\$37
Chiller	each	\$34	\$37
Central Heating System - New	each	\$102	\$111
Fan Coil Unit	each	\$34	\$37
Heat Pump (Package Unit)	each	\$34	\$37
Heater (Unit, Radiant, etc.)	each	\$45	\$49
Air Handler w/ducts to 10k CFM	up to 10k	\$34	\$37
Air Handler w/ducts more than 10k CFM	> than 10k	\$34	\$37
Duct Work only	each	\$34	\$37
Evaporative Cooler	each	\$34	\$37
Make-up Air System	each	\$23	\$25
Molsture Exhaust Duct (Clothes Dryer)	each	\$23	\$25
Variable Air Volume Box (Including Duct Work)	each	\$68	\$74
Vent Fan (Single Duct) - each	each	\$34	\$37
Vent System	each	\$45	\$49
Exhaust Hood and Duct (Residential)	each	\$34	\$37
Exhaust Hood - Type I (Commercial Grease Hood)	each	\$45	\$49
Exhaust Hood - Type II (Commercial Steam Hood)	each	\$45	\$49
Non-Residential Incinerator	each	\$204	\$221
Refrigerator Condenser Remote	each	\$136	\$148
Walk-in Box / Refrigerator Coil	each	\$68	\$74
Other Mechanical Inspections (per hour)	per hour	\$136	\$148
PLUMBING / GAS PERMIT FEES			

City of El Cerrito
Mechanical, Plumbing, & Electrical (MP&E) Permit Fees
(Stand Alone Permits)

The following permit fee tables are for all stand alone Mechanical, Plumbing, and Electrical work that is not included in new construction and other misc. permits.

The permit issuance fee (travel and documentation) is to be added to the mechanical, plumbing, or electrical permit fees listed below.

FY13 Increase

1.085

Work Item	Unit	FY12 Permit Fees	FY13 Permit Fees
ADMINISTRATIVE AND MISC. FEES			
Permit Issuance Fee (applies to all MP&E permits)	ea. permit	\$102	\$111
Stand Alone Plumbing Plan Check (hourly rate)	per hour	\$136	\$148
Minimum Plumbing Permit for Miscellaneous Work	each	\$31	\$31
Fixtures (each 3)	each 3	\$45	\$49
Gas System (One Outlet)	one only	\$68	\$68
Gas System (First 5 Outlets)	first 5	\$91	\$99
Gas Outlets (Each Additional)	ea add'l	\$11	\$12
Building Sewer	each	\$34	\$37
Grease Trap	each	\$45	\$49
Ejector Pump	each	\$45	\$49
Backflow Preventer (First 5)	first 5	\$57	\$62
Backflow Preventer (More than 5) - each	ea add'l	\$11	\$12
Roof Drain - Rainwater System	each	\$34	\$37
Water Heater (First Heater)	first	\$34	\$37
Water Heater (Each Additional Heater)	ea add'l	\$23	\$25
Water Pipe Repair / Replacement	each	\$68	\$74
Water Service	each	\$45	\$49
Drain-Vent Repair / Alterations	each	\$34	\$37
Drinking Fountain	each	\$34	\$37
Solar Water System Fixtures (solar panels, tanks, water treatment equipment)	each	\$0	\$0
Graywater Systems (per hour)	per hour	\$136	\$148
Swimming Pool Piping and Gas	each	\$102	\$111
Medical Gas System (Each Outlet)	ea outlet	\$102	\$111
Sump Pump	each	\$34	\$37
Private Storm Drainage System (Each Inlet)	each inlet	\$31	\$31
Other Plumbing and Gas Inspections (per hour)	per hour	\$136	\$148
ELECTRICAL PERMIT FEES			
Stand Alone Electrical Plan Check (hourly rate)	per hour	\$136	\$148
Minimum Electrical Permit for Miscellaneous Work	each	\$31	\$31
Single Phase Service (per 100 amps)	per 100A	\$34	\$37
Three Phase Service (per 100 amps)	per 100A	\$45	\$49

City of El Cerrito
Mechanical, Plumbing, & Electrical (MP&E) Permit Fees
(Stand Alone Permits)

The following permit fee tables are for all stand alone Mechanical, Plumbing, and Electrical work that is not included in new construction and other misc. permits.

The permit issuance fee (travel and documentation) is to be added to the mechanical, plumbing, or electrical permit fees listed below.

FY13 Increase

1.085

Work Item	Unit	FY12 Permit Fees	FY13 Permit Fees
ADMINISTRATIVE AND MISC. FEES			
Permit Issuance Fee (applies to all MP&E permits)	ea. permit	\$102	\$111
15 or 20 amp - First 10 circuits	first 10	\$68	\$74
15 or 20 amp - (each additional circuit)	ea add'l	\$11	\$12
25 to 40 amp circuits (each)	each	\$45	\$49
50 to 175 amp circuits (each)	each	\$45	\$49
200 amp and larger circuits (each)	each	\$68	\$74
Temporary Service (each)	each	\$34	\$37
Temporary Pole (each)	each	\$34	\$37
Light Poles (First Pole) Commercial	first	\$272	\$295
Light Poles (Each Additional) Commercial	ea add'l	\$68	\$74
Pre-Inspection	each	\$68	\$74
Swimming Pool/Spa	each	\$68	\$74
Solar Photovoltaic Repairs	each	\$0	\$0
Generator Installation - Residential	each	\$272	\$295
Generator Installation - Commercial	each	\$408	\$443
Electrical Outlets (First Outlet) <u>(Receptacle & Light Fixtures)</u>	first	\$68	\$74
Electrical Outlets (Each Additional Outlet)	ea add'l	\$11	\$12
Other Electrical Inspections (per hour)	per hour	\$136	\$148

Additional Mandated Permit Fees

SMIP, CBSC, and STMP Fees are not set by the City

Calif. Strong Motion Instrumentation			
SMIP	residential	const. value x .0001	
		(.50 minimum)	
	commercial	const. value x .0002	
		(.50 minimum)	
Calif. Building Standards Commission			
CBSC	\$1 - \$25,000 Permit Valuation		\$1
	\$25,001 - \$50,000		\$2
	\$50,001 - \$75,000		\$3
	\$75,001 - \$100,000		\$4
	Every \$25,000 or fraction above \$100,000		Add \$1
WCCTAC Subregional Transportation			
STMP	single family residential	per dwelling unit	\$2,595
	multi family residential	per dwelling unit	\$1,648
	senior housing	per dwelling unit	\$701
	hotel	per room	\$1,964
	retail	per square foot	\$1.82
	office	per square foot	\$3.51
	industrial	per square foot	\$2.45
	storage facility	per square foot	\$0.53
	church	per square foot	\$1.58
	hospital	per square foot	\$4.21
Fire Dept. Review		see FD Schedule	
Construction Tax, ECMC 4.36.010		% of total permit fee	0.5%
for new construction and additions			
Art in Public Places, ECMC 13.50		% of project cost	1%
for projects \$250,000 or more			



AGENDA BILL

Agenda Item No. 7

Date: May 15, 2012
To: El Cerrito City Council
From: Hilde Myall, Housing Program Manager
Subject: Approval of an Extension to the Exclusive Negotiating Rights Agreement with Eden Housing Inc. for Agency Property at 10848 and 10860 San Pablo Avenue

ACTION REQUESTED

The City Council, acting as housing successor to the former Redevelopment Agency, adopt a resolution authorizing the City Manager to extend to June 8, 2013 the Exclusive Negotiating Rights Agreement (ENRA) with Eden Housing Inc. (Developer) for negotiation of a Disposition and Development Agreement of an affordable housing project (Project) at 10848-10860 San Pablo Avenue.

BACKGROUND

Through a developer solicitation process, on October 18, 2010 the El Cerrito Redevelopment Agency Board (Agency Board) selected Eden Housing, Inc. as Developer for the property at 10848 and 10860 San Pablo Avenue (Property) and authorized the Executive Director to negotiate an ENRA. The Property was originally purchased, pursuant to Agency Board Resolution No. 576, in 2009 for the purpose of increasing, improving and preserving the community's supply of affordable housing.

On February 22, 2011, the Agency Board adopted Resolution No.605 authorizing the Agency's Executive Director to execute the ENRA with Eden Housing, Inc. for the negotiation of a DDA for the development of an affordable residential mixed-use project on the Property and the ENRA was executed on March 8, 2011.

On March 7, 2011, the Agency Board adopted Resolution No.606 authorizing the execution of a predevelopment loan agreement for \$350,000 from the Low and Moderate Income Housing Fund with Eden Housing Inc. for the Project (the "Housing Loan").

On March 22, 2011, pursuant to Agency Board Resolution No. 613 and City Council Resolution No.2011-24, the Property was conveyed to the City through to a Property Conveyance Agreement. The ENRA was assigned to the City through the Property Conveyance Agreement.

In March 2012, as permitted pursuant to Section 1.2 of the ENRA, the City Manager extended the negotiating period of the ENRA by 90 days. Unless extended, the existing ENRA expires June 6, 2012.

ANALYSIS

The ENRA establishes procedures and standards for the negotiation of a Disposition and Development Agreement (DDA), including achievement of certain predevelopment tasks to determine the feasibility of the development. The ENRA does not obligate either party to acquire or convey any property, grant the developer the right, entitlement or environmental approvals to develop the property, or obligate the parties to undertake any activities or costs, except for the preliminary analysis and negotiations contemplated in the ENRA. Negotiation of an ENRA does not commit the Agency to award funds nor to pay any cost incurred by the developer in preparing the submittal or in negotiating the ENRA.

Extension of the ENRA will allow the City time to resolve the property asset transfer issues related to the dissolution of the former Redevelopment Agency. The extension will also allow time for the negotiation of the Disposition and Development Agreement (DDA), environmental review and design and planning work associated with environmental review. Housing staff would return to the City Council upon negotiation of a DDA and completion of CEQA for the project.

Since March 2011, Eden Housing and City staff have made progress on the project and on ENRA terms. A summary of the most significant terms of the ENRA and the status of performance follows:

ENRA Term	Status
The negotiating period is one year through March 8, 2011, which can be extended 90 days by the Agency Executive Director if Eden has made sufficient progress towards negotiation of the DDA. An extension of 180 days will be automatic if the City determines that an Environmental Impact Report is required under CEQA.	The ENRA was extended by 90 days by written agreement between Eden Housing and the City Manager. The ENRA will expire on June 6, 2012 unless extended. The level of CEQA review has not been determined. However, some analysis has been performed as further described below.
Eden will pay a \$25,000 Good Faith Deposit, which is intended to cover the Agency's consultant costs. Any unused portion of the Good Faith Deposit will be returned to Eden if no DDA is executed and Eden is not in breach. If a DDA is executed, the Agency and Eden will negotiate disposition of the Good Faith Deposit in the DDA.	Eden has paid the deposit, which has not been drawn on. The deposit was held in the Low and Moderate Income Housing Fund. Upon dissolution, the deposit was transferred to the City's Housing Fund and is being held subject to the terms of the ENRA.
Within sixty days of ENRA execution, Eden will submit a proposed site plan and architectural drawings to the extent such	Staff and Eden agreed to a community workshop process, which was implemented over the Summer and Fall

Agenda Item No. 7

site plan has changed since the Developer submitted the Proposal and thereafter Eden and the Agency will mutually agree to a process for obtaining and considering community input.	2011. Eden developed several alternative conceptual plans which were reviewed by staff, by the Design Review Board during a conceptual review meeting, and by interested community members at two community workshops held in October and November 2011. Additional meetings may be held if needed.
Within ninety days of ENRA execution, Eden will provide the Agency with a detailed financial analysis for the project including the identification of any gap in available sources.	Eden has kept City staff informed regarding the status of and changes to the financial analysis resulting from changes to the design.
Within ninety days of ENRA execution, Eden will provide the Agency with a proposed detailed schedule of performance, including the dates for obtaining land use entitlements and financing commitments, the date for the submittal of construction plans to the City, and the date for satisfaction of all preconditions to conveyance.	Eden provided a schedule of performance. However, the schedule has moved back pending resolution of housing asset transfer issues.
Eden will pay for, and the City will have prepared any environmental documentation required by the California Environmental Quality Act ("CEQA") for consideration of approval of the DDA and the project. The ENRA does not compel the City to approve or make any particular findings with respect to CEQA documentation.	Planning staff prepared and issued a Request for Proposals for an environmental consultant to prepare the initial study and environmental review documentation. Staff has evaluated the responses received from environmental consultants and is ready to select and retain the environmental consultant. Pending resolution of the housing asset transfer issues, Eden will pay for the required environmental documentation.
Other Due Diligence	Eden Housing and its consultants have performed soils testing and geotechnical evaluation of the Property, a survey, an archeological survey, a supplemental historic evaluation report and an air quality analysis.

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Eden Housing's original proposal was for a mixed-use residential development consisting of approximately 64 rental units affordable to very low- and low-income senior households and approximately 4,650 square feet of commercial space for the Samuel Merritt College Clinic and a small retail space.

After extensive input from staff, completion of an additional historic resource evaluation, several community meetings and a conceptual review with the City's Design Review Board, the Developer prepared a revised design and submitted a revised proposal in December 2011.

The revised proposal submitted by Eden Housing to the City Housing Division and to the City Planning Division is for a mixed-use residential development consisting of approximately 63 rental units (62 affordable units for seniors and 1 manager's unit), approximately 1,780 square feet of commercial space for the Samuel Merritt College Clinic, approximately 1,000 square feet of retail space, and retaining as a historic cultural resource the Mabuchi Florist Shop, which is the small stone-faced structure facing San Pablo Avenue.

Since the execution of the Housing Loan in March 2011, Eden has drawn on \$40,000 of the Housing Loan for architectural services and environmental analyses. The loan agreement permits them to access an additional \$60,000 prior to execution of a DDA. If City housing loan funds are available, Eden may access those funds to pay for entitlement costs including environmental review.

Current Status & Reason for ENRA Extension

The status as of the date of this report is the Developer has placed the project on hold pending several issues related to the statewide dissolution of redevelopment agencies that occurred February 1, 2012 due to the enactment of State Assembly Bill 1x26 (the "Dissolution Act").

The key issue at stake is the City's ability to transfer insurable title to the Property to Eden Housing, Inc through a development and disposition process. Prior to the Dissolution Act, the California Community Redevelopment Law provided for a clear process for redevelopment agencies to convey property to developers for the purposes of creating affordable housing.

Subsequently, the Dissolution Act and the State Department of Finance (the "DOF") implementation of the Dissolution Act has created uncertainty amongst public agencies, developers and title companies, and others, regarding the ultimate fate of properties purchased for affordable housing.

Until the housing asset transfer issue is clearly resolved through the dissolution process, the Developer is understandably reluctant to invest additional funds in seeking entitlements for the project. Staff believes these issues can be resolved but the timeframe is not within the City's or the Developer's control.

A secondary issue, also related to Dissolution Act, is that the City's Housing Fund does not currently have the funds available to disburse further loan proceeds under the predevelopment loan agreement. The undisbursed loan balance of \$310,000 is claimed

Agenda Item No. 7

on the Successor Agency Recognized Obligation Payment Schedule (ROPS). At this time it is uncertain when the City will be able to collect those funds from the County's Property Tax Trust Fund.

The ENRA included somewhat extended time periods for performance to allow for time for State budget uncertainties regarding redevelopment to be resolved. Unfortunately, the time periods were not long enough as uncertainty continues to surround the requirements of AB 1x26 (the "Dissolution Act").

It is staff opinion that Eden Housing has made satisfactory progress under the ENRA to merit an extension. The current uncertain climate created by the Dissolution Act affects many housing projects and developers statewide and Eden Housing's response to place the project on hold is fairly typical and rational given the potential risks. It is hoped that this project can move forward after the completion of the County Auditor's external audit of the Successor Agency to the former El Cerrito Redevelopment Agency and all asset transfers are certified.

ENVIRONMENTAL REVIEW

The execution of the ENRA and its extension does not constitute a project pursuant to the California Environmental Quality Act (CEQA) and does not commit the City to proceed with the development at this phase. One of the predevelopment tasks under the ENRA will be to determine the appropriate level of CEQA review for the proposed development. Until details of the proposed development are known, environmental impacts and the scope of the environmental review cannot be determined.

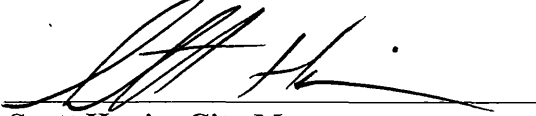
FINANCIAL CONSIDERATIONS

The financial impact of this item is neutral as the proposed City Council action does not commit funds nor obligate the City to commit funds in the future.

LEGAL CONSIDERATIONS

The Counsel to the City as housing successor has reviewed this report and the attachments.

Reviewed by:

A handwritten signature in black ink, appearing to read 'SH', is written over a horizontal line.

Scott Hanin, City Manager

Attachments:

1. Resolution Authorizing the Extension of the
Exclusion Negotiating Rights Agreement
2. Exclusive Negotiating Rights Agreement between
the Agency and Eden Housing, Inc.
3. Letter Agreement Extending the Exclusive
Negotiating Rights Agreement by 90 Days
4. draft Letter Agreement Extending the Exclusive
Negotiating Rights Agreement to June 8, 2013

RESOLUTION NO. 2012-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AS HOUSING SUCCESSOR TO THE EL CERRITO REDEVELOPMENT AGENCY (THE "CITY") AUTHORIZING THE CITY MANAGER TO EXTEND THE EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT WITH EDEN HOUSING, INC. FOR NEGOTIATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE PROPERTY AT 10860 AND 10848 SAN PABLO AVENUE

WHEREAS, the El Cerrito Redevelopment Agency (the "Agency") has encouraged redevelopment in specific portions of the El Cerrito Redevelopment Project Area in accordance with the goals and objectives of the City of El Cerrito Redevelopment Plan as amended; and

WHEREAS, the Agency has acquired 10860 and 10848 San Pablo Avenue (the "Property") for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing and, in part, used Housing Fund monies to purchase the Property pursuant to California Health and Safety Code §33334.2; and

WHEREAS, the Agency issued a request for qualifications and proposals from developers to solicit interest in redeveloping the Property as a residential mixed-use development including affordable housing consistent with California Health and Safety Code §33334.2 and the City of El Cerrito General Plan; and

WHEREAS, the Agency Board, after reviewing the submitted proposals determined that Eden Housing, Inc.'s proposal most closely met the Agency's goals for development of the Property and is the most qualified developer of those who submitted proposals; and

WHEREAS, the Agency Board adopted Resolution No. 600 on October 18, 2010 designating Eden Housing, Inc. as the selected developer (the "Developer") for the Property with the goal of negotiating a Disposition and Development Agreement (the "DDA") for the development of the Property; and

WHEREAS, the Agency Board adopted Resolution No. 605 on February 22, 2011 authorizing the Executive Director to execute an Exclusive Negotiating Rights Agreement with the Developer for negotiation of a DDA (the "ENRA"); and

WHEREAS, the Agency executed an ENRA with the Developer on March 8, 2011; and

WHEREAS, the Developer seeks to acquire the Property and develop a mixed-use residential development consisting of approximately 63 rental units affordable to very low- and low-income households including commercial space for the Samuel Merritt College Clinic, a retail space and preservation of the historic florist shop located on the Property (Development); and

WHEREAS, the Agency has provided a loan (Loan) from the Low and Moderate Income Housing Fund to the Developer for predevelopment expenses related to the Development for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing pursuant to California Health and Safety Code §33334.2; and

WHEREAS, the Agency and the City have entered into a Property Conveyance Agreement conveying the Property to the City and wherein the City assumed the Agency's rights and obligations under the ENRA to cause development of the Property consistent with the Redevelopment Plan and the Property's intended use for the purposes of developing affordable housing units; and

WHEREAS, the City adopted Resolution No. 2012-04 on January 17, 2012 electing to retain the housing assets and functions previously performed by the Agency in accordance with Section 34176 of the Redevelopment Law and becoming the housing successor to the El Cerrito Redevelopment Agency; and

WHEREAS, the Agency was dissolved effective February 1, 2012 pursuant to the State Budget bill ABX1 26 (the "Dissolution Act") and all housing assets, less the unencumbered housing balance, and obligations of the former Agency were transferred to the City as housing successor by operation of law; and

WHEREAS, the City Council desires to extend the negotiating period of the Exclusive Negotiating Rights Agreement to June 8, 2013 subject to the Developer's written consent to such extension; and whereas an extension of the ENRA also extends the Right of Entry between the Developer and the City dated March 8, 2011 for the Property.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council finds that the above recitals are accurate.
2. The City Council hereby authorizes and directs the City Manager to prepare and execute an extension of the Exclusive Negotiating Rights Agreement to June 8, 2013 on behalf of the City as housing successor, and related documents and to take such other actions as are appropriate to effectuate the purposes of this Resolution.
3. Nothing in this Resolution shall affect the City's policy discretion in granting or denying any potentially necessary Planning Approvals or other entitlements.
4. This Resolution shall become effective immediately upon its adoption.

I CERTIFY that at the regular meeting on May 15, 2012, the City Council of the City of El Cerrito passed this resolution by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS of this action, I have hereunto set my hand and affixed the official Seal of said City, this ____ day of May, 2012.

Cheryl Morse, City Clerk

Approved:

William C. Jones III, Mayor

EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT

This Exclusive Negotiating Rights Agreement (this "Agreement") is entered into as of this 8 day of March, 2011 (the "Effective Date"), by and between the El Cerrito Redevelopment Agency (the "Agency"), and Eden Housing, Inc., a California nonprofit public benefit corporation ("Developer").

RECITALS

A. The Agency is responsible for the implementation of the El Cerrito Redevelopment Plan (the "Redevelopment Plan") to redevelop the El Cerrito Redevelopment Project Area (the "Project Area") consistent with the policies and standards of the General Plan of the City of El Cerrito (the "City"). The goals of the Redevelopment Plan include, but are not limited to, the alleviation of blighting conditions, the stimulation of economic development, the creation of job opportunities and the creation of housing opportunities that serve the full spectrum of households in the City in the Project Area. Amongst the goals of the Redevelopment Plan is the revitalization of the Civic Center/Midtown area which is located within the Project Area. Revitalization of the Civic Center/Midtown area entails the provision of affordable housing, meeting the community's housing needs, supporting mixed-use development appropriate to the area's Transit Oriented Mixed-Use zoning and the incorporation of a civic or community-serving use such as a senior center.

B. The Agency acquired 10860 and 10848 San Pablo Avenue (the "Property") located in the Civic Center/Midtown area for the purposes of increasing, improving and preserving the community's supply of low and moderate income housing and, in part, used Housing Fund monies to purchase the Property pursuant to California Health and Safety Code Section 33334.2.

C. The Agency issued a request for qualification and proposals (RFQ/P) from housing developers to solicit interest in redeveloping the Property as a residential mixed-use development including affordable housing consistent with California Health and Safety Code Section 33334.2 and the City of El Cerrito General Plan.

D. In connection with the RFQ/P, the Developer submitted a response dated June 21, 2010 (the "Developer Response"), setting forth a development proposal described in Exhibit A. The Developer Response includes sixty-four (64) rental units to be developed by Developer. The rental units proposed in the Developer Response consist of two (2) studio apartments, sixty (60) one-bedroom apartments and two (2) two-bedroom apartments, one (1) of which will be utilized as a management unit. The Developer Response also provides for up to four thousand six hundred fifty (4,650) square feet of commercial space. The Developer Response proposes using two thousand four hundred (2,400) square feet of the commercial space for a health clinic. The remaining two thousand two hundred fifty (2,250) square feet are proposed as neighborhood-serving retail or professional office flex space.

E. The Agency, after reviewing all the submitted proposals, determined that the Developer's proposal most closely meets the Agency's goals for development of the property, and the Developer is the most qualified developer of those who submitted proposals.

F. Based on a review of the Developer's Proposal, the Agency directed Agency staff to negotiate with the Developer to achieve the completion of the Development.

G. The Agency and the Developer desire to seek to negotiate the terms of a Disposition and Development Agreement ("DDA") which would provide for the development of a project consistent with Developer Response ("Development").

H. Completion of the Development will assist in ameliorating blighting influences in the El Cerrito Redevelopment Project Area, will serve as a catalyst for redevelopment throughout the Project Area and will provide necessary, affordable housing for seniors at affordable housing costs pursuant to California Health and Safety Code Section 33334.2.

I. The purpose of this Agreement is to establish procedures and standards for the negotiation by the Agency and the Developer of the DDA. As more fully set forth in Section 3.1 below, the parties acknowledge and agree that this Agreement in itself does not obligate either party to acquire or convey any property, does not grant the Developer the right to develop the Development, and does not obligate the parties to undertake any activities or costs, except for the preliminary analysis and negotiations contemplated by this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree as follows:

ARTICLE 1.

EXCLUSIVE NEGOTIATIONS RIGHT

Section 1.1 Good Faith Negotiations. The Agency and the Developer shall negotiate diligently and in good faith, during the Negotiating Period described in Section 1.2, the terms of the DDA. The RFP and the Developer Response shall serve as a guide in the negotiation of the DDA, although the parties acknowledge that review of additional information and further discussion may lead to refinement and revision of the development concepts and business terms set forth in the RFP, and the Developer Response. During the Negotiating Period, the parties shall use good faith efforts to accomplish the respective tasks outlined in Article 2 to facilitate the negotiation of a mutually satisfactory DDA.

Among the issues to be addressed in the negotiations are: the terms of any Agency financial assistance; preconditions for conveyance of Property; the development schedule for the

Development; financing of the Development by the Developer; management of the Development; design and aesthetic considerations of the Development; and similar matters.

Section 1.2 Negotiating Period. The negotiating period (the "Negotiating Period") under this Agreement shall be one (1) year, commencing on the Effective Date, subject to extension by mutual agreement of the parties in writing. The Negotiating Period may be extended on the Agency's behalf for up to ninety (90) days by the Executive Director of the Agency if, in the Executive Director's judgment, sufficient progress toward a mutually acceptable DDA has been made during the initial one (1) year negotiating period to merit such extension. If, pursuant to Section 2.8, the City determines that a Environmental Impact Report is required, the Negotiating Period shall be automatically extended for an additional one hundred eighty (180) days beyond the initial one year period.

If the DDA has not been executed by the Agency and the Developer by the expiration of the Negotiating Period (as the Negotiating Period may be extended by operation of the preceding paragraph), then this Agreement shall terminate and neither party shall have any further rights or obligations under this Agreement. If the DDA is executed by the Agency and the Developer, then upon such execution, this Agreement shall terminate, and all rights and obligations of the parties shall be as set forth in the executed DDA.

Section 1.3 Exclusive Negotiations. During the Negotiating Period (as such Negotiating Period may be extended by operation of Section 1.2), the Agency shall not negotiate with any entity, other than the Developer, regarding the development of the Property.

Section 1.4 Good Faith Deposit. In consideration for this Agreement, the Developer has, prior to execution of this Agreement by the Agency, provided to the Agency a cash deposit of Twenty Five Thousand Dollars (\$25,000) (the "Good Faith Deposit"). During the term of this Agreement, the Agency may (but shall not be required to) invest the Good Faith Deposit for purposes of earning interest thereon. The Good Faith Deposit is in addition to any fees the Developer may be required to pay the City or the Agency for processing of applications including the fees required for the preparation of CEQA documents.

The Agency may from time to time deduct funds from the Good Faith Deposit to pay the costs and consulting fees actually and reasonably incurred and documented by the Agency in connection with preparing and implementing this Agreement. Within fifteen (15) days after deducting funds from the Good Faith Deposit for such purposes, the Agency shall deliver to the Developer a statement describing the amount deducted and the costs and expenses being paid with such amount.

If this Agreement is terminated without execution of a DDA for any reason other than the Developer's breach of its obligations pursuant to this Agreement, then the Good Faith Deposit and any interest earned thereon shall be refunded promptly to the Developer, except that the Agency may retain the amount of costs and consulting fees actually and reasonably incurred and documented by the Agency in connection with preparing and implementing this Agreement.

If this Agreement is terminated by the Agency due to a breach of the Developer's obligations pursuant to this Agreement, the Good Faith Deposit and any interest earned thereon shall be retained by the Agency, as more fully provided in Section 3.7.

If performance of this Agreement results in execution of a DDA, the disposition of the Good Faith Deposit and any interest earned thereon shall be as set forth in the DDA.

Section 1.5 Identification of Developer Representative. The Developer's representatives to negotiate the DDA with the Agency are Linda Mandolini, Andrea Papanastassiou and Katie Lamont. Communications from the Agency to the Developer under this Agreement shall be transmitted in accordance with the provisions of Section 3.2.

ARTICLE 2. NEGOTIATION TASKS

Section 2.1 Overview. To facilitate negotiation of the DDA, the parties shall use reasonable good faith efforts to accomplish the tasks set forth in this Article 2 in a timeframe that will support negotiation and execution of a mutually acceptable DDA prior to the expiration of the Negotiating Period.

Section 2.2 Site and Architectural Plans. No later than sixty (60) days after the execution of this Agreement, the Developer shall prepare and submit to the Agency a proposed site plan and architectural drawings identifying the location, general configuration, and proposed design characteristics of the Development to the extent such site plan has changed since the Developer submitted the Developer Proposal. Thereafter, the parties shall consider appropriate refinements and modifications to such site plan and drawings, and for that purpose shall: (a) participate in a process which is mutually developed and agreed to by the Agency, the City and the Developer, to obtain and consider community input regarding the design of the Development; and (b) conduct discussions with appropriate City representatives regarding the site plan and drawings and the procedures for submittal and processing of an application for land use entitlements for the Development should a DDA be executed and become effective.

Section 2.3 Financing and Costs of Development. No later than ninety (90) days after the execution of this Agreement, the Developer shall provide the Agency with a detailed financial analysis for the Development containing, among other matters, a sources and uses for the Development, development budget and operating proforma setting forth the costs and revenues associated with developing and operating the Development. In the event that the sources and uses indicate that there is a gap in the available sources, the Developer shall identify the amount of the gap. Upon submission of the financial analysis, the Agency and the Developer shall meet to discuss possible options for filling any identified gap.

Section 2.4 Schedule of Performance. No later than ninety (90) days after execution of this Agreement, the Developer shall provide the Agency with a proposed detailed schedule of performance for the Development which shall include, but not be limited to: (a) the dates for obtaining land use entitlements and financing commitments for the Development, (b) the date for

the submittal of construction plans to the City, (c) the date for obtaining financing commitments; (d) the date for satisfaction of all preconditions to conveyance, (e) the date for close of escrow on the Development Site, and (f) the dates for the commencement and completion of construction of the Development.

Section 2.5 Due Diligence Regarding Physical Condition and Title. During the Negotiating Period, the Developer and the Agency shall conduct any and all investigations they deem necessary to negotiate the terms to be contained in the DDA.

Section 2.6 Reports. Unless otherwise waived by the receiving party, each party shall provide the other with copies of all reports, studies, analyses, correspondence and similar documents (but excluding detailed property appraisals, summary appraisals only need to be provided, and confidential or proprietary information) prepared or commissioned by each party with respect to this Agreement and the Development, promptly upon their completion.

Section 2.7 Organizational Documents. Prior to the execution of a DDA, if the Developer intends to form a limited partnership or other entity to undertake the development of the Property, the Developer shall provide the Agency with copies of articles of incorporation, operating agreements or other organizational documents for any such entity.

Section 2.8 Entitlements and Environmental Review. The Developer shall be required to apply for any permits and approvals necessary for the Development in accordance with the City's standard application process and shall be subject to all of the City's normal fees for any required approvals. Upon receipt of the necessary applications for the required entitlements, the City or the Agency shall initiate the preparation of any environmental documentation required by the California Environmental Quality Act ("CEQA") for consideration of approval of the entitlements and DDA; provided, that nothing in this Agreement shall be construed to compel the Agency or the City to approve or make any particular findings with respect to such CEQA documentation or the entitlements. The Developer shall pay the City or the Agency for all costs associated with the preparation of the CEQA document. The Developer shall provide such information about the Development as may be required to enable the Agency or the City to prepare or cause preparation and consideration of any CEQA-required document, and shall otherwise generally cooperate with the Agency to complete this task. In addition, the Developer shall pay to the City or the Agency, as applicable, the standard City CEQA processing fee.

Section 2.9 Section 33433 Report. The Agency shall prepare the necessary documentation pursuant to Section 33433(a)(2)(B) of the California Health and Safety Code to be submitted to the Agency Board and the City Council of the City of El Cerrito in conjunction with the Agency's and the City's consideration of any DDA that is prepared under this Agreement.

Section 2.10 Progress Reports. From time to time as reasonably agreed upon by the parties, each party shall make written progress reports via electronic mail, facsimile or regular mail advising the other party on studies being made and matters being evaluated by the reporting party with respect to this Agreement and the Development.

ARTICLE 3.
GENERAL PROVISIONS

Section 3.1 Limitation on Effect of Agreement. This Agreement shall not obligate either the Agency or the Developer to enter into the DDA. By execution of this Agreement, the Agency is not committing itself to or agreeing to undertake acquisition, disposition, or exercise of control over any property. Execution of this Agreement by the Agency is merely an agreement to conduct a period of exclusive negotiations in accordance with the terms hereof, reserving for subsequent Agency and City Council action the final discretion and approval regarding the execution of any DDA and all proceedings and decisions in connection therewith. Any DDA resulting from negotiations pursuant to this Agreement shall become effective only if and after such DDA has been considered and approved by the Agency Board and, if required by law, the City Council of the City, following conduct of all legally required procedures, and executed by duly authorized representatives of the Agency and the Developer. Until and unless the DDA is signed by the Developer, approved by the Agency Board, and executed by the Agency, no agreement drafts, actions, deliverables or communications arising from the performance of this Agreement shall impose any legally binding obligation on either party to enter into or support entering into the DDA or be used as evidence of any oral or implied agreement by either party to enter into any other legally binding document.

Section 3.2 Notices. Formal notices, demands and communications between the Agency and the Developer shall be sufficiently given if, and shall not be deemed given unless, dispatched by certified mail, postage prepaid, return receipt requested, or sent by express delivery or overnight courier service, to the office of the parties shown as follows, or such other address as the parties may designate in writing from time to time:

Agency: El Cerrito Redevelopment Agency
10890 San Pablo Avenue
El Cerrito, CA 94530-2323
Attention: Executive Director

Developer: Eden Housing, Inc.
22645 Grand Street
Hayward, CA 94541
Attention: Executive Director

Such written notices, demands and communications shall be effective on the date shown on the delivery receipt as the date delivered or the date on which delivery was refused.

Section 3.3 Costs and Expenses. Each party shall be responsible for its own costs and expenses in connection with any activities and negotiations undertaken in connection with this Agreement, and the performance of each party's obligations under this Agreement.

Section 3.4 No Commissions. Neither party shall be liable for any real estate commissions or brokerage fees that may arise from this Agreement or any DDA resulting from

this Agreement. The parties represent and warrant that they have not engaged any brokers, agents or finders in connection with this transaction. The Developer shall defend and hold the Agency harmless from any claims by any broker, agent or finder retained by the Developer. The Agency shall defend and hold the Developer harmless from any claims by any broker, agent or finder retained by the Agency.

Section 3.5 Defaults and Remedies.

(a) Default. Failure by either party to negotiate in good faith as provided in this Agreement or to deliver any documents or information in a timely manner as required in this Agreement shall constitute an event of default hereunder. The non-defaulting party shall give written notice of a default to the defaulting party, specifying the nature of the default and the required action to cure the default. If a default remains uncured ten (10) days after receipt by the defaulting party of such notice, the non-defaulting party may exercise the remedies set forth in subsection (b).

(b) Remedies. In the event of an uncured default by a party, the non-defaulting party's sole remedy shall be to terminate this Agreement. Following such termination, neither party shall have any further right, remedy or obligation under this Agreement, except as set forth in Section 3.4, except that if the default is the result of a Developer default, the Agency shall be entitled to retain the Good Faith Deposit.

Section 3.6 Attorneys' Fees. The prevailing party in any action to enforce this Agreement shall be entitled to recover attorneys' fees and costs from the other party.

Section 3.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

Section 3.8 Entire Agreement. This Agreement constitutes the entire agreement of the parties regarding the subject matters of this Agreement.

Section 3.9 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

Section 3.10 Assignment. Neither party shall transfer or assign any or all of its rights or obligations hereunder except with the prior written consent of the other party, which consent shall be granted or withheld in the other party's good faith discretion, and any such attempted transfer or assignment without the prior written consent of Agency shall be void.

Section 3.11 No Third Party Beneficiaries. This Agreement is made and entered into solely for the benefit of the Agency and the Developer and no other person shall have any right of action under or by reason of this Agreement.

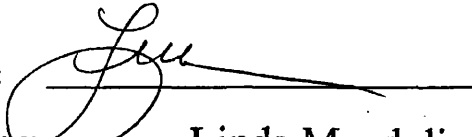
Section 3.12 Actions By The Agency. Whenever this Agreement calls for or permits the approval, consent, authorization or waiver of the Agency, the approval, consent,

authorization, or waiver of the Agency Executive Director shall constitute the approval, consent, authorization or waiver of the Agency without further action of the Agency Board.

IN WITNESS WHEREOF, this Agreement has been executed, in triplicate, by the parties on the date first above written.

DEVELOPER:

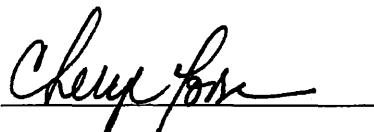
EDEN HOUSING, INC., a California nonprofit
public benefit corporation

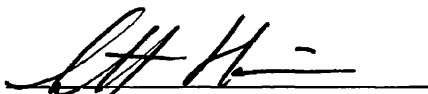
By: 
Name: Linda Mandolini
Its: Executive Director

AGENCY:

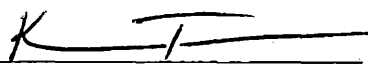
ATTEST:

EL CERRITO REDEVELOPMENT AGENCY, a
public body, corporate and politic

By: 

By: 
Name: Scott Hanin
Its: Executive Director

APPROVED AS TO FORM:

By: 
Agency Special Counsel



ECONOMIC DEVELOPMENT DEPARTMENT

March 1, 2012

Ms. Linda Mandolini
Executive Director
Eden Housing, Inc.
22645 Grand Street
Hayward, CA 94541

Re: 90-day Extension of Exclusive Negotiation Rights Agreement for 10848 & 10860 San Pablo Avenue, El Cerrito

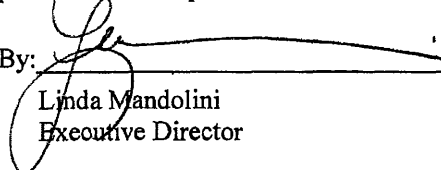
Dear Ms. Mandolini:

Eden Housing, Inc. and the El Cerrito Redevelopment Agency entered into that certain Exclusive Negotiating Rights Agreement dated March 8, 2011 ("Agreement") providing Eden with the exclusive rights to negotiate a disposition and development agreement with the El Cerrito Redevelopment Agency for certain property located at 10860 and 10848 San Pablo Avenue, El Cerrito (the "Property"). On March 22, 2011, the El Cerrito Redevelopment Agency assigned its rights and obligations with respect to the Agreement to the City of El Cerrito. Pursuant to Section 1.2 of the Agreement, the City, acting through its City Manager, may extend the initial one year Negotiating Period set forth in the Agreement by 90 days if, in the City Manager's judgment, sufficient progress has been made toward a mutually acceptable DDA. The City has determined that sufficient progress has been made and pursuant to this letter agreement is hereby extending the Negotiating Period of the Agreement by 90 days to June 6, 2012, subject to Eden consenting to such extension by signing this agreement as indicated below.

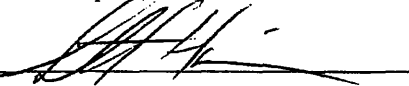
In conjunction with the extension of the Agreement, the City is also extending the term of the Right of Entry between Eden Housing Inc. and the El Cerrito Redevelopment Agency dated March 8, 2011 for the Property.

Please sign two copies of this agreement and return one fully executed original to Hilde Myall at our offices.

EDEN HOUSING, INC., a California nonprofit
public benefit corporation

By: 
Linda Mandolini
Executive Director

CITY OF EL CERRITO, a public body,
corporate and politic

By: 
Scott Hanin
City Manager

Cc: Hilde Myall, City of El Cerrito
Karen Tiedemann, Goldfarb & Lipman



ECONOMIC DEVELOPMENT DEPARTMENT

_____, 2012

Ms. Linda Mandolini
Executive Director
Eden Housing, Inc.
22645 Grand Street
Hayward, CA 94541

Re: Extension of Exclusive Negotiation Rights Agreement for 10848 & 10860 San Pablo Avenue, El Cerrito

Dear Ms. Mandolini:

This letter agreement ("ENRA Letter Agreement") is to extend by mutual consent the Negotiating Period of the Exclusive Negotiating Rights Agreement (the "Agreement") dated March 8, 2011 between Eden Housing, Inc. and the El Cerrito Redevelopment Agency for the property located at 10848 and 10860 San Pablo Avenue, El Cerrito (the "Property"). On March 22, 2011, the El Cerrito Redevelopment Agency assigned its rights and obligations with respect to the Agreement to the City of El Cerrito. Pursuant to Section 1.2 of the Agreement, the parties may extend the initial Negotiating Period of the Agreement by 90 days by providing written consent. The City of El Cerrito hereby agrees, pursuant to the written consent provided herein by the Executive Director of Eden Housing, Inc., to extend the Negotiating Period of the Agreement to June 8, 2013.

This letter agreement also extends the Right of Entry between Eden Housing Inc. and the El Cerrito Redevelopment Agency dated March 8, 2011 for the Property.

IN WITNESS WHEREOF, this Agreement has been executed, in triplicate, by the parties on the date first above written.

EDEN HOUSING, INC., a California nonprofit
public benefit corporation

CITY OF EL CERRITO, a public body,
corporate and politic

By: _____

Linda Mandolini
Executive Director

By: _____

Scott Hanin
City Manager

Cc: Hilde Myall, City of El Cerrito
Karen Tiedemann, Goldfarb & Lipman
Woody Karp, Eden Housing, Inc.