



# CITY OF ALAMEDA

## Final User Fee Study Report

*For the:*

Planning, Building & Transportation  
Department

*and*

Public Works Department

March 14, 2019

Prepared by:

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# 1. EXECUTIVE SUMMARY

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NBS performed a User Fees Study (Study) for the City of Alameda (City). The purpose of this report is to describe the Study's findings and recommendations, which intend to defensibly update and establish user and regulatory fees for service for the City of Alameda, California.

California cities impose user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. First, cities may perform broad activities related to their local policing power and other service authority as defined in Article XI, Sections 7 and 9. Second, cities may establish fees for service through the framework defined in Article XIII C, Section 1. Under this latter framework, a fee may not exceed the estimated reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity under the control of the individual/entity on which the fee is imposed. For example, the individual/entity requests service of the municipality or his or her actions specifically cause the municipality to perform additional activities. In this manner, the service or the underlying action causing the municipality to perform service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside requirements for imposition of taxes, special taxes, or fees imposed as incidences of property ownership.

The City's chief purposes in conducting this Study were to ensure that existing fees do not exceed the costs of service and to provide an opportunity for the City Council to re-align fee amounts with the adopted cost recovery policies. Conducting a comprehensive user fee Study is not an annual requirement; it becomes worthwhile only over time as significant shifts in organization, local practices, legislative values, or legal requirements change. In NBS' experience, a comprehensive analysis such as this should be performed every three to five years.

## 1.1 Findings

This Study examined user and regulatory fees charged by the City's Planning, Building & Transportation Department as well as the Public Works Department. A study of these fees was last completed by the City five years ago and this effort reviews and the data and assumptions supporting the City's fees for service. The Study identified approximately \$3.2 million currently collected per year from fees for service, versus \$4.7 million of eligible costs for recovery from fees for service. The following table provides a summary of results:



**TABLE 1. REPORT SUMMARY**

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning	\$ 472,214	\$ 793,643	\$ (321,429)	59%	\$ 791,076	99.7%
Building	\$ 2,382,353	\$ 2,981,508	\$ (599,155)	80%	\$ 2,964,743	99.4%
Public Works / Engineering	\$ 361,864	\$ 901,602	\$ (539,738)	40%	\$ 381,676	42%
<b>Total</b>	<b>\$ 3,216,430</b>	<b>\$ 4,676,753</b>	<b>\$ (1,460,322)</b>	<b>69%</b>	<b>\$ 4,137,495</b>	<b>88%</b>

As shown, the City is recovering approximately 69% of costs associated with providing these user and regulatory fee related services. Should the Council adopt fee levels at 100% of the full cost recovery amounts determined by this Study, an additional \$1.46 million in costs could be recovered.

However, as discussed in Section 1 of this report, there are often reasons for adopting fees at less than the calculated full cost recovery amount. As such, City staff provided initial recommended fee amounts for Council's consideration. If Council elects to adopt fee levels at staff's initial recommendations, an additional \$921,000 in costs could be recovered, for an 88% cost recovery outcome for services provided.

## 1.2 Report Format

This report documents analytical methods and data sources used throughout the Study, presents findings regarding current levels of cost recovery achieved from user and regulatory fees, discusses recommended fee amounts, and provides a comparative survey of fees to neighboring agencies for similar services.

- Section 2 of the report outlines the foundation of the Study and general approach
- Sections 3 through 5 discuss the results of the cost of service analysis performed, segmented by category of fee and/or department. The analysis applied to each category/department falls into studies of: the fully burdened hourly rate(s), the calculation of the costs of providing service, the cost recovery policies of each fee category, and the staff-recommended fees for providing services.
- Section 6 provides the grand scope conclusions of the analysis provided in the preceding sections
- Appendices to this report include additional analytical details and a comparison of fees imposed by neighboring agencies for similar services

## 2. INTRODUCTION AND FUNDAMENTALS

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### 2.1 Scope of Study

The following is a summarized list of fees studied for the Planning, Building & Transportation Department and Public Works Department:

#### Planning Division:

- Accessory Dwelling Unit Clearances
- Appeals
- Zoning Change / General Plan Amendment
- Design Review
- Historic Preservation
- Use Permits and Variances
- Sign Permits
- Time Extensions
- Preliminary Review
- Master Plan and Planned Development Areas
- Density Bonus Application
- Project Agreements
- Parcel / Subdivision Maps
- Environmental Review
- Business License Zoning Review
- Review of Building Plans
- Other types of Planning entitlements and permits

#### Building Division:

- Processing, Plan Review, and Inspection of New Construction, Additions and Major Remodels
- Miscellaneous Minor Residential and Commercial Permits
- Mechanical, Plumbing, Electrical Permits

#### Public Works Department:

- Support to Planning Entitlement Review
- Final Map Review
- Improvement Plan Review/Inspection
- Maps, Prints, Plans and Specifications
- Parking Signs
- Permit Parking Program
- Right-of-Way Permits
- Solid Waste and Recycling Permits/Hauling Fees (C&D)
- Sewer Lateral Permit
- Storm Water
- Street Tree Installation
- Miscellaneous Public Works/Engineering Permit Fees

The fees examined in this Study specifically excluded development impact fees, utility rates, and any special tax assessments, all of which fall under distinct analytical and procedural requirements different from the body of user/regulatory fees analyzed in this effort. Additionally, this Study excluded facility and equipment rental rates, as well as most of fines and penalties imposed by the City for violations to its requirements or codes. (The City is not limited to the costs of service when charging for entrance to or use of government property, or when imposing fines and penalties.)

## 2.2 Methods of Analysis

There are three phases of analysis completed for each City department or program studied:

1. Cost of service analysis
2. Fee establishment
3. Cost recovery evaluation

### 2.2.1 COST OF SERVICE ANALYSIS

This cost of service analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to an activity or service, including the real-time provision of the service. Indirect costs are those that support provision of services in general but cannot be directly or easily assigned to a singular activity or service.

Components of the full cost of service include direct labor costs, indirect labor costs, specific direct non-labor costs where applicable, allocated non-labor costs, and allocated Citywide overhead. Definitions of these cost components are as follows:

- ¶ **Labor costs** – Salary, wages and benefits expenses for City personnel specifically involved in the provision of services and activities to the public.
- ¶ **Indirect labor costs** – Personnel expenses supporting the provision of services and activities. This can include line supervision and departmental management, administrative support within a department, and staff involved in technical activities related to the direct services provided to the public.
- ¶ **Specific direct non-labor costs** – Discrete expenses incurred by the City due to a specific service or activity performed, such as contractor costs, third-party charges, and very specific materials used in the service or activity. (In most fee types, this component is not used, as it is very difficult to directly assign most non-labor costs at the activity level.)
- ¶ **Allocated indirect non-labor costs** – Expenses, other than labor, involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, rather than directly assigned to fee categories.
- ¶ **Allocated indirect organization-wide overhead** – Expenses, both labor and non-labor, related to agency-wide support services. Support services include general administrative services such as City Manager, Finance, etc. An agency's support services departments assist the direct providers of public service. The amount of costs attributable to each department or program

included in this Study were sourced from a separate Indirect Cost Calculation, provided by the City's Finance Department.

All cost components in this Study use annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by the City in the provision of all services and activities agency-wide.

Nearly all of the fees under review in this Study require specific actions on the part of City staff to provide the service or conduct the activity. Because labor is the primary underlying factor in these activities, the Study expresses the full cost of service as a fully burdened cost per labor hour. NBS calculates a composite, fully burdened, hourly rate for each department, division, program, or activity, as applicable to the specific organization and needs of each area studied. The rate serves as the basis for further quantifying the average full cost of providing individual services and activities.

Deriving the fully burdened labor rate for each department, and various functional divisions within a department, requires two figures: the full costs of service and the number of hours available to perform those services. The full costs of service are quantified through the earlier steps described in this analysis. NBS derives the hours available from a complete listing of all City employees and/or hours of service available from contracted professionals.

The City has supplied NBS with the total number of paid labor hours for each function/service within the Planning, Building & Transportation Department and the Public Works Department. These available hours represent the amount of productive time available for providing both fee-recoverable and non-fee recoverable services and activities. The productive labor hours divided into the annual full costs of service equals the composite fully burdened labor rate. Some agencies also use the resulting rates for other purposes than setting fees, such as when the need arises to calculate the full cost of general services or structure a cost recovery agreement with another agency or third party.

Fully burdened labor rates applied at the individual fee level estimate an average full cost of providing each service or activity. This step required the development of staff time estimates for the services and activities listed in the City's fee schedule. For all fee programs studied, time tracking records (if available) were useful in identifying time spent providing general categories of service (e.g. division administration, plan review, inspection, public information assistance, etc.). However, the City does not systematically track activity service time for all departments or all individual fee-level services provided. Consequently, interviews and questionnaires were used to develop the necessary data sets describing estimated labor time. In many cases, the City estimated the average amount of time (in minutes and hours) it would take to complete a typical occurrence of each service or activity considered.

It should be noted that the development of these time estimates was not a one-step process: estimates received were carefully reviewed by both NBS and departmental management to assess the reasonableness of such estimates. Based on this review, the City reconsidered its time estimates until both parties were comfortable that the fee models reasonably reflected the average service level provided by the City. Then, time estimates were applied to the appropriate fully burdened labor rate to yield an average total cost of the service or activity.

## 2.2.2 FEE ESTABLISHMENT

Establishing fees also includes a range of considerations, as described below:

- N **Addition to and deletion of fees** – The Study’s process provided the department the opportunity to propose additions and deletions to their fee schedules, as well as rename, reorganize, and clarify fees imposed. Many such revisions better conform fees to current practices, as well as improve the calculation of fees owed by an individual, the application of said fees, and the collection of revenues. Beyond this, some additions to the fee schedule were simply identification of existing services or activities performed by City staff for which no fee is currently charged.
- N **Revision to the structure of fees** – In most cases, the current structure of fees did not change; the focus is to recalibrate the fee amount to match the costs of services. In several cases, however, fee categories and fee names were simplified or re-structured to increase the likelihood of full cost recovery, or to enhance the fairness of how the fee applies to various types of fee payers.
- N **Documentation of tools to calculate special cost recovery** – The City’s fee schedule should include the list of fully burdened rates developed by the Study. Documenting these rates in the fee schedule provides an opportunity for the City Council to approve rates for cost recovery under a “time and materials” approach. It also provides clear publication of those rates, so fee payers of any uniquely determined fee can reference the amounts. The fee schedule should provide language that supports special forms of cost recovery for activities and services not contemplated by the adopted Master Fee Schedule. These rare instances use the published rates to estimate a flat fee, or bill on an hourly basis, at the discretion of the director of each department.

## 2.2.3 COST RECOVERY EVALUATION

The NBS fee model compares the existing fee for each service or activity to the average total cost of service quantified through this analysis. A cost recovery rate of 0% identifies no current recovery of costs from fee revenues (or insufficient information available for evaluation). A rate of 100% means that the fee currently recovers the full cost of service. A rate between 0% and 100% indicates partial recovery of the full cost of service through fees. A rate greater than 100% means that the fee exceeded the full cost of service.

User fees and regulatory fees examined in this Study should not exceed the full cost of service. In other words, the cost recovery rate achieved by a fee should not be greater than 100%. In most cases, imposing a fee above this threshold could require the consensus of the voters.

NBS also assists with modeling the “recommended” or “targeted” level of cost recovery for each fee, always established at 100%, or less, than the calculated full cost of service. Targets and recommendations always reflect agency-specific judgments linked to a variety of factors, such as existing City policies, agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others.



A general means of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question.

- N To what degree does the public at large benefit from the service?
- N To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity completely benefits the public at large, there is generally little to no recommended fee amount (i.e., 0% cost recovery), reflecting that a truly public-benefit service is best funded by the general resources of the City, such as General Fund revenues (e.g., taxes). Conversely, when a service or activity completely benefits an individual or entity, there is generally closer to or equal to 100% of cost recovery from fees, collected from the individual or entity. An example of a completely private benefit service may be a request for exemption from a City regulation or process.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following other factors and considerations may influence or supplement the public/private benefit perception of a service or activity:

- N If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- N Will increasing fees result in non-compliance or public safety problems?
- N Are there desired behaviors or modifications to behaviors of the service population helped or hindered through the degree of pricing for the activities?
- N Does current demand for services support a fee increase without adverse impact to the citizenry served or current revenue levels? (In other words, would fee increases have the unintended consequence of driving away the population served?)
- N Is there a good policy basis for differentiating between type of users (e.g., residents and non-residents, residential and commercial, non-profit entities and business entities)?
- N Are there broader City objectives that inform a less than full cost recovery target from fees, such as economic development goals and local social values?

Because this element of the Study is subjective, NBS provides the cost of service calculation based on 100% full cost recovery as well as the framework for the City to adjust in accordance with the City's goals as pertains to code compliance, cost recovery, economic development, and social values.

#### **2.2.4 COMPARATIVE FEE SURVEY**

Appendix B presents the results of the Comparative Fee Survey for the City of Alameda. Often policy makers request a comparison of their jurisdiction's fees to surrounding or similar communities. The purpose of a comparison is to provide a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments.

NBS worked with the City to choose five comparative agencies: San Leandro, Fremont, Berkeley, Walnut Creek and Newark. The following should be noted about the general approach to, and use of, comparative survey data:

- Comparative surveys do not provide information about the cost recovery policies or procedures inherent in each comparison agency.
- A “market based” decision to price services below the full cost of service calculation, is the same as deciding to subsidize that service.
- Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services. NBS did not perform the same level of analysis provided for this Study on the comparative agencies’ fees.
- Comparative fee survey efforts are often non-conclusive for many fee categories. Comparison agencies typically use varied terminology for provision of similar services.

In general, NBS reasonably attempts to source each comparison agency’s fee schedule from the Internet and compile a comparison of fee categories and amounts for the most readily comparable fee items that match the client’s existing fee structure.

### 2.2.5 DATA SOURCES

The following data sources were used to support the cost of service analysis and fee establishment phases of this Study:

- The City of Alameda’s Adopted Budget for Fiscal Year 2018-2019
- Prevailing fee schedules
- Annual workload data provided by each division studied

The City’s adopted budget is the most significant source of information affecting cost of service results. NBS did not audit or validate the City’s financial management and budget practices, nor was cost information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This Study has accepted the City’s budget as a legislatively adopted directive describing the most appropriate and reasonable level of City spending. Consultants accept the City Council’s deliberative process and ultimate acceptance of the budget plan and further assert that through that legislative process, the City has yielded a reasonable expenditure plan, valid for use in setting cost-based fees.

Original data sets also support the work of this Study: primarily, estimated or tracked time at various levels of detail. To develop these data sets, consultants prepared questionnaires and conducted interviews with each division. In the fee establishment phase of the analysis, each division supplied estimates of average time spent providing a service or activity corresponding with an existing or new fee. NBS and City management reviewed and questioned responses to ensure the best possible set of estimates.

### 3. PLANNING FEES

The City of Alameda's Planning Division is responsible for helping the City Council plan for Alameda's future growth and development. They review development proposals for compliance with the federal, state and local laws and policies, as well as provide public assistance on obtaining planning approvals in the Permit Center. The Planning Division supports the City's Planning Board and the Historical Advisory Board.

#### 3.1 Cost of Service Analysis

The following table shows the Planning Division's estimated annual full cost of providing services and fully-burdened cost per hour.

**TABLE 2. FULLY BURDENED HOURLY RATE**

Cost Element	Advance Planning Duties	Public Information	Direct Permitting Services	Total
Labor	\$ 180,094	\$ 105,661	\$ 384,868	\$ 670,623
Recurring Non-Labor	152,549	16,163	58,874	227,586
Department / Citywide Overhead	54,285	31,849	127,357	213,491
Division Administration	164,538	65,348	242,855	472,742
<b>Division Total</b>	<b>\$ 551,467</b>	<b>\$ 219,021</b>	<b>\$ 813,953</b>	<b>\$ 1,584,441</b>
Cost Recovery Targeted from Fees	0%	50%	100%	58%
Amount Targeted for Consideration in Billings/Fees	-	109,510	813,953	923,464
Amount Requiring Another Funding Source	551,467	109,510	-	660,978
<b>Fully Burdened Hourly Rate</b>	<b>\$ -</b>	<b>\$ 26</b>	<b>\$ 191</b>	<b>\$ 216</b>
			<i>Reference: Direct Hours Only</i>	<b>4,267</b>

As shown, the total cost of the Planning Division per year is approximately \$1.59 million. However, the results of the Cost of Service Analysis identified \$923,000 as the reasonable targeted amount of cost for recovery in the City's fees for service, while approximately \$661,000 are recommended for recovery through funding sources other than fees. All subsequent cost of service calculations at the individual fee level assume a fully burdened hourly rate of **\$216**.

Based on Division Staff interviews, the analysis segregated the total cost of services into three primary services provided by the Division: Advanced Planning Duties, Public Information, and Direct Permitting Services. To assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- Advance Planning Duties** – Planning staff supports the ongoing maintenance and cyclical update of the City's General Plan and local zoning ordinances. These costs are not targeted for recovery in the user and regulatory fees subject to this Study but are commonly recovered as part of a separate surcharge on top of relevant planning and building. Alameda currently has a surcharge of this nature in effect.

- N **Public Information** – Planning staff responds to phone calls and general information requests that support the development review process. Typically, some portion of costs for provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Planning staff estimated that approximately 50% of these costs support land use application review activities, while the remaining costs should not be considered in the calculation of fees for services.
- N **Direct Permitting Services** – Development review and approval comprises most of this Division’s work efforts. 100% of these costs apply toward recovery from the Division’s routine types of fees for service.

Significant analytical and policy decisions revolve around inclusion of categorized activity costs in the fully burdened hourly rate. The decision of whether to apply or exclude certain costs toward recovery in fees for service stems from the basic fee setting parameters offered by the California State Constitution and Statutes, which requires that any new fee levied or existing fee increased should not exceed the estimated amount required to provide the service for which the charged.

## 3.2 Fee Establishment

In general, the City proposes to charge for some services based on a “flat” fee amount, where the fee charged is a one-time, fixed amount, per service requested. For more complex services, the City proposes to charge for services by collecting an initial deposit amount, and then charging for services on an hourly basis against that deposit.

The following is a summary of overall changes made to the City’s fee schedule for Planning:

- N Deletion of fees that are no longer used or not needed, such as:
  - o Revisions to Final Development Plan
  - o Categorical Exemption
  - o Affordable Housing Agreement Fee (now handled by another department)
- N Reorganization of fee categories or clarification of fee names to create a more user-friendly fee structure, such as:
  - o Variance permits, now combined with Use Permits
  - o Design Review
  - o Preliminary Review Application
  - o Lot Line Adjustment
  - o CEQA/Environmental Review
  - o Review of Building Plans and Permits
- N Addition of new fee categories, notated as “New” in the Current Fee / Deposit column of Appendix A.1:
  - o Accessory Dwelling Unit
  - o Tree Removal and Replacement

- Sign Program/Amendment
- Density Bonus Application
- Additional Public Hearing
- Public Art Application
- Meeting with a Project Planner

Section 2.2, *Methods of Analysis*, provides additional discussion on the Study’s approach to adding, deleting, and revising fee categories.

### 3.3 Cost Recovery Evaluation

Appendix A.1 presents the results of the detailed cost recovery analysis for the City’s Planning Division fees. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

The City’s Planning Division fees currently recover approximately 59% of the total cost of providing services. As shown in the following table, the City collects approximately \$472,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$794,000.

**TABLE 3. COST RECOVERY OUTCOMES**

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Planning	\$ 472,214	\$ 793,643	\$ (321,429)	59%	\$ 791,076	99.7%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, the Planning Division, considered appropriate cost recovery levels at or below that full cost. The “Recommended Fee / Deposit Level” column in Appendix A.1 displays City staff’s initial recommended fee amounts.

City staff recommends all fees to recover 100% of the costs of providing services. For fee categories designed to collect an initial “deposit”, City staff recommends setting deposit levels by rounding down the Study’s outcomes to the nearest thousand dollars.

These initial recommendations for adjusted fee amounts are projected to recover approximately 99.7% of the total costs of providing fee related services, assuming current demand for services stays constant.



## 4. BUILDING FEES

The City of Alameda's Building Division supports construction permitting functions at the Permit Center, including public information, application review and acceptance, routing, fee collection, and issuance of all permit applications. This program manages the review of plans for work being performed within city limits to ensure compliance with required standards and regulations. The program also provides daily inspections of construction, plumbing, electrical, and mechanical work at job sites to ensure all work conforms to current code requirements.

### 4.1 Cost of Service Analysis

The following table shows the Building Division's estimated annual full cost of providing services and fully-burdened cost per hour.

**TABLE 4. FULLY BURDENED HOURLY RATE**

Cost Element	Public Information and Assistance	Building Related Code Enforcement	Direct Permitting Services	Total
Labor	\$ 120,924	\$ 38,518	\$ 948,746	\$1,108,188
Recurring Non-Labor	35,471	11,299	278,303	325,073
Core Staffing Level Reserve	5,179	1,650	40,631	47,459
Department / Citywide Overhead	25,674	8,178	241,356	275,208
Division Administration	108,006	34,403	870,423	1,012,832
<b>Division Total</b>	<b>\$ 295,254</b>	<b>\$ 94,048</b>	<b>\$ 2,379,458</b>	<b>\$2,768,760</b>
Cost Recovery Targeted from Fees	95%	0%	100%	96%
Amount Targeted for Consideration in Billings/Fees	280,492	-	2,379,458	2,659,950
Amount Requiring Another Funding Source	14,763	94,048	-	108,811
<b>Fully Burdened Hourly Rate</b>	<b>\$ 21</b>	<b>\$ -</b>	<b>\$ 179</b>	<b>\$ 200</b>
<i>Reference: Direct Hours Only</i>				<b>13,281</b>

As shown, the total cost of the Building Division per year is approximately \$2.8 million. However, the results of the Cost of Service Analysis identified \$2.7 million as the reasonable targeted amount of cost for recovery in the City's fees for service, while approximately \$109,000 are recommended for recovery through funding sources other than fees. All subsequent cost of service calculations at the individual fee level assume a fully burdened hourly rate of **\$200**.

Based on Division Staff interviews the analysis segregated the total cost of services into three primary services provided by the Division: Public Information and Assistance, Building Related Code Enforcement, and Direct Permitting Services. To assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate, the following provides summary descriptions of each cost category:

- Public Information and Assistance** – Staff responds to phone calls and public inquiries not specifically associated with an active permit. Typically, some portion of costs for provision of general public information and assistance are not linked for recovery from fees for building

permit applications. Building staff estimates approximately 95% of this activity supports active building plan review and inspection activities, while 5% of the remaining costs should not be considered fee recoverable.

**Building Related Code Enforcement** – Staff responds to complaints received by the Building Division related to violation of a prior condition of approval, City Ordinance or State law. Code Enforcement includes complaint investigation, follow up, and any associated abatement or enforcement actions. NBS does not recommend recovery of these costs through user and regulatory fees. The purpose of these services is of community wide benefit, which is to bring those in violation of local or State laws into compliance. In doing so, the City may have a specific “notice of violation” and enforcement process that includes a fine or penalty assessed to gain compliance. Costs associated with this service have not been included in the calculation of fees subject to this Study.

**Direct Permitting Services** – Work activities associated with an active building permit application are 100% recoverable in Building’s user and regulatory fees for service.

Significant analytical and policy decisions revolve around inclusion of categorized activity costs in the fully burdened hourly rate. The decision of whether to apply or exclude certain costs toward recovery in fees for service stems from the basic fee setting parameters offered by the California State Constitution and Statutes, which requires that any new fee levied or existing fee increased should not exceed the estimated amount required to provide the service for which the charged.

## 4.2 Fee Establishment

The list of fees below reflects the changes to the City’s fee schedule for Building:

- Deletion of fees that are no longer used or not needed, such as:**
  - Accessory and Utility Uses
  - Copying Fees
  - Patio Cover
  - Permit Issuance
  - Housing and Building Board of Appeal
- Reorganization of fee categories or clarification of fee names to create a more user-friendly fee structure, such as:**
  - Filling on City-owned or controlled property, Dredging and Temporary Parking Restrictions fees were moved to Public Works’ fee schedule
  - Special Event Permit review fees were consolidated
  - Fence or Freestanding Wall fee categories were streamlined
- Addition of new fee categories, notated as “New” in the Current Fee / Deposit column of Appendix A.2:**
  - Gas Shut Off Valve

- Marsh Crust

Section 2.2, *Methods of Analysis*, provides additional discussion on the Study’s approach to adding, deleting, and revising fee categories.

### 4.3 Cost Recovery Evaluation

Appendix A.2 presents the results of the detailed cost recovery analysis for the City’s Building Division fees. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

The City’s Building Division fees currently recover approximately 80% of the total cost of providing services. As shown in the following table, the City collects approximately \$2.4 million per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$3 million.

**TABLE 5. COST RECOVERY OUTCOMES**

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Building	\$ 2,382,353	\$ 2,981,508	\$ (599,155)	80%	\$ 2,964,743	99.4%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, the Building Division, considered appropriate cost recovery levels at or below that full cost. The “Recommended Fee / Deposit Level” column in Appendix A.2 displays City staff’s initial recommended fee amounts.

City staff recommends all fees to recover 100% of the costs of providing services except where State law mandates a lower fee, such as for Photovoltaic Systems (Solar permits). These initial recommendations for adjusted fee amounts are projected to recover approximately 99.4% of the total costs of providing fee related services, assuming current demand for services stays constant.

## 5. PUBLIC WORKS/ENGINEERING FEES

The City of Alameda's Public Works Department is responsible for the City's public infrastructure, including assessment districts; integrated waste; streets; sewers; storm drains; sidewalks; street trees; traffic striping, signals and system; urban forest; and public facilities and fleet.

### 5.1 Cost of Service Analysis

The Engineering Division provides land development and permit approval services, representing the majority of fees studied for this Department. The Storm Drain and Integrated Waste Management divisions also provide support to land development review, or have additional fees for service that were included in the Study. The following table summarizes the estimated annual full cost of providing services and fully-burdened cost per hour for each Public Works division included in the Study of fees for service.

**TABLE 6. FULLY BURDENED HOURLY RATES**

Cost Element	Engineering	Storm Drain	Integrated Waste Management
Labor	\$ 2,784,633	\$ 837,854	\$ 265,618
Recurring Non-Labor	323,012	862,204	365,575
Department / Citywide Overhead	655,214	306,189	89,934
Division Administration	263,268	153,750	47,328
<b>Division Total</b>	<b>\$ 4,026,128</b>	<b>\$ 2,159,998</b>	<b>\$ 768,455</b>
Cost Recovery Targeted from Fees	19%	1%	6%
Amount Targeted for Consideration in Billings/Fees	773,649	13,193	46,268
Amount Requiring Another Funding Source	3,252,479	2,146,804	722,187
<b>Fully Burdened Hourly Rate</b>	<b>\$ 192</b>	<b>\$ 157</b>	<b>\$ 149</b>
<i>Reference: Direct Hours Only</i>	<b>4,019</b>	<b>84</b>	<b>310</b>

As shown, the total estimated annual cost of the Engineering Division per year is approximately \$4 million, Storm Drain Services, \$2 million, and Integrated Waste Management Services, \$770,000. The results of the Cost of Service Analysis further segregated the annual costs of each division between costs that may reasonably be targeted for recovery in fees for service, versus those that should be funded by sources other than fees. All subsequent cost of service calculations at the individual fee level assume fully burdened hourly rates of **\$192, \$157, and \$149**, depending on each division's level of effort required to provide the service.

Significant analytical and policy decisions revolve around inclusion of categorized activity costs in the fully burdened hourly rate. The decision of whether to apply or exclude certain costs toward recovery in fees for service stems from the basic fee setting parameters offered by the California State Constitution and Statutes, which requires that any new fee levied or existing fee increased should not exceed the estimated amount required to provide the service for which the charged.

## 5.2 Fee Establishment

Section 2.2, *Methods of Analysis*, provides additional discussion on the Study's approach to adding, deleting, and revising fee categories. Overall, the Department's fee schedule was significantly restructured for better readability, and to better align with current practices and service offerings. Each fee category on the list was designated by the Department as either an initial deposit subject to time and materials billings against that deposit, or a fixed, one-time fee amount. Notable changes include:

- Entitlement Review – fees for support to Planning application review are grouped into a single section of the fee table and are to be charged an initial deposit
- Final Map Review – fees are grouped into a single section of the fee table and are to be charged an initial deposit
- Improvement Plan Review and Inspection – fee categories for improvements, grading, and demolition project approval and permitting were streamlined into a single fee structure that scales an initial deposit amount based on the cost of construction for proposed improvements.
- Deletion of fees that are no longer used or not needed included DVD/CD copy fees, Arborist Report
- Right-of-Way permits (Encroachment) – fee categories were consolidated into common project types and segregated between minor residential type permits that can be charged on a fixed fee basis versus better charged on an initial deposit basis.
- Right-of-Way permits for Utilities, such as EBMUD, AT&T, and PG&E will be charged on a per hour basis to both simplify the interaction with these companies for whom many permits are issued each year and to ensure full cost recovery by the City when providing these services.
- Solid Waste and Recycling Permits / Hauling (C&D) – fees were restructured to better align with how services are provided
- Sewer Lateral Permits - fees were restructured to better align with how services are provided
- Storm Water – fees for development related plan review and inspection were included with the improvement fee categories, above. Fees for post-construction regulation and annual inspection were segregated into a separate section of the fee table.
- Other Fees – miscellaneous fee items that do not fit into the major categories of fees as described above were grouped into a single “miscellaneous” are of the fee list.
- Addition of new fee categories, notated as “New” in Appendix A.3, include: Non-Construction Events, Small Cell Right-of-Way Permit, Floodplain Administrator – Permit Application Review



For fees identified as deposit-based, the outcomes of the Study can assist the City in recommending initial deposits that are close or equal to the expected cost of the service.

### 5.3 Cost Recovery Evaluation

Appendix A.3 presents the results of the detailed cost recovery analysis for the Department’s fees. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Fees studied for Public Works currently recover approximately 40% of the total cost of providing services. As shown in the following table, the City collects approximately \$362,000 per year in revenues at current fee amounts. At full cost recovery, the same demand for these services would recover approximately \$902,000.

**TABLE 7. COST RECOVERY OUTCOMES**

Fee Category	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Cost Recovery Surplus/ Deficit	Existing Cost Recovery Percentage	Annual Estimated Revenues at Recommended Cost Recovery Fee	Recommended Cost Recovery Percentage
Public Works / Engineering	\$ 361,864	\$ 901,602	\$ (539,738)	40%	\$ 381,676	42%

NBS provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population, the Public Works Department, considered appropriate cost recovery levels at or below that full cost. The “Recommended Fee / Deposit Level” column in Appendix A.3 displays City staff’s initial recommended fee amounts.

Staff recommends all fees to recover 100% of the costs of providing services except for the following:

- For fee categories designed to collect an initial “deposit”, City staff recommends setting deposit levels by rounding down the Study’s outcomes
- Staff suggests keeping the following fees affordable for the community:
  - Parking Signs
  - Residential Right-of-Way permit – to increase the rate of permit issuance and compliance with City Standards during construction

These initial recommendations for adjusted fee amounts are projected to recover approximately 42% of the total costs of providing fee related services, assuming current demand for services stays constant.

## 6. CONCLUSION

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Based on the Cost of Service Analysis, Fee Establishment, and Cost Recovery Evaluation outcomes presented in this Study, the proposed Master Schedule of Fees has been formatted for implementation and included in the Department's accompanying Staff Report.

As discussed throughout this report, the proposed fee schedule intends to improve the City's recovery of costs incurred to provide individual services, as well as to adjust fees downward where fees charged exceed the average costs incurred. Predicting the amount to which any adopted fee increases will affect City revenues is difficult to quantify. For the near-term, the City should not count on increased revenues to meet any specific expenditure plan. Experience with the revised fee amounts should be gained first before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the City, proposed fee amendments should enhance the City's cost recovery performance, over time, providing it the ability to stretch other resources further for the benefit of the public at large.

The City's Master Fee Schedule should become a living document but handled with care:

- A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees imposed by the City. Once adopted by the Council, the fee schedule is the final word on the amount and manner in which fees should be charged. Old fee schedules should be superseded by the new master document. If the master document is found to be missing fees, those fees need eventually to be added to the master schedule and should not continue to exist outside the consolidated, master framework.
- The City should consider adjusting these user fees and regulatory fees on an annual basis to keep pace at least with cost inflation. For all fees and charges, the City could use either a Consumer Price Index adjustment or a percentage of Labor Cost increase, and that practice would be well applied to the new fee schedule. Conducting a comprehensive user fee Study is not an annual requirement; it becomes worthwhile only over time as significant shifts in organization, local practices, legislative values, or legal requirements change.

As a final note in this Study, it is worth acknowledging the path that fees in general have taken in California. The public demands ever more precise and equitable accounting of the basis for governmental fees and a greater say in when and how they are charged. It is inevitable in the not too distant future, that user fees and regulatory fees will demand an even greater level of analysis and supporting data to meet the public's evolving expectations. Technology systems will play an increased and significant role in an agency's ability to accomplish this. Continuous improvement and refinement of time tracking abilities will greatly enhance the City's ability to set fees for service and identify unfunded activities in years to come.

*Disclaimer: In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the City's budgets, time estimate data, and workload information from City staff, were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.*

## ***APPENDIX A.1***

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### ***Cost of Service Analysis – Planning Division***

				Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Average Labor Time per Activity	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
PLANNING DIVISION FEES													
			[5]										
	ACCESSORY DWELLING UNITS												
1	Accessory Dwelling Unit (ADU) Clearance	flat		3.00	\$ 649	New	%	\$ 649	100%		\$ -	\$ -	\$ -
	APPEALS		[1]										
2	Appeal to Planning Board or City Council - Single Family Residential and Multi-family Residential Less than 5 Units												
	Minimum Fee	flat		5.00	\$ 1,082	\$ 250	23%	\$ 1,082	100%		\$ -	\$ -	\$ -
	Plus Deposit	deposit		5.00	\$ 1,082	\$ 500	46%	\$ 1,000	92%		\$ -	\$ -	\$ -
3	Appeal to Planning Board or City Council – Multi-Family Residential 5 Units or More/ Commercial/ Industrial												
	Minimum Fee	flat		5.00	\$ 1,082	\$ 350	32%	\$ 1,082	100%		\$ -	\$ -	\$ -
	Plus Deposit	deposit		5.00	\$ 1,082	\$ 2,500	231%	\$ 1,000	92%	1	\$ 2,500	\$ 1,082	\$ 1,000
	ZONING CHANGE / GENERAL PLAN AMENDMENT		[1]										
4	Amendments to the General Plan Text or Diagram	deposit		40.00	\$ 8,657	\$ 4,000	46%	\$ 8,400	97%	1	\$ 4,000	\$ 8,657	\$ 8,400
5	Zoning Change / Zoning Text Amendment	deposit		40.00	\$ 8,657	\$ 2,500	29%	\$ 8,400	97%	1	\$ 2,500	\$ 8,657	\$ 8,400
	DESIGN REVIEW EXEMPTION												
6	Design Review - Exempt, and Fences & Driveways per the Zoning Ordinance	flat		0.50	\$ 108	\$ 92	85%	\$ 108	100%		\$ -	\$ -	\$ -
7	Design Review Exempt - Wireless Eligible Facilities Requests and Small Cell Wireless review	flat		2.00	\$ 433	New	%	\$ 433	100%		\$ -	\$ -	\$ -
	DESIGN REVIEW (includes one public notice - 100 ft.)		[1]										
8	Design Review - Alterations involving no change in building footprint or floor area (e.g. windows, doors, siding, decks)	flat		3.00	\$ 649	\$ 551	85%	\$ 649	100%	48	\$ 26,448	\$ 31,165	\$ 31,165
9	Design Review - Accessory buildings: New construction/additions/alterations	flat		7.00	\$ 1,515	New	%	\$ 1,515	100%		\$ -	\$ -	\$ -
10	Design Review - Additions and alterations involving a change in building footprint or floor area	flat		13.25	\$ 2,868	\$ 1,000	35%	\$ 2,868	100%	115	\$ 115,000	\$ 329,773	\$ 329,773
11	Design Review - New Construction - Detached Single Family Dwelling or Duplex	flat		13.25	\$ 2,868	\$ 3,000	105%	\$ 2,868	100%		\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
12	Design Review - New Construction - Multi-family buildings 3 units or more/Non-residential or Mixed Use buildings.												
	Minimum Fee	flat		13.25	\$ 2,868	New	%	\$ 2,868	100%		\$ -	\$ -	\$ -
	Plus Deposit	deposit		10.00	\$ 2,164	New	%	\$ 2,000	92%		\$ -	\$ -	\$ -
	<b>HISTORIC PRESERVATION</b>		[1]										
13	Certificate of Approval by Staff - Accessory Buildings	flat		5.00	\$ 1,082	\$ 551	51%	\$ 1,082	100%	21	\$ 11,571	\$ 22,724	\$ 22,724
14	Certificate of Approval by Staff - Tree Removal	flat		4.00	\$ 866	New	%	\$ 866	100%		\$ -	\$ -	\$ -
15	Tree Replacement In-Lieu Fee per AMC 13-21.7	per tree		n/a	n/a	New	n/a	\$ 750	n/a		\$ -	\$ -	\$ -
16	Certificate of Approval by Historical Advisory Board	flat		10.00	\$ 2,164	\$ 1,500	69%	\$ 2,164	100%	4	\$ 6,000	\$ 8,657	\$ 8,657
17	Changes in Historical Buildings Study List Classification	flat		10.00	\$ 2,164	\$ 1,000	46%	\$ 2,164	100%	2	\$ 2,000	\$ 4,328	\$ 4,328
18	Changes to Street Names List	flat		10.00	\$ 2,164	New	%	\$ 2,164	100%		\$ -	\$ -	\$ -
	<b>USE PERMIT &amp; VARIANCE</b>		[1]										
19	Use Permit or Variance	flat		11.25	\$ 2,435	\$ 1,654	68%	\$ 2,435	100%	21	\$ 34,734	\$ 51,130	\$ 51,130
	<b>SIGN PERMIT</b>		[1]										
20	Permanent Sign	flat		0.75	\$ 162	\$ 276	170%	\$ 162	100%	42	\$ 11,592	\$ 6,817	\$ 6,817
21	Sign Program/Amendment	flat		7.00	\$ 1,515	New	%	\$ 1,515	100%		\$ -	\$ -	\$ -
	<b>TIME EXTENSION</b>		[1]										
22	Extension of approved entitlement not yet vested	flat		0.50	\$ 108	\$ 184	170%	\$ 108	100%		\$ -	\$ -	\$ -
	<b>PRELIMINARY REVIEW APPLICATION</b>												
23	Planning Review	flat		1.50	\$ 325	\$ 183	56%	\$ 325	100%	3	\$ 549	\$ 974	\$ 974
	Interdepartmental Review	flat		2.50	\$ 541	New	%	\$ 541	100%		\$ -	\$ -	\$ -
	Development Review Team (DRT) Review	flat		13.50	\$ 2,922	\$ 2,500	86%	\$ 2,000	68%		\$ -	\$ -	\$ -
	Plus Deposit	deposit		5.00	\$ 1,082	New	%	\$ 1,000	92%		\$ -	\$ -	\$ -



Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
	<b>MASTER PLAN/ PLANNED DEVELOPMENT AREAS</b>		[1]										
24	Master Plan / Planned Development / Amendment	deposit		35.00	\$ 7,575	\$ 7,000	92%	\$ 7,000	92%	2	\$ 14,000	\$ 15,150	\$ 14,000
26	Final Development Plan / Amendment	deposit		35.00	\$ 7,575	\$ 5,000	66%	\$ 7,000	92%		\$ -	\$ -	\$ -
	<b>DENSITY BONUS</b>		[1]										
27	Density Bonus Application	deposit		30.00	\$ 6,493	New	%	\$ 6,000	92%		\$ -	\$ -	\$ -
	<b>PROJECT AGREEMENTS</b>		[1]										
28	New Development Agreement or Major Amendment	deposit		35.00	\$ 7,575	\$ 5,000	66%	\$ 7,000	92%		\$ -	\$ -	\$ -
29	Periodic Review of Development Agreement	flat		7.50	\$ 1,623	\$ 919	57%	\$ 1,623	100%		\$ -	\$ -	\$ -
30	Performance Agreement (landscaping installation, maintenance, mitigation monitoring, subdivision improvements, public art, etc.)	deposit		20.00	\$ 4,328	\$ 1,000	23%	\$ 4,000	92%		\$ -	\$ -	\$ -
	<b>REVIEW OF SUBDIVISION MAP ACT APPLICATIONS</b>		[1]										
31	Lot Line Adjustment (includes 2 reviews)	flat		2.50	\$ 541	New	%	\$ 541	100%		\$ -	\$ -	\$ -
	Plus Deposit	deposit		10.00	\$ 2,164	\$ 2,000	92%	\$ 2,000	92%	2	\$ 4,000	\$ 4,328	\$ 4,000
32	Parcel Map (up to 4 lots)/Amendment	deposit		30.00	\$ 6,493	\$ 5,000	77%	\$ 6,000	92%	1	\$ 5,000	\$ 6,493	\$ 6,000
33	Tentative Subdivision (Tract) Map (> 5 lots)/ Condo Map/ Condo Conversions/Amendment	deposit		30.00	\$ 6,493	\$ 10,000	154%	\$ 6,000	92%		\$ -	\$ -	\$ -
	<b>ENVIRONMENTAL REVIEW</b>		[1]										
34	CEQA Exemption with Initial Study/Technical Reports	flat		30.00	\$ 6,493	New	%	\$ 6,493	100%		\$ -	\$ -	\$ -
35	Environmental Document - IS/ND/MND/EIR (plus additional deposit based on consultant estimate)	deposit		60.00	\$ 12,985	\$ 10,000	77%	\$ 12,000	92%		\$ -	\$ -	\$ -
36	Other environmental review tasks not specified	hour		1.00	\$ 216	New	%	\$ 216	100%		\$ -	\$ -	\$ -
	<b>PUBLIC HEARING (Additional)</b>												
37	Public Hearing/Call for Review - Board/Commissions or City Council	flat/ each hearing		5.00	\$ 1,082	New	%	\$ 1,082	100%		\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
	<b>BUSINESS LICENSE ZONING APPROVALS</b>												
38	Home Occupation Permit	flat		0.50	\$ 108	\$ 92	85%	\$ 108	100%	150	\$ 13,800	\$ 16,232	\$ 16,232
39	Zoning Clearance	flat		0.50	\$ 108	\$ -	0%	\$ 108	100%	155	\$ -	\$ 16,773	\$ 16,773
	<b>PUBLIC ART</b>		[1]										
40	Public Art Application	flat		7.50	\$ 1,623	New	%	\$ 1,623	100%		\$ -	\$ -	\$ -
	<b>BUILDING PERMIT PLAN CHECK/INSPECTION</b>												
41	Planning - Building Plan Review (Minor Projects)	flat	[3]	1.00	\$ 216	\$ 184	85%	\$ 216	100%	38	\$ 6,992	\$ 8,224	\$ 8,224
42	Planning - Building Plan Review (Major Projects)	flat	[4]	3.00	\$ 649	New	%	\$ 649	100%		\$ -	\$ -	\$ -
43	Planning - First Inspection	flat		1.00	\$ 216	\$ 184	85%	\$ 216	100%		\$ -	\$ -	\$ -
44	Re-inspection (per trip)	flat		1.00	\$ 216	New	%	\$ 216	100%		\$ -	\$ -	\$ -
	<b>MISCELLANEOUS FEES</b>												
45	Zoning Compliance Determination - including property research, conformance review with approved plans, nonconforming use certificates, and other specified Director approvals per the Zoning Ordinance.	flat		2.00	\$ 433	\$ 184	43%	\$ 433	100%	17	\$ 3,128	\$ 7,358	\$ 7,358
46	Add-on fee for projects triggering an ad hoc Deed Restriction or other recorded document	flat		4.00	\$ 866	\$ 184	21%	\$ 866	100%		\$ -	\$ -	\$ -
47	Technology Fee	percent of permit	[2]	n/a	n/a	5% of permit	%	5% of permit	%				
48	Community Planning Fee		[2]	n/a	n/a	.5% of building valuation	%	.5% of building valuation	%				
49	Planning Services Hourly Rate	hourly		1.00	\$ 216	\$ 184	85%	\$ 216	100%	783	\$ 144,000	\$ 169,374	\$ 169,374
50	Certificate of Compliance-Admin - OTC	flat		2.50	\$ 541	\$ 92	17%	\$ 541	100%		\$ -	\$ -	\$ -
51	Certificate of Compliance - Regulated Business	flat		2.50	\$ 541	\$ 276	51%	\$ 541	100%		\$ -	\$ -	\$ -
52	Meeting with a Project Planner (available upon request)	hourly		1.00	\$ 216	New	%	\$ 216	100%		\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Estimated Average Labor Time per Activity	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
Recon	Ongoing project support	flat		1.00	\$ 216	\$ 184	85%	\$ 216	100%	350	\$ 64,400	\$ 75,748	\$ 75,748
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.												
TOTAL											\$ 472,214	\$ 793,643	\$ 791,076

[Notes]

- [1] Additional Hearing fee may be required, see Public Hearing
- [2] NBS did not analyze
- [3] Minor: Single-family dwelling/ Multi-family less than 5 units. Includes ADU.
- [4] Major: Multi-family development 5 units or more/ Commercial/ Industrial, and any WELO review
- [5] Projects requiring third-party consultant review or special studies will be charged at actual cost

## ***APPENDIX A.2***

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### ***Cost of Service Analysis – Building Division***

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	<b>NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS</b>													
1	<b>Commercial Uses - Structural</b> (All newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project		14.00	10.00	24.00	\$ 200	\$ 2,804	\$ 2,003	\$ 4,807	\$ 2,192	\$ 1,565	\$ 3,757	78%
	each additional s.f. or fraction thereof			0.002	0.002	0.004	\$ 200	0.401	0.334	\$ 0.73	\$ 0.31	\$ 0.27	\$ 0.58	n/a
	5,000	per project		20.00	15.00	35.00	\$ 200	\$ 4,006	\$ 3,004	\$ 7,010	\$ 3,132	\$ 2,348	\$ 5,480	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.002	\$ 200	0.280	0.200	\$ 0.48	\$ 0.22	\$ 0.16	\$ 0.38	n/a
	10,000	per project		27.00	20.00	47.00	\$ 200	\$ 5,408	\$ 4,006	\$ 9,413	\$ 4,227	\$ 3,132	\$ 7,359	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.001	\$ 200	0.187	0.107	\$ 0.29	\$ 0.15	\$ 0.08	\$ 0.23	n/a
	25,000	per project		41.00	28.00	69.00	\$ 200	\$ 8,212	\$ 5,608	\$ 13,820	\$ 6,418	\$ 4,384	\$ 10,802	78%
	each additional s.f. or fraction thereof			0.001	0.0005	0.001	\$ 200	0.104	0.096	\$ 0.20	\$ 0.08	\$ 0.07	\$ 0.15	n/a
	50,000	per project		54.00	40.00	94.00	\$ 200	\$ 10,815	\$ 8,011	\$ 18,827	\$ 8,454	\$ 6,262	\$ 14,716	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.002	\$ 200	0.216	0.160	\$ 0.38	\$ 0.17	\$ 0.13	\$ 0.30	n/a
2	<b>Commercial Residential and Multifamily Residential Uses</b> - (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project		9.00	15.00	24.00	\$ 200	\$ 1,803	\$ 3,004	\$ 4,807	\$ 1,409	\$ 2,348	\$ 3,757	78%
	each additional s.f. or fraction thereof			0.002	0.005	0.007	\$ 200	0.334	1.001	\$ 1.34	\$ 0.27	\$ 0.79	\$ 1.06	n/a
	5,000	per project		14.00	30.00	44.00	\$ 200	\$ 2,804	\$ 6,009	\$ 8,813	\$ 2,192	\$ 4,697	\$ 6,889	78%
	each additional s.f. or fraction thereof			0.001	0.008	0.009	\$ 200	0.160	1.602	\$ 1.76	\$ 0.13	\$ 1.25	\$ 1.38	n/a
	10,000	per project		18.00	70.00	88.00	\$ 200	\$ 3,605	\$ 14,020	\$ 17,625	\$ 2,818	\$ 10,959	\$ 13,777	78%
	each additional s.f. or fraction thereof			0.001	0.003	0.003	\$ 200	0.120	0.507	\$ 0.63	\$ 0.09	\$ 0.39	\$ 0.48	n/a
	25,000	per project		27.00	108.00	135.00	\$ 200	\$ 5,408	\$ 21,631	\$ 27,038	\$ 4,227	\$ 16,908	\$ 21,135	78%
	each additional s.f. or fraction thereof			0.0004	0.0005	0.001	\$ 200	0.072	0.096	\$ 0.17	\$ 0.06	\$ 0.07	\$ 0.13	n/a
	50,000	per project		36.00	120.00	156.00	\$ 200	\$ 7,210	\$ 24,034	\$ 31,244	\$ 5,636	\$ 18,787	\$ 24,423	78%
	each additional s.f. or fraction thereof			0.001	0.002	0.003	\$ 200	0.144	0.481	\$ 0.62	\$ 0.12	\$ 0.37	\$ 0.49	n/a



Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	<b>NEW CONSTRUCTION, ADDITIONS, AND MAJOR REMODELS</b>										
1	<b>Commercial Uses - Structural</b> (All newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule)										
	Square Footage:										
	2,000	per project		\$ 2,804	\$ 2,003	\$ 4,807	100%	3	\$ 11,271	\$ 14,421	14,421
	each additional s.f. or fraction thereof			0.401	0.334	\$ 0.73	n/a	1,024	\$ 594	\$ 752	752
	5,000	per project		\$ 4,006	\$ 3,004	\$ 7,010	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.280	0.200	\$ 0.48	n/a	-	\$ -	\$ -	0
	10,000	per project		\$ 5,408	\$ 4,006	\$ 9,413	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.187	0.107	\$ 0.29	n/a	-	\$ -	\$ -	0
	25,000	per project		\$ 8,212	\$ 5,608	\$ 13,820	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.104	0.096	\$ 0.20	n/a	-	\$ -	\$ -	0
	50,000	per project		\$ 10,815	\$ 8,011	\$ 18,827	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.216	0.160	\$ 0.38	n/a	-	\$ -	\$ -	0
2	<b>Commercial Residential and Multifamily Residential Uses</b> - (All newly constructed or added space for residential occupancies classified as CBC Group R (except R-3), or other residential occupancies not specifically addressed elsewhere in this Fee Schedule)										
	Square Footage:										
	2,000	per project		\$ 1,803	\$ 3,004	\$ 4,807	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.334	1.001	\$ 1.34	n/a	-	\$ -	\$ -	0
	5,000	per project		\$ 2,804	\$ 6,009	\$ 8,813	100%	1	\$ 6,889	\$ 8,813	8,813
	each additional s.f. or fraction thereof			0.160	1.602	\$ 1.76	n/a	1,492	\$ 2,064	\$ 2,630	2,630
	10,000	per project		\$ 3,605	\$ 14,020	\$ 17,625	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.120	0.507	\$ 0.63	n/a	-	\$ -	\$ -	0
	25,000	per project		\$ 5,408	\$ 21,631	\$ 27,038	100%	1	\$ 21,135	\$ 27,038	27,038
	each additional s.f. or fraction thereof			0.072	0.096	\$ 0.17	n/a	21,293	\$ 2,822	\$ 3,582	3,582
	50,000	per project		\$ 7,210	\$ 24,034	\$ 31,244	100%	3	\$ 73,268	\$ 93,733	93,733
	each additional s.f. or fraction thereof			0.144	0.481	\$ 0.62	n/a	115,026	\$ 56,703	\$ 71,878	71,878

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
3	<b>Low and Moderate Hazard Storage</b> - (All newly constructed or added space for storage occupancies classified as CBC Group S, or other storage occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	2,000	per project		4.00	10.00	14.00	\$ 200	\$ 801	\$ 2,003	\$ 2,804	\$ 627	\$ 1,565	\$ 2,192	78%
	each additional s.f. or fraction thereof			0.001	0.000	0.001	\$ 200	0.134	0.000	\$ 0.13	\$ 0.10	\$ -	\$ 0.10	n/a
	5,000	per project		6.00	10.00	16.00	\$ 200	\$ 1,202	\$ 2,003	\$ 3,205	\$ 940	\$ 1,565	\$ 2,505	78%
	each additional s.f. or fraction thereof			0.0004	0.001	0.001	\$ 200	0.080	0.200	\$ 0.28	\$ 0.06	\$ 0.16	\$ 0.22	n/a
	10,000	per project		8.00	15.00	23.00	\$ 200	\$ 1,602	\$ 3,004	\$ 4,607	\$ 1,252	\$ 2,348	\$ 3,600	78%
	each additional s.f. or fraction thereof			0.0003	0.0003	0.001	\$ 200	0.053	0.067	\$ 0.12	\$ 0.05	\$ 0.06	\$ 0.11	n/a
	25,000	per project		12.00	20.00	32.00	\$ 200	\$ 2,403	\$ 4,006	\$ 6,409	\$ 1,879	\$ 3,132	\$ 5,011	78%
	each additional s.f. or fraction thereof			0.0002	0.0002	0.000	\$ 200	0.032	0.040	\$ 0.07	\$ 0.02	\$ 0.03	\$ 0.05	n/a
4	<b>Shell Buildings for all Commercial Uses</b> - (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)													
	Square Footage:													
	2,000	per project		9.00	10.00	19.00	\$ 200	\$ 1,803	\$ 2,003	\$ 3,805	\$ 1,409	\$ 1,565	\$ 2,974	78%
	each additional s.f. or fraction thereof			0.002	0.000	0.002	\$ 200	0.334	0.000	\$ 0.33	\$ 0.27	\$ -	\$ 0.27	n/a
	5,000	per project		14.00	10.00	24.00	\$ 200	\$ 2,804	\$ 2,003	\$ 4,807	\$ 2,192	\$ 1,565	\$ 3,757	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.002	\$ 200	0.160	0.200	\$ 0.36	\$ 0.13	\$ 0.16	\$ 0.29	n/a
	10,000	per project		18.00	15.00	33.00	\$ 200	\$ 3,605	\$ 3,004	\$ 6,609	\$ 2,818	\$ 2,348	\$ 5,166	78%
	each additional s.f. or fraction thereof			0.001	0.0003	0.001	\$ 200	0.120	0.067	\$ 0.19	\$ 0.09	\$ 0.06	\$ 0.15	n/a
	25,000	per project		27.00	20.00	47.00	\$ 200	\$ 5,408	\$ 4,006	\$ 9,413	\$ 4,227	\$ 3,132	\$ 7,359	78%
	each additional s.f. or fraction thereof			0.0004	0.0002	0.001	\$ 200	0.072	0.040	\$ 0.11	\$ 0.06	\$ 0.03	\$ 0.09	n/a
	50,000	per project		36.00	25.00	61.00	\$ 200	\$ 7,210	\$ 5,007	\$ 12,217	\$ 5,636	\$ 3,914	\$ 9,550	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.001	\$ 200	0.144	0.100	\$ 0.24	\$ 0.12	\$ 0.08	\$ 0.20	n/a

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
3	<b>Low and Moderate Hazard Storage</b> - (All newly constructed or added space for storage occupancies classified as CBC Group S, or other storage occupancies not specifically addressed elsewhere in this Fee Schedule)										
	Square Footage:										
	2,000	per project		\$ 801	\$ 2,003	\$ 2,804	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.134	0.000	\$ 0.13	n/a	-	\$ -	\$ -	0
	5,000	per project		\$ 1,202	\$ 2,003	\$ 3,205	100%	1	\$ 2,505	\$ 3,205	3,205
	each additional s.f. or fraction thereof			0.080	0.200	\$ 0.28	n/a	670	\$ 147	\$ 188	188
	10,000	per project		\$ 1,602	\$ 3,004	\$ 4,607	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.053	0.067	\$ 0.12	n/a	-	\$ -	\$ -	0
	25,000	per project		\$ 2,403	\$ 4,006	\$ 6,409	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.032	0.040	\$ 0.07	n/a	-	\$ -	\$ -	0
	50,000	per project		\$ 3,205	\$ 5,007	\$ 8,212	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.064	0.100	\$ 0.16	n/a	-	\$ -	\$ -	0
4	<b>Shell Buildings for all Commercial Uses</b> - (The enclosure for all newly constructed or added space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the interior is not completed or occupiable)										
	Square Footage:										
	2,000	per project		\$ 1,803	\$ 2,003	\$ 3,805	100%	3	\$ 8,923	\$ 11,416	11,416
	each additional s.f. or fraction thereof			0.334	0.000	\$ 0.33	n/a	2,935	\$ 792	\$ 980	980
	5,000	per project		\$ 2,804	\$ 2,003	\$ 4,807	100%	1	\$ 3,757	\$ 4,807	4,807
	each additional s.f. or fraction thereof			0.160	0.200	\$ 0.36	n/a	3,336	\$ 967	\$ 1,203	1,203
	10,000	per project		\$ 3,605	\$ 3,004	\$ 6,609	100%	1	\$ 5,166	\$ 6,609	6,609
	each additional s.f. or fraction thereof			0.120	0.067	\$ 0.19	n/a	5,950	\$ 905	\$ 1,112	1,112
	25,000	per project		\$ 5,408	\$ 4,006	\$ 9,413	100%	5	\$ 36,794	\$ 47,067	47,067
	each additional s.f. or fraction thereof			0.072	0.040	\$ 0.11	n/a	62,100	\$ 5,656	\$ 6,965	6,965
	50,000	per project		\$ 7,210	\$ 5,007	\$ 12,217	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.144	0.100	\$ 0.24	n/a	-	\$ -	\$ -	0

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
5	<b>Commercial Tenant Improvement - Structural - (Structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)</b>													
	Square Footage:													
	2,000	per project		6.00	10.00	16.00	\$ 200	\$ 1,202	\$ 2,003	\$ 3,205	\$ 940	\$ 1,565	\$ 2,505	78%
	each additional s.f. or fraction thereof			0.001	0.002	0.003	\$ 200	0.200	0.334	\$ 0.53	\$ 0.16	\$ 0.27	\$ 0.43	n/a
	5,000	per project		9.00	15.00	24.00	\$ 200	\$ 1,803	\$ 3,004	\$ 4,807	\$ 1,409	\$ 2,348	\$ 3,757	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.001	\$ 200	0.120	0.120	\$ 0.24	\$ 0.09	\$ 0.09	\$ 0.19	n/a
	10,000	per project		12.00	18.00	30.00	\$ 200	\$ 2,403	\$ 3,605	\$ 6,009	\$ 1,879	\$ 2,818	\$ 4,697	78%
	each additional s.f. or fraction thereof			0.0004	0.0001	0.001	\$ 200	0.080	0.027	\$ 0.11	\$ 0.06	\$ 0.02	\$ 0.08	n/a
	25,000	per project		18.00	20.00	38.00	\$ 200	\$ 3,605	\$ 4,006	\$ 7,611	\$ 2,818	\$ 3,132	\$ 5,950	78%
	each additional s.f. or fraction thereof			0.0002	0.0002	0.000	\$ 200	0.048	0.040	\$ 0.09	\$ 0.03	\$ 0.03	\$ 0.06	n/a
	50,000	per project		24.00	25.00	49.00	\$ 200	\$ 4,807	\$ 5,007	\$ 9,814	\$ 3,757	\$ 3,914	\$ 7,671	78%
	each additional s.f. or fraction thereof			0.0005	0.001	0.001	\$ 200	0.096	0.100	\$ 0.20	\$ 0.07	\$ 0.08	\$ 0.16	n/a
6	<b>Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)</b>													
	Square Footage:													
	2,000	per project		5.00	8.00	13.00	\$ 200	\$ 1,001	\$ 1,602	\$ 2,604	\$ 783	\$ 1,252	\$ 2,035	78%
	each additional s.f. or fraction thereof			0.001	0.001	0.002	\$ 200	0.134	0.267	\$ 0.40	\$ 0.10	\$ 0.21	\$ 0.31	n/a
	5,000	per project		7.00	12.00	19.00	\$ 200	\$ 1,402	\$ 2,403	\$ 3,805	\$ 1,096	\$ 1,879	\$ 2,975	78%
	each additional s.f. or fraction thereof			0.0004	0.001	0.001	\$ 200	0.080	0.120	\$ 0.20	\$ 0.06	\$ 0.09	\$ 0.16	n/a
	10,000	per project		9.00	15.00	24.00	\$ 200	\$ 1,803	\$ 3,004	\$ 4,807	\$ 1,409	\$ 2,348	\$ 3,757	78%
	each additional s.f. or fraction thereof			0.0003	0.0002	0.001	\$ 200	0.067	0.040	\$ 0.11	\$ 0.06	\$ 0.03	\$ 0.09	n/a
	25,000	per project		14.00	18.00	32.00	\$ 200	\$ 2,804	\$ 3,605	\$ 6,409	\$ 2,192	\$ 2,818	\$ 5,010	78%
	each additional s.f. or fraction thereof			0.0002	0.0001	0.000	\$ 200	0.032	0.024	\$ 0.06	\$ 0.02	\$ 0.02	\$ 0.04	n/a
	50,000	per project		18.00	21.00	39.00	\$ 200	\$ 3,605	\$ 4,206	\$ 7,811	\$ 2,818	\$ 3,288	\$ 6,106	78%
	each additional s.f. or fraction thereof			0.0004	0.0004	0.001	\$ 200	0.072	0.084	\$ 0.16	\$ 0.06	\$ 0.07	\$ 0.13	n/a

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
5	<b>Commercial Tenant Improvement - Structural - (Structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)</b>										
	Square Footage:										
	2,000	per project		\$ 1,202	\$ 2,003	\$ 3,205	100%	20	\$ 50,101	\$ 64,091	64,091
	each additional s.f. or fraction thereof			0.200	0.334	\$ 0.53	n/a	8,490	\$ 3,645	\$ 4,534	4,534
	5,000	per project		\$ 1,803	\$ 3,004	\$ 4,807	100%	3	\$ 11,271	\$ 14,421	14,421
	each additional s.f. or fraction thereof			0.120	0.120	\$ 0.24	n/a	6,982	\$ 1,302	\$ 1,678	1,678
	10,000	per project		\$ 2,403	\$ 3,605	\$ 6,009	100%	3	\$ 14,092	\$ 18,026	18,026
	each additional s.f. or fraction thereof			0.080	0.027	\$ 0.11	n/a	18,246	\$ 1,512	\$ 1,949	1,949
	25,000	per project		\$ 3,605	\$ 4,006	\$ 7,611	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.048	0.040	\$ 0.09	n/a	-	\$ -	\$ -	0
	50,000	per project		\$ 4,807	\$ 5,007	\$ 9,814	100%	5	\$ 38,355	\$ 49,070	49,070
	each additional s.f. or fraction thereof			0.096	0.100	\$ 0.20	n/a	75,725	\$ 11,768	\$ 14,863	14,863
6	<b>Commercial Tenant Improvement - Non Structural - (Non-structurally remodeled space for non-residential occupancies classified as CBC Group A, B, E, F, H, I, M, or other commercial occupancies not specifically addressed elsewhere in this Fee Schedule where the structure is not altered)</b>										
	Square Footage:										
	2,000	per project		\$ 1,001	\$ 1,602	\$ 2,604	100%	33	\$ 67,162	\$ 85,922	85,922
	each additional s.f. or fraction thereof			0.134	0.267	\$ 0.40	n/a	6,015	\$ 1,869	\$ 2,409	2,409
	5,000	per project		\$ 1,402	\$ 2,403	\$ 3,805	100%	7	\$ 20,828	\$ 26,638	26,638
	each additional s.f. or fraction thereof			0.080	0.120	\$ 0.20	n/a	21,413	\$ 3,328	\$ 4,289	4,289
	10,000	per project		\$ 1,803	\$ 3,004	\$ 4,807	100%	5	\$ 18,785	\$ 24,034	24,034
	each additional s.f. or fraction thereof			0.067	0.040	\$ 0.11	n/a	27,345	\$ 2,550	\$ 2,921	2,921
	25,000	per project		\$ 2,804	\$ 3,605	\$ 6,409	100%	2	\$ 10,020	\$ 12,818	12,818
	each additional s.f. or fraction thereof			0.032	0.024	\$ 0.06	n/a	9,600	\$ 398	\$ 538	538
	50,000	per project		\$ 3,605	\$ 4,206	\$ 7,811	100%	3	\$ 18,319	\$ 23,433	23,433
	each additional s.f. or fraction thereof			0.072	0.084	\$ 0.16	n/a	40,946	\$ 5,515	\$ 6,397	6,397

				Activity Service Time Analysis						Cost Recovery Analysis				
Fee No.	Fee Description	Fee Unit	Notes	Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
7	Single Family Dwellings - (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)													
	Square Footage:													
	1,000	per project		8.00	15.00	23.00	\$ 200	\$ 1,602	\$ 3,004	\$ 4,607	\$ 1,252	\$ 2,348	\$ 3,600	78%
	each additional s.f. or fraction thereof			0.003	0.000	0.003	\$ 200	0.534	0.000	\$ 0.53	\$ 0.42	\$ -	\$ 0.42	n/a
	2,500	per project		12.00	15.00	27.00	\$ 200	\$ 2,403	\$ 3,004	\$ 5,408	\$ 1,879	\$ 2,348	\$ 4,227	78%
	each additional s.f. or fraction thereof			0.003	0.003	0.006	\$ 200	0.534	0.668	\$ 1.20	\$ 0.42	\$ 0.52	\$ 0.94	n/a
	4,000	per project		16.00	20.00	36.00	\$ 200	\$ 3,205	\$ 4,006	\$ 7,210	\$ 2,505	\$ 3,132	\$ 5,637	78%
	each additional s.f. or fraction thereof			0.002	0.003	0.005	\$ 200	0.401	0.501	\$ 0.90	\$ 0.31	\$ 0.39	\$ 0.70	n/a
	6,000	per project		20.00	25.00	45.00	\$ 200	\$ 4,006	\$ 5,007	\$ 9,013	\$ 3,132	\$ 3,914	\$ 7,046	78%
	each additional s.f. or fraction thereof			0.002	0.002	0.004	\$ 200	0.401	0.300	\$ 0.70	\$ 0.31	\$ 0.23	\$ 0.54	n/a
	8,000	per project		24.00	28.00	52.00	\$ 200	\$ 4,807	\$ 5,608	\$ 10,415	\$ 3,757	\$ 4,384	\$ 8,141	78%
	each additional s.f. or fraction thereof			0.003	0.004	0.007	\$ 200	0.601	0.701	\$ 1.30	\$ 0.47	\$ 0.54	\$ 1.01	n/a
	Residential Repeat / Subsequent Lot Plan Check	per project		2.00	0.00	2.00	\$ 200	\$ 401	\$ -	\$ 401	\$ 313	\$ -	\$ 313	78%
8	Structural Residential Remodels and Additions - (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project		4.00	5.00	9.00	\$ 200	\$ 801	\$ 1,001	\$ 1,803	\$ 627	\$ 783	\$ 1,410	78%
	each additional s.f. or fraction thereof			0.005	0.008	0.013	\$ 200	1.001	1.502	\$ 2.50	\$ 0.79	\$ 1.17	\$ 1.96	n/a
	600	per project		6.00	8.00	14.00	\$ 200	\$ 1,202	\$ 1,602	\$ 2,804	\$ 940	\$ 1,252	\$ 2,192	78%
	each additional s.f. or fraction thereof			0.005	0.005	0.010	\$ 200	1.001	1.001	\$ 2.00	\$ 0.79	\$ 0.79	\$ 1.57	n/a
	1,000	per project		8.00	10.00	18.00	\$ 200	\$ 1,602	\$ 2,003	\$ 3,605	\$ 1,252	\$ 1,565	\$ 2,817	78%
	each additional s.f. or fraction thereof			0.008	0.004	0.012	\$ 200	1.602	0.801	\$ 2.40	\$ 1.25	\$ 0.63	\$ 1.88	n/a
	1,500	per project		12.00	12.00	24.00	\$ 200	\$ 2,403	\$ 2,403	\$ 4,807	\$ 1,879	\$ 1,879	\$ 3,759	78%
	each additional s.f. or fraction thereof			0.008	0.006	0.014	\$ 200	1.602	1.202	\$ 2.80	\$ 1.25	\$ 0.94	\$ 2.20	n/a
	2,000	per project		16.00	15.00	31.00	\$ 200	\$ 3,205	\$ 3,004	\$ 6,209	\$ 2,505	\$ 2,348	\$ 4,853	78%
	each additional s.f. or fraction thereof			0.008	0.008	0.016	\$ 200	1.602	1.502	\$ 3.10	\$ 1.25	\$ 1.17	\$ 2.42	n/a



Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
7	<b>Single Family Dwellings -</b> (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)										
	Square Footage:										
	1,000	per project		\$ 1,602	\$ 3,004	\$ 4,607	100%	1	\$ 3,600	\$ 4,607	4,607
	each additional s.f. or fraction thereof			0.534	0.000	\$ 0.53	n/a	-	\$ -	\$ -	0
	2,500	per project		\$ 2,403	\$ 3,004	\$ 5,408	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.534	0.668	\$ 1.20	n/a	-	\$ -	\$ -	0
	4,000	per project		\$ 3,205	\$ 4,006	\$ 7,210	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.401	0.501	\$ 0.90	n/a	-	\$ -	\$ -	0
	6,000	per project		\$ 4,006	\$ 5,007	\$ 9,013	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.401	0.300	\$ 0.70	n/a	-	\$ -	\$ -	0
	8,000	per project		\$ 4,807	\$ 5,608	\$ 10,415	100%	-	\$ -	\$ -	0
	each additional s.f. or fraction thereof			0.601	0.701	\$ 1.30	n/a	-	\$ -	\$ -	0
	<b>Residential Repeat / Subsequent Lot Plan Check</b>	per project		\$ 401	\$ -	\$ 401	100%		\$ -	\$ -	0
8	<b>Structural Residential Remodels and Additions -</b> (All newly constructed additions to, or structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)										
	Square Footage:										
	200	per project		\$ 801	\$ 1,001	\$ 1,803	100%	103	\$ 145,230	\$ 185,664	185,664
	each additional s.f. or fraction thereof			1.001	1.502	\$ 2.50	n/a	11,738	\$ 22,983	\$ 29,387	29,387
	600	per project		\$ 1,202	\$ 1,602	\$ 2,804	100%	24	\$ 52,600	\$ 67,296	67,296
	each additional s.f. or fraction thereof			1.001	1.001	\$ 2.00	n/a	4,734	\$ 7,455	\$ 9,481	9,481
	1,000	per project		\$ 1,602	\$ 2,003	\$ 3,605	100%	13	\$ 36,626	\$ 46,867	46,867
	each additional s.f. or fraction thereof			1.602	0.801	\$ 2.40	n/a	2,583	\$ 4,865	\$ 6,208	6,208
	1,500	per project		\$ 2,403	\$ 2,403	\$ 4,807	100%	9	\$ 33,827	\$ 43,262	43,262
	each additional s.f. or fraction thereof			1.602	1.202	\$ 2.80	n/a	2,078	\$ 4,564	\$ 5,827	5,827
	2,000	per project		\$ 3,205	\$ 3,004	\$ 6,209	100%	17	\$ 82,502	\$ 105,550	105,550
	each additional s.f. or fraction thereof			1.602	1.502	\$ 3.10	n/a	38,796	\$ 94,051	\$ 120,439	120,439

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
9	<b>Non-Structural Residential Remodels and Additions</b> - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)													
	Square Footage:													
	200	per project		2.00	3.00	5.00	\$ 200	\$ 401	\$ 601	\$ 1,001	\$ 313	\$ 469	\$ 782	78%
	each additional s.f. or fraction thereof			0.003	0.005	0.008	\$ 200	0.501	1.001	\$ 1.50	\$ 0.39	\$ 0.79	\$ 1.18	n/a
	600	per project		3.00	5.00	8.00	\$ 200	\$ 601	\$ 1,001	\$ 1,602	\$ 469	\$ 783	\$ 1,253	78%
	each additional s.f. or fraction thereof			0.003	0.008	0.010	\$ 200	0.501	1.502	\$ 2.00	\$ 0.39	\$ 1.17	\$ 1.56	n/a
	1,000	per project		4.00	8.00	12.00	\$ 200	\$ 801	\$ 1,602	\$ 2,403	\$ 627	\$ 1,252	\$ 1,879	78%
	each additional s.f. or fraction thereof			0.004	0.004	0.008	\$ 200	0.801	0.801	\$ 1.60	\$ 0.63	\$ 0.63	\$ 1.26	n/a
	1,500	per project		6.00	10.00	16.00	\$ 200	\$ 1,202	\$ 2,003	\$ 3,205	\$ 940	\$ 1,565	\$ 2,505	78%
	each additional s.f. or fraction thereof			0.004	0.004	0.008	\$ 200	0.801	0.801	\$ 1.60	\$ 0.63	\$ 0.63	\$ 1.26	n/a
	2,000	per project		8.00	12.00	20.00	\$ 200	\$ 1,602	\$ 2,403	\$ 4,006	\$ 1,252	\$ 1,879	\$ 3,131	78%
	each additional s.f. or fraction thereof			0.004	0.006	0.010	\$ 200	0.801	1.202	\$ 2.00	\$ 0.63	\$ 0.94	\$ 1.57	n/a
TOTAL: PERMIT PROCESSING AND INSPECTION														

Notes

- [1] Current fee amounts reflect those published in the July 18 version of the City's Master Fee Schedule, Fire Rating Type IIB, IIB, IV, VB
- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
9	<b>Non-Structural Residential Remodels and Additions</b> - (All newly constructed additions to, or non-structurally remodeled areas of, residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule)										
	Square Footage:										
	200	per project		\$ 401	\$ 601	\$ 1,001	100%	30	\$ 23,465	\$ 30,043	30,043
	each additional s.f. or fraction thereof			0.501	1.001	\$ 1.50	n/a	3,641	\$ 4,300	\$ 5,469	5,469
	600	per project		\$ 601	\$ 1,001	\$ 1,602	100%	7	\$ 8,768	\$ 11,216	11,216
	each additional s.f. or fraction thereof			0.501	1.502	\$ 2.00	n/a	880	\$ 1,377	\$ 1,763	1,763
	1,000	per project		\$ 801	\$ 1,602	\$ 2,403	100%	6	\$ 11,273	\$ 14,421	14,421
	each additional s.f. or fraction thereof			0.801	0.801	\$ 1.60	n/a	669	\$ 843	\$ 1,072	1,072
	1,500	per project		\$ 1,202	\$ 2,003	\$ 3,205	100%	6	\$ 15,030	\$ 19,227	19,227
	each additional s.f. or fraction thereof			0.801	0.801	\$ 1.60	n/a	1,652	\$ 2,082	\$ 2,647	2,647
	2,000	per project		\$ 1,602	\$ 2,403	\$ 4,006	100%	12	\$ 37,576	\$ 48,068	48,068
	each additional s.f. or fraction thereof			0.801	1.202	\$ 2.00	n/a	29,238	\$ 45,984	\$ 58,559	58,559
<b>TOTAL: PERMIT PROCESSING AND INSPECTION</b>									<b>\$ 1,160,179</b>	<b>\$ 1,481,501</b>	<b>\$ 1,481,501</b>

## Notes

- [1] Current fee amounts reflect those published in the July 18 version of the City's Master Fee Schedule, Fire Rating Type IIB, IIB, IV, VB

- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level

			Activity Service Time Analysis							Cost Recovery Analysis				
Fee No.	Fee Description	Fee Unit	Notes	Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	<b>MISCELLANEOUS PERMITS</b>													
	Standard Hourly Rate	per hour		0.50	0.50	1.00	\$ 200	\$ 100	\$ 100	\$ 200	\$ 78	\$ 78	\$ 156	78%
	Permit Center Processing Fee - Standard	each		0.33	0.00	0.33	\$ 200	\$ 66	\$ -	\$ 66	\$ 52	\$ -	\$ 52	79%
	Permit Center Processing Fee - Web Based Permit	each		0.17	0.00	0.17	\$ 200	\$ 33	\$ -	\$ 33	\$ 26	\$ -	\$ 26	78%
	<b>Minimum Building Permit Fees - Set by Policy</b>													
	Minimum Building Permit Fee (over the counter)													
	Projects valued at < \$1,000	each		0.50	0.50	1.00	\$ 200	\$ 100	\$ 100	\$ 200	\$ 78	\$ 78	\$ 156	78%
	Projects valued at \$1,001 - \$2,500	each		0.50	0.75	1.25	\$ 200	\$ 100	\$ 150	\$ 250	\$ 78	\$ 117	\$ 195	78%
	Projects valued at \$2,501 - \$4,999	each		0.50	1.00	1.50	\$ 200	\$ 100	\$ 200	\$ 300	\$ 78	\$ 157	\$ 235	78%
	Minimum Combination Permit Fee (over the counter)													
	Projects valued at < \$1,000	each trade		0.50	1.00	1.50	\$ 200	\$ 100	\$ 200	\$ 300	\$ 78	\$ 157	\$ 235	78%
	Projects valued at \$1,001 - \$2,500	each trade		0.50	1.50	2.00	\$ 200	\$ 100	\$ 300	\$ 401	\$ 78	\$ 235	\$ 313	78%
	Projects valued at \$2,501 - \$4,999	each trade		0.50	2.00	2.50	\$ 200	\$ 100	\$ 401	\$ 501	\$ 78	\$ 313	\$ 391	78%
	Accessory and Utility Uses (U Occupancy)	each		3.00	6.00	9.00	\$ 200	\$ 601	\$ 1,202	\$ 1,803	\$ 626	\$ 939	\$ 1,565	87%
	<b>Antenna</b>													
	Equipment Shelter (All Trades)	each		6.00	1.50	7.50	\$ 200	\$ 1,202	\$ 300	\$ 1,502	\$ 939	\$ 235	\$ 1,174	78%
	Cellular/Mobile Phone (All Trades)	each		4.00	4.50	8.50	\$ 200	\$ 801	\$ 901	\$ 1,702	\$ 626	\$ 704	\$ 1,330	78%
	Awning/Canopy	each		2.00	0.75	2.75	\$ 200	\$ 401	\$ 150	\$ 551	\$ 313	\$ 117	\$ 430	78%
	Carport	each		3.00	2.25	5.25	\$ 200	\$ 601	\$ 451	\$ 1,051	\$ 470	\$ 352	\$ 822	78%
	<b>Certificate of Occupancy</b>													
	Certificate of Occupancy - Residential	each		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Certificate of Occupancy - Commercial	each		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Close Existing Openings	each		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Commercial Trailer	each unit		2.00	1.50	3.50	\$ 200	\$ 401	\$ 300	\$ 701	\$ 313	\$ 235	\$ 548	78%
	<b>Deck</b>													
	Deck - ground floor	each		0.50	1.00	1.50	\$ 200	\$ 100	\$ 200	\$ 300	\$ 157	\$ 235	\$ 392	130%
	Deck - second story and above	each		2.00	1.50	3.50	\$ 200	\$ 401	\$ 300	\$ 701	\$ 313	\$ 235	\$ 548	78%
	Demolition	each		1.00	2.25	3.25	\$ 200	\$ 200	\$ 451	\$ 651	\$ 157	\$ 352	\$ 509	78%

				Cost Recovery Analysis			Annual Estimated Revenue Analysis				
Fee No.	Fee Description	Fee Unit	Notes	Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
MISCELLANEOUS PERMITS											
	Standard Hourly Rate	per hour		\$ 100	\$ 100	\$ 200	100%	1,551	\$ 241,956	\$ 310,642	\$ 310,642
	Permit Center Processing Fee - Standard	each		\$ 66	\$ -	\$ 66	100%		\$ -	\$ -	\$ -
	Permit Center Processing Fee - Web Based Permit	each		\$ 33	\$ -	\$ 33	100%		\$ -	\$ -	\$ -
	Minimum Building Permit Fees - Set by Policy										
	Minimum Building Permit Fee (over the counter)										
	Projects valued at < \$1,000	each		\$ 100	\$ 100	\$ 200	100%	2,036	\$ 317,616	\$ 407,780	\$ 407,780
	Projects valued at \$1,001 - \$2,500	each		\$ 100	\$ 150	\$ 250	100%		\$ -	\$ -	\$ -
	Projects valued at \$2,501 - \$4,999	each		\$ 100	\$ 200	\$ 300	100%		\$ -	\$ -	\$ -
	Minimum Combination Permit Fee (over the counter)										
	Projects valued at < \$1,000	each trade		\$ 100	\$ 200	\$ 300	100%		\$ -	\$ -	\$ -
	Projects valued at \$1,001 - \$2,500	each trade		\$ 100	\$ 300	\$ 401	100%		\$ -	\$ -	\$ -
	Projects valued at \$2,501 - \$4,999	each trade		\$ 100	\$ 401	\$ 501	100%	1	\$ 391	\$ 501	\$ 501
	Accessory and Utility Uses (U Occupancy)	each		\$ 601	\$ 1,202	\$ 1,803	100%		\$ -	\$ -	\$ -
	Antenna										
	Equipment Shelter (All Trades)	each		\$ 1,202	\$ 300	\$ 1,502	100%		\$ -	\$ -	\$ -
	Cellular/Mobile Phone (All Trades)	each		\$ 801	\$ 901	\$ 1,702	100%		\$ -	\$ -	\$ -
	Awning/Canopy	each		\$ 401	\$ 150	\$ 551	100%		\$ -	\$ -	\$ -
	Carport	each		\$ 601	\$ 451	\$ 1,051	100%		\$ -	\$ -	\$ -
	Certificate of Occupancy										
	Certificate of Occupancy - Residential	each		\$ -	\$ 150	\$ 150	100%	5	\$ 585	\$ 751	\$ 751
	Certificate of Occupancy - Commercial	each		\$ -	\$ 150	\$ 150	100%	41	\$ 4,797	\$ 6,159	\$ 6,159
	Close Existing Openings	each		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	Commercial Trailer	each unit		\$ 401	\$ 300	\$ 701	100%		\$ -	\$ -	\$ -
	Deck										
	Deck - ground floor	each		\$ 100	\$ 200	\$ 300	100%		\$ -	\$ -	\$ -
	Deck - second story and above	each		\$ 401	\$ 300	\$ 701	100%		\$ -	\$ -	\$ -
	Demolition	each		\$ 200	\$ 451	\$ 651	100%		\$ -	\$ -	\$ -

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	Duplicate/Replacement Job Card	each		0.33	0.00	0.33	\$ 200	\$ 66	\$ -	\$ 66	\$ 52	\$ -	\$ 52	79%
	<b>Fence or Free Standing Wall</b>													
	Fence or Freestanding Wall (light frame)													
	> six feet in height	each		0.75	0.75	1.50	\$ 200	\$ 150	\$ 150	\$ 300	\$ 313	\$ 117	\$ 430	143%
	Fence or Freestanding Wall (masonry or concrete)													
	> four feet in height	up to 100 l.f..		3.00	2.25	5.25	\$ 200	\$ 601	\$ 451	\$ 1,051	\$ 470	\$ 352	\$ 822	78%
	Each additional l.f.	each 100 l.f..		0.00	0.50	0.50	\$ 200	\$ -	\$ 100	\$ 100	\$ -	\$ 78	\$ 78	78%
	<b>Fireplace</b>													
	Masonry	each		2.00	3.00	5.00	\$ 200	\$ 401	\$ 601	\$ 1,001	\$ 313	\$ 470	\$ 783	78%
	Pre-fabricated/Metal	each		2.00	2.25	4.25	\$ 200	\$ 401	\$ 451	\$ 851	\$ 313	\$ 352	\$ 665	78%
	Flag Pole	each		2.00	1.50	3.50	\$ 200	\$ 401	\$ 300	\$ 701	\$ 313	\$ 235	\$ 548	78%
	<b>Garage (All Trades)</b>													
	Light Frame up to 1,000 s.f.	each		3.00	4.50	7.50	\$ 200	\$ 601	\$ 901	\$ 1,502	\$ 939	\$ 704	\$ 1,643	109%
	Masonry or concrete up to 1,000 s.f.	each		4.00	5.25	9.25	\$ 200	\$ 801	\$ 1,051	\$ 1,853	\$ 1,252	\$ 822	\$ 2,074	112%
	Gas Shut off Valve	each		0.25	0.25	0.50	\$ 200	\$ 50	\$ 50	\$ 100	\$ -	\$ -	New	%
	Greenhouse (non-commercial) (All Trades)	each		3.00	1.50	4.50	\$ 200	\$ 601	\$ 300	\$ 901	\$ 626	\$ 235	\$ 861	96%
	Investigative Fee	each	[3]	n/a	n/a	n/a	\$ 200	\$ -	\$ -	\$ -	Four times the activity fee		\$ 830	%
	<b>Light Pole (All Trades)</b>	each		1.00	1.50	2.50	\$ 200	\$ 200	\$ 300	\$ 501	\$ 157	\$ 235	\$ 392	78%
	Each additional pole	each		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	<b>Partition</b>													
	Partition - Commercial, Interior up to 30 l.f.	up to 30 l.f..		1.00	2.25	3.25	\$ 200	\$ 200	\$ 451	\$ 651	\$ 157	\$ 352	\$ 509	78%
	Each additional 30 l.f.	each 30 l.f..		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Partition - Residential, interior	each		1.00	2.25	3.25	\$ 200	\$ 200	\$ 451	\$ 651	\$ 157	\$ 352	\$ 509	78%
	<b>Patio Cover</b>													
	Open, all types	each		1.00	1.00	2.00	\$ 200	\$ 200	\$ 200	\$ 401	\$ 313	\$ 235	\$ 548	137%
	Enclosed, all types	each		2.00	2.00	4.00	\$ 200	\$ 401	\$ 401	\$ 801	\$ 470	\$ 313	\$ 783	98%

				Cost Recovery Analysis				Annual Estimated Revenue Analysis			
Fee No.	Fee Description	Fee Unit	Notes	Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	Duplicate/Replacement Job Card	each		\$ 66	\$ -	\$ 66	100%		\$ -	\$ -	\$ -
	<b>Fence or Free Standing Wall</b>										
	Fence or Freestanding Wall (light frame)										
	> six feet in height	each		\$ 150	\$ 150	\$ 300	100%		\$ -	\$ -	\$ -
	Fence or Freestanding Wall (masonry or concrete)										
	> four feet in height	up to 100 l.f..		\$ 601	\$ 451	\$ 1,051	100%		\$ -	\$ -	\$ -
	Each additional l.f.	each 100 l.f..		\$ -	\$ 100	\$ 100	100%		\$ -	\$ -	\$ -
	<b>Fireplace</b>										
	Masonry	each		\$ 401	\$ 601	\$ 1,001	100%		\$ -	\$ -	\$ -
	Pre-fabricated/Metal	each		\$ 401	\$ 451	\$ 851	100%		\$ -	\$ -	\$ -
	Flag Pole	each		\$ 401	\$ 300	\$ 701	100%		\$ -	\$ -	\$ -
	<b>Garage (All Trades)</b>										
	Light Frame up to 1,000 s.f.	each		\$ 601	\$ 901	\$ 1,502	100%		\$ -	\$ -	\$ -
	Masonry or concrete up to 1,000 s.f.	each		\$ 801	\$ 1,051	\$ 1,853	100%		\$ -	\$ -	\$ -
	Gas Shut off Valve	each		\$ 50	\$ 50	\$ 100	100%		\$ -	\$ -	\$ -
	Greenhouse (non-commercial) (All Trades)	each		\$ 601	\$ 300	\$ 901	100%		\$ -	\$ -	\$ -
	Investigative Fee	each	[3]	n/a	n/a	4 Times Activity Fee	%	186	\$ 154,380	\$ 154,380	\$ 154,380
	<b>Light Pole (All Trades)</b>	each		\$ 200	\$ 300	\$ 501	100%		\$ -	\$ -	\$ -
	Each additional pole	each		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	<b>Partition</b>										
	Partition - Commercial, Interior up to 30 l.f.	up to 30 l.f..		\$ 200	\$ 451	\$ 651	100%		\$ -	\$ -	\$ -
	Each additional 30 l.f.	each 30 l.f..		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	Partition - Residential, interior	each		\$ 200	\$ 451	\$ 651	100%		\$ -	\$ -	\$ -
	<b>Patio Cover</b>										
	Open, all types	each		\$ 200	\$ 200	\$ 401	100%		\$ -	\$ -	\$ -
	Enclosed, all types	each		\$ 401	\$ 401	\$ 801	100%		\$ -	\$ -	\$ -



Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	Marsh Crust, (per Muni Code 13-56)	each		2.00	1.00	3.00	\$ 200	\$ 401	\$ 200	\$ 601	\$ -	\$ 280	\$ 280	47%
	<b>Photovoltaic System</b>													
	Solar - Residential (Up to 15 kW)	each		1.00	2.00	0.00	\$ 200	\$ 200	\$ 401	\$ 601	\$ 272	\$ 306	\$ 578	96%
	Per kW above 15kW	each		1.00	2.00	3.00	\$ 200	\$ 200	\$ 401	\$ 601	\$ -	\$ -	\$ -	0%
	Solar - Commercial (Up to 50 kW)	each		2.00	1.00	3.00	\$ 200	\$ 401	\$ 200	\$ 601	\$ 626	\$ 1,252	\$ 1,878	313%
	Per kW between 51kW - 250kW	each		1.00	1.00	2.00	\$ 200	\$ 200	\$ 200	\$ 401	\$ -	\$ -	\$ -	0%
	Per kW above 250kW	each		1.00	1.00	2.00	\$ 200	\$ 200	\$ 200	\$ 401	\$ -	\$ -	\$ -	0%
	<b>Piles or Pier/Pile Foundations</b>													
	Cast in place Concrete (1st 10 piers)	up to 10		4.00	3.00	7.00	\$ 200	\$ 801	\$ 601	\$ 1,402	\$ 626	\$ 470	\$ 1,096	78%
	Additional Piers (each 10)	up to 10		0.00	3.00	3.00	\$ 200	\$ -	\$ 601	\$ 601	\$ -	\$ 470	\$ 470	78%
	Driven (steel, pre-stressed concrete, helical)	up to 10		4.00	2.00	6.00	\$ 200	\$ 801	\$ 401	\$ 1,202	\$ 626	\$ 313	\$ 939	78%
	Additional Piles (each 10)	each 100 l.f..		0.00	0.50	0.50	\$ 200	\$ -	\$ 100	\$ 100	\$ -	\$ 78	\$ 78	78%
	<b>Pre-Plan Inspection (first hour)</b>	each		0.00	1.00	1.00	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ -	0%
	Each additional hour	per hour		0.00	1.00	1.00	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ 157	\$ 157	78%
	<b>Retaining Wall/Foundation Repair and Replacement</b>													
	First 50 l.f.	up to 50 l.f..		1.00	4.50	5.50	\$ 200	\$ 200	\$ 901	\$ 1,102	\$ 157	\$ 704	\$ 861	78%
	Each additional 50 l.f.	each 50 l.f..		0.00	0.50	0.50	\$ 200	\$ -	\$ 100	\$ 100	\$ -	\$ 78	\$ 78	78%
	<b>Re-Roof</b>	each		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	<b>Re-Roof with Sheathing</b>	each		0.00	1.50	1.50	\$ 200	\$ -	\$ 300	\$ 300	\$ -	\$ 235	\$ 235	78%
	<b>Roof Structure Replacement (Residential)</b>	up to 1500 s.f.		3.00	2.25	5.25	\$ 200	\$ 601	\$ 451	\$ 1,051	\$ 470	\$ 352	\$ 822	78%
	Each additional 500 s.f.	each 500 s.f.		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	<b>Sauna - Steam</b>	each		1.50	3.00	4.50	\$ 200	\$ 300	\$ 601	\$ 901	\$ 235	\$ 470	\$ 705	78%
	<b>Seismic Retrofit/Strengthening (Residential)</b>	up to 100 l.f..		2.00	2.25	4.25	\$ 200	\$ 401	\$ 451	\$ 851	\$ 313	\$ 352	\$ 665	78%
	Each additional 100 l.f.	each 100 l.f..		1.00	0.00	1.00	\$ 200	\$ 200	\$ -	\$ 200	\$ 157	\$ -	\$ 157	78%
	<b>Seismic Retrofit/Strengthening per ABAG Plan or 2006 IEBC</b>	each		0.50	3.00	3.50	\$ 200	\$ 100	\$ 601	\$ 701	\$ 78	\$ 470	\$ 548	78%

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	Marsh Crust, (per Muni Code 13-56)	each		\$ 401	\$ 200	\$ 601	100%	5	\$ 1,399	\$ 3,004	\$ 3,004
	<b>Photovoltaic System</b>										
	Solar - Residential (Up to 15 kW)	each		\$ -	\$ 450	\$ 450	75%	72	\$ 41,616	\$ 43,262	\$ 32,400
	Per kW above 15kW	each		\$ -	\$ 15	\$ 15	2%		\$ -	\$ -	\$ -
	Solar - Commercial (Up to 50 kW)	each		\$ -	\$ 601	\$ 601	100%	2	\$ 3,756	\$ 1,202	\$ 1,202
	Per kW between 51kW - 250kW	each		\$ -	\$ 7	\$ 7	2%	15	\$ -	\$ 6,009	\$ 105
	Per kW above 250kW	each		\$ -	\$ 5	\$ 5	1%		\$ -	\$ -	\$ -
	<b>Piles or Pier/Pile Foundations</b>										
	Cast in place Concrete (1st 10 piers)	up to 10		\$ 801	\$ 601	\$ 1,402	100%		\$ -	\$ -	\$ -
	Additional Piers (each 10)	up to 10		\$ -	\$ 601	\$ 601	100%		\$ -	\$ -	\$ -
	Driven (steel, pre-stressed concrete, helical)	up to 10		\$ 801	\$ 401	\$ 1,202	100%		\$ -	\$ -	\$ -
	Additional Piles (each 10)	each 100 l.f..		\$ -	\$ 100	\$ 100	100%		\$ -	\$ -	\$ -
	<b>Pre-Plan Inspection (first hour)</b>	each		\$ -	\$ 200	\$ 200	100%		\$ -	\$ -	\$ -
	Each additional hour	per hour		\$ -	\$ 200	\$ 200	100%		\$ -	\$ -	\$ -
	<b>Retaining Wall/Foundation Repair and Replacement</b>										
	First 50 l.f.	up to 50 l.f..		\$ 200	\$ 901	\$ 1,102	100%		\$ -	\$ -	\$ -
	Each additional 50 l.f.	each 50 l.f..		\$ -	\$ 100	\$ 100	100%		\$ -	\$ -	\$ -
	<b>Re-Roof</b>	each		\$ -	\$ 150	\$ 150	100%	96	\$ 11,232	\$ 14,421	\$ 14,421
	<b>Re-Roof with Sheathing</b>	each		\$ -	\$ 300	\$ 300	100%	34	\$ 7,990	\$ 10,215	\$ 10,215
	<b>Roof Structure Replacement (Residential)</b>	up to 1500 s.f.		\$ 601	\$ 451	\$ 1,051	100%		\$ -	\$ -	\$ -
	Each additional 500 s.f.	each 500 s.f.		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	<b>Sauna - Steam</b>	each		\$ 300	\$ 601	\$ 901	100%		\$ -	\$ -	\$ -
	<b>Seismic Retrofit/Strengthening (Residential)</b>	up to 100 l.f..		\$ 401	\$ 451	\$ 851	100%	1	\$ 665	\$ 851	\$ 851
	Each additional 100 l.f.	each 100 l.f..		\$ 200	\$ -	\$ 200	100%		\$ -	\$ -	\$ -
	<b>Seismic Retrofit/Strengthening per ABAG Plan or 2006 IEBC</b>	each		\$ 100	\$ 601	\$ 701	100%		\$ -	\$ -	\$ -

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	<b>Signs (All Trades)</b>													
	Wall Mounted	each		1.00	0.75	1.75	\$ 200	\$ 200	\$ 150	\$ 350	\$ 157	\$ 117	\$ 274	78%
	Monument	each		1.00	1.50	2.50	\$ 200	\$ 200	\$ 300	\$ 501	\$ 157	\$ 235	\$ 392	78%
	Soft Story Report Review	each		3.00	0.00	3.00	\$ 200	\$ 601	\$ -	\$ 601	\$ 869	\$ -	\$ 869	145%
	<b>Skylight</b>													
	Less than 10 s.f.	each		1.00	1.50	2.50	\$ 200	\$ 200	\$ 300	\$ 501	\$ 157	\$ 235	\$ 392	78%
	Greater than 10 s.f. or structural	each		1.00	2.25	3.25	\$ 200	\$ 200	\$ 451	\$ 651	\$ 157	\$ 352	\$ 509	78%
	Spa or Hot Tub	each		1.00	2.25	3.25	\$ 200	\$ 200	\$ 451	\$ 651	\$ 157	\$ 352	\$ 509	78%
	Special Events Permits (Fees waived for Non-Profit/Public Benefit events)	deposit		n/a	n/a	n/a	\$ 200	\$ -	\$ -	varies	\$ -	\$ -	T & M + \$1500 deposit	100%
	<b>Stairs - First Flight</b>	first flight		2.00	2.25	4.25	\$ 200	\$ 401	\$ 451	\$ 851	\$ 626	\$ 352	\$ 978	115%
	Each Additional Flight	per flight		1.00	0.75	1.75	\$ 200	\$ 200	\$ 150	\$ 350	\$ 157	\$ 117	\$ 274	78%
	<b>Storage Racks</b>	first 100 l.f..		1.00	0.75	1.75	\$ 200	\$ 200	\$ 150	\$ 350	\$ 157	\$ 117	\$ 274	78%
	Each Additional 100 l.f.	each 100 l.f..		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	<b>Swimming Pool/Spa (All Trades)</b>													
	Pre-fabricated	each		2.00	3.75	5.75	\$ 200	\$ 401	\$ 751	\$ 1,152	\$ 313	\$ 587	\$ 900	78%
	Custom-built	each		4.00	5.25	9.25	\$ 200	\$ 801	\$ 1,051	\$ 1,853	\$ 626	\$ 822	\$ 1,448	78%
	Commercial Pool	each		6.00	7.00	13.00	\$ 200	\$ 1,202	\$ 1,402	\$ 2,604	\$ 939	\$ 1,096	\$ 2,035	78%
	Termite Report/Dry rot Repairs (Structural)	each		1.00	3.75	4.75	\$ 200	\$ 200	\$ 751	\$ 951	\$ -	\$ 587	\$ 587	62%
	<b>Window or Door</b>													
	Replacement	up to 5		0.00	1.50	1.50	\$ 200	\$ -	\$ 300	\$ 300	\$ -	\$ 235	\$ 235	78%
	Additional Replacement	each 5		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	New Window (requires structural)	up to 5		3.00	3.75	6.75	\$ 200	\$ 601	\$ 751	\$ 1,352	\$ 470	\$ 587	\$ 1,057	78%
	Additional New Window	each 5		1.00	0.00	1.00	\$ 200	\$ 200	\$ -	\$ 200	\$ 157	\$ -	\$ 157	78%
	Deferred Submittal Plan Check Fee (minimum time - 2 hrs.)	hourly (min 2 hrs.)		1.00	0.00	1.00	\$ 200	\$ 200	\$ -	\$ 200	\$ 313	\$ -	\$ 313	156%
	Overtime Plan Check Fee	per hour		1.00	0.00	1.00	\$ 221	\$ 221	\$ -	\$ 221	\$ 157	\$ -	\$ 157	71%

				Cost Recovery Analysis				Annual Estimated Revenue Analysis			
Fee No.	Fee Description	Fee Unit	Notes	Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	Signs (All Trades)										
	Wall Mounted	each		\$ 200	\$ 150	\$ 350	100%		\$ -	\$ -	\$ -
	Monument	each		\$ 200	\$ 300	\$ 501	100%		\$ -	\$ -	\$ -
	Soft Story Report Review	each		\$ 601	\$ -	\$ 601	100%		\$ -	\$ -	\$ -
	Skylight										
	Less than 10 s.f.	each		\$ 200	\$ 300	\$ 501	100%		\$ -	\$ -	\$ -
	Greater than 10 s.f. or structural	each		\$ 200	\$ 451	\$ 651	100%		\$ -	\$ -	\$ -
	Spa or Hot Tub	each		\$ 200	\$ 451	\$ 651	100%		\$ -	\$ -	\$ -
	Special Events Permits (Fees waived for Non-Profit/Public Benefit events)	deposit		n/a	n/a	\$750 Deposit + T&M	100%	117	\$ 69,067	\$ 69,067	\$ 69,067
	Stairs - First Flight	first flight		\$ 401	\$ 451	\$ 851	100%		\$ -	\$ -	\$ -
	Each Additional Flight	per flight		\$ 200	\$ 150	\$ 350	100%		\$ -	\$ -	\$ -
	Storage Racks	first 100 l.f..		\$ 200	\$ 150	\$ 350	100%		\$ -	\$ -	\$ -
	Each Additional 100 l.f.	each 100 l.f..		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	Swimming Pool/Spa (All Trades)										
	Pre-fabricated	each		\$ 401	\$ 751	\$ 1,152	100%		\$ -	\$ -	\$ -
	Custom-built	each		\$ 801	\$ 1,051	\$ 1,853	100%		\$ -	\$ -	\$ -
	Commercial Pool	each		\$ 1,202	\$ 1,402	\$ 2,604	100%		\$ -	\$ -	\$ -
	Termite Report/Dry rot Repairs (Structural)	each		\$ 200	\$ 751	\$ 951	100%		\$ -	\$ -	\$ -
	Window or Door										
	Replacement	up to 5		\$ -	\$ 300	\$ 300	100%		\$ -	\$ -	\$ -
	Additional Replacement	each 5		\$ -	\$ 150	\$ 150	100%		\$ -	\$ -	\$ -
	New Window (requires structural)	up to 5		\$ 601	\$ 751	\$ 1,352	100%		\$ -	\$ -	\$ -
	Additional New Window	each 5		\$ 200	\$ -	\$ 200	100%		\$ -	\$ -	\$ -
	Deferred Submittal Plan Check Fee (minimum time - 2 hrs.)	hourly (min 2 hrs.)		\$ 200	\$ -	\$ 200	100%		\$ -	\$ -	\$ -
	Overtime Plan Check Fee	per hour		\$ 221	\$ -	\$ 221	100%		\$ -	\$ -	\$ -

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis						Cost Recovery Analysis				
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	Supplemental Inspection Fee (per 1/2 hour or portion thereof)	per 1/2 hour		0.00	0.50	0.50	\$ 200	\$ -	\$ 100	\$ 100	\$ -	\$ 78	\$ 78	78%
	Supplemental Plan Review (per 1 hour or portion thereof)	per hour		1.00	0.00	1.00	\$ 200	\$ 200	\$ -	\$ 200	\$ 157	\$ -	\$ 157	78%
	Board of appeals	each		2.00	0.50	2.50	\$ 200	\$ 401	\$ 100	\$ 501	\$ 313	\$ 78	\$ 391	78%
	After-hours or Emergency Call-Out	per hour (min 2 hrs.)		0.00	1.00	1.00	\$ 221	\$ -	\$ 221	\$ 221	\$ -	\$ 157	\$ 157	71%
	<b>Administrative and Miscellaneous Fees</b>													
	<b>Address Assignment</b>													
	Existing	Each		2.00	0.00	2.00	\$ 200	\$ 401	\$ -	\$ 401	\$ 396	\$ -	\$ 396	99%
	New	Each		2.00	0.00	2.00	\$ 200	\$ 401	\$ -	\$ 401	\$ 248	\$ -	\$ 248	62%
	<b>Archive Retrievals</b>													
	Copies of Plans from Microfiche after City obtains required signatures of property owner and architect/designer (Actual charge for copies below)	Each		2.00	0.00	2.00	\$ 200	\$ 401	\$ -	\$ 401	\$ 60	\$ -	\$ 60	15%
	Retrieval of plans from offsite storage for copying after City obtains required signatures of property owner and architect/designer	Each permit		2.00	0.00	2.00	\$ 200	\$ 401	\$ -	\$ 401	\$ 87	\$ -	\$ 87	22%
	<b>Boarded/Vacant Building Fee</b>													
	Monitoring Fee + ordinance Fees	Each permit		3.00	2.00	5.00	\$ 200	\$ 601	\$ 401	\$ 1,001	\$ 714	\$ -	\$ 714	71%
	<b>Copies:</b>													
	8 1/2" x 11" copier prints	Each		n/a	n/a	n/a	\$ 200	\$ -	\$ -	\$ -	\$ 0.10	\$ 0.10	\$ 0.10	%
	Other Documents										Actual Cost	\$ -	Actual Costs	%
	Technology Fee	Each		0.00	0.00	0.00	\$ 200	\$ -	\$ -	\$ -	5% of applicable permit fees	\$ -	5% of applicable permit fees	
TOTAL: MISC Fees														

Notes

- [1] Current fee amounts reflect those published in the July 2018 version of the City's Master Fee Schedule, or an estimated / average fee for the category
- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level
- [3] Fee set by City policy at 4 times applicable fees

				Cost Recovery Analysis				Annual Estimated Revenue Analysis			
Fee No.	Fee Description	Fee Unit	Notes	Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	Supplemental Inspection Fee (per 1/2 hour or portion thereof)	per 1/2 hour		\$ -	\$ 100	\$ 100	100%		\$ -	\$ -	\$ -
	Supplemental Plan Review (per 1 hour or portion thereof)	per hour		\$ 200	\$ -	\$ 200	100%		\$ -	\$ -	\$ -
	Board of appeals	each		\$ 401	\$ 100	\$ 501	100%		\$ -	\$ -	\$ -
	After-hours or Emergency Call-Out	per hour (min 2 hrs.)		\$ -	\$ 221	\$ 221	100%		\$ -	\$ -	\$ -
	<b>Administrative and Miscellaneous Fees</b>										
	<b>Address Assignment</b>										
	Existing	Each		\$ 401	\$ -	\$ 401	100%		\$ -	\$ -	\$ -
	New	Each		\$ 401	\$ -	\$ 401	100%		\$ -	\$ -	\$ -
	<b>Archive Retrievals</b>										
	Copies of Plans from Microfiche after City obtains required signatures of property owner and architect/designer (Actual charge for copies below)	Each		\$ 401	\$ -	\$ 401	100%		\$ -	\$ -	\$ -
	Retrieval of plans from offsite storage for copying after City obtains required signatures of property owner and architect/designer	Each permit		\$ 401	\$ -	\$ 401	100%	15	\$ 1,305	\$ 6,009	\$ 6,009
	<b>Boarded/Vacant Building Fee</b>										
	Monitoring Fee + ordinance Fees	Each permit		\$ 601	\$ 401	\$ 1,001	100%		\$ -	\$ -	\$ -
	<b>Copies:</b>										
	8 1/2" x 11" copier prints	Each		n/a	n/a	\$ 0.10	%		\$ -	\$ -	\$ -
	Other Documents					Actual Costs			\$ -	\$ -	\$ -
	Technology Fee	Each		\$ -	\$ -	\$ -	%		\$ -	\$ -	\$ -
TOTAL: MISC Fees									\$ 857,755	\$ 1,034,250	\$ 1,017,485

Notes

- [1] Current fee amounts reflect those published in the July 2018 version of the City's Master Fee Schedule, or an estimated / average fee for the category
- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level
- [3] Fee set by City policy at 4 times applicable fees

				Activity Service Time Analysis						Cost Recovery Analysis				
Fee No.	Fee Description	Fee Unit	Notes	Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
ITEMIZED FEE TABLES FOR MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS (not part of a larger building permit)														
	Permit Processing / Filing Fee - Standard	per project		0.33	0.00	0.33	\$ 200	\$ 66	\$ -	\$ 66	\$ 52	\$ -	\$ 52	79%
	Permit Processing / Filing Fee - Web-based Permit	per project		0.17	0.00	0.17	\$ 200	\$ 33	\$ -	\$ 33	\$ 26	\$ -	\$ 26	78%
	Plan Review	per hour		1.00	0.00	1.00	\$ 200	\$ 200	\$ -	\$ 200	\$ 157	\$ -	\$ 157	78%
	Simple Project Inspection (includes up to 3 items marked as "Simple in the following list of project types):	per project		0.00	1.50	1.50	\$ 200	\$ -	\$ 300	\$ 300	\$ -	\$ 235	\$ 235	78%
	Simple Project Inspection - each additional item after 3	per item		0.00	0.33	0.33	\$ 200	\$ -	\$ 66	\$ 66	\$ -	\$ 52	\$ 52	79%
	Complex Project Inspection (per individual item marked as "Complex" in the following list of project types:)	per project									See below		See below	
	Other Mechanical, Plumbing, or Electrical Inspections not otherwise listed below	per hour		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Mechanical Permit Fees													
	Repair/alteration/addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by code.	Simple												
	Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents) up to and including 100,000 Btu/hr.	Complex		0.00	1.50	1.50	\$ 200	\$ -	\$ 300	\$ 300	\$ -	\$ 235	\$ 235	78%
	Install, relocate each boiler or compressor, up to and including 3 HP, or each absorption system up to and including 100,000 Btu/hr.	Complex		0.00	1.50	1.50	\$ 200	\$ -	\$ 300	\$ 300	\$ -	\$ 235	\$ 235	78%
	Each air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere)	Complex		0.00	2.25	2.25	\$ 200	\$ -	\$ 451	\$ 451	\$ -	\$ 352	\$ 352	78%
	Each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.	Simple												
	Residential - installation of each hood which is served by mechanical exhaust, including the ducts for such hood	Simple												
	Commercial - installation of each hood which is served by mechanical exhaust, including the ducts for such hood	Complex		3.00	3.75	6.75	\$ 200	\$ 601	\$ 751	\$ 1,352	\$ 470	\$ 587	\$ 1,057	78%
	Each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in the code	Simple												
	Plumbing and Gas Permit Fees													
	Each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping, and backflow protection therefore)	Simple												
	Each building sewer	Simple												
	Each water heater and/or vent	Simple												



				Cost Recovery Analysis				Annual Estimated Revenue Analysis			
Fee No.	Fee Description	Fee Unit	Notes	Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
ITEMIZED FEE TABLES FOR MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS (not part of a larger											
	Permit Processing / Filing Fee - Standard	per project		\$ 66	\$ -	\$ 66	100%	379	\$ 19,708	\$ 25,050	\$ 25,050
	Permit Processing / Filing Fee - Web-based Permit	per project		\$ 33	\$ -	\$ 33	100%	1302	\$ 33,852	\$ 43,549	\$ 43,549
	Plan Review	per hour		\$ 200	\$ -	\$ 200	100%	105	\$ 16,485	\$ 21,030	\$ 21,030
	Simple Project Inspection (includes up to 3 items marked as "Simple in the following list of project types):	per project		\$ -	\$ 300	\$ 300	100%	593	\$ 139,355	\$ 178,153	\$ 178,153
	Simple Project Inspection - each additional item after 3	per item		\$ -	\$ 66	\$ 66	100%	584	\$ 30,368	\$ 38,599	\$ 38,599
	Complex Project Inspection (per individual item marked as "Complex" in the following list of project types:)	per project									
	Other Mechanical, Plumbing, or Electrical Inspections not otherwise listed below	per hour		\$ -	\$ 150	\$ 150	100%	0	\$ -	\$ -	\$ -
	<b>Mechanical Permit Fees</b>										
	Repair/alteration/addition to each heating appliance, refrigeration unit, cooling unit, absorption unit or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by code.	Simple									
	Install/Relocate each forced air or gravity-type furnace or burner (including attached ducts and vents) up to and including 100,000 Btu/hr.	Complex		\$ -	\$ 300	\$ 300	100%	272	\$ 63,920	\$ 81,716	\$ 81,716
	Install, relocate each boiler or compressor, up to and including 3 HP, or each absorption system up to and including 100,000 Btu/hr.	Complex		\$ -	\$ 300	\$ 300	100%	1	\$ 235	\$ 300	\$ 300
	Each air-handling unit, including attached ducts. (Note: this fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere	Complex		\$ -	\$ 451	\$ 451	100%	25	\$ 8,800	\$ 11,266	\$ 11,266
	Each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.	Simple									
	Residential - installation of each hood which is served by mechanical exhaust, including the ducts for such hood	Simple									
	Commercial - installation of each hood which is served by mechanical exhaust, including the ducts for such hood	Complex		\$ 601	\$ 751	\$ 1,352	100%	4	\$ 4,228	\$ 5,408	\$ 5,408
	Each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in the code	Simple									
	<b>Plumbing and Gas Permit Fees</b>										
	Each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping, and backflow protection therefore)	Simple									
	Each building sewer	Simple									
	Each water heater and/or vent	Simple									

				Activity Service Time Analysis						Cost Recovery Analysis				
Fee No.	Fee Description	Fee Unit	Notes	Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	Each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	Complex		0.00	3.00	3.00	\$ 200	\$ -	\$ 601	\$ 601	\$ -	\$ 470	\$ 470	78%
	Installation, alteration, or repair of water piping and/or water treating equipment	Simple												
	Installation, alteration, or repair of gas piping and/or gas treating equipment	Simple												
	Repair or alteration of drainage or vent piping	Simple												
	Each lawn sprinkler system on any one meter, including backflow protection devices	Simple												
	Backflow devices not included in other fee services (e.g., building sewer) each unit	Simple												
	Gas test	Simple												
	Sewer lateral test	Simple												
	Add Earthquake Valve fee	Simple												
	Electrical Permit Fees													
	Swimming Pools													
	Private, residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	Complex		2.00	5.25	7.25	\$ 200	\$ 401	\$ 1,051	\$ 1,452	\$ 313	\$ 822	\$ 1,135	78%
	All other types of swimming pools, therapeutic whirlpools, spas, and alterations to existing swimming pools	Simple												
	Temporary Power Service													
	Temporary service power pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	Simple												
	Temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, etc.	Complex		0.00	0.75	0.75	\$ 200	\$ -	\$ 150	\$ 150	\$ -	\$ 117	\$ 117	78%
	Circuits													
	First 10 (or portion thereof)	Simple												
	Each additional 10 (or fraction thereof)	Simple												
	Receptacle, Switch and Lighting Outlets													
	Receptacle, switch and lighting outlets at which current is used or controlled, except services, feeders and meters													
	First 10 (or portion thereof)	Simple												
	Each additional 10 (or fraction thereof)	Simple												

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	Each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	Complex		\$ -	\$ 601	\$ 601	100%	1	\$ 470	\$ 601	\$ 600.85
	Installation, alteration, or repair of water piping and/or water treating equipment	Simple									
	Installation, alteration, or repair of gas piping and/or gas treating equipment	Simple									
	Repair or alteration of drainage or vent piping	Simple									
	Each lawn sprinkler system on any one meter, including backflow protection devices	Simple									
	Backflow devices not included in other fee services (e.g., building sewer) each unit	Simple									
	Gas test	Simple									
	Sewer lateral test	Simple									
	Add Earthquake Valve fee	Simple									
	<b>Electrical Permit Fees</b>										
	<b>Swimming Pools</b>										
	Private, residential, in-ground swimming pools - includes a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool	Complex		\$ 401	\$ 1,051	\$ 1,452	100%	0	\$ -	\$ -	\$ -
	All other types of swimming pools, therapeutic whirlpools, spas, and alterations to existing swimming pools	Simple									
	<b>Temporary Power Service</b>										
	Temporary service power pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	Simple									
	Temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, etc.	Complex		\$ -	\$ 150	\$ 150	100%	0	\$ -	\$ -	\$ -
	<b>Circuits</b>										
	First 10 (or portion thereof)	Simple									
	Each additional 10 (or fraction thereof)	Simple									
	<b>Receptacle, Switch and Lighting Outlets</b>										
	Receptacle, switch and lighting outlets at which current is used or controlled, except services, feeders and meters										
	First 10 (or portion thereof)	Simple									
	Each additional 10 (or fraction thereof)	Simple									

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis							Cost Recovery Analysis			
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	<b>Residential Appliances</b>													
	Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter mounted cooking tops, electric ranges, self-contained room console or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances not exceeding one horsepower (HP) in rating.	Simple												
	<b>Non-residential Appliances</b>													
	Residential appliances and self-contained factory-wired nonresidential appliances, including medical and dental devices, food, beverage, and ice cream cabinets; illuminated show cases, drinking fountains, vending machines, laundry machines, or other	Simple												
	<b>Power Apparatus</b>													
	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows: Note: these fees include all switches, circuit break	Simple												
	<b>Busways</b>													
	Trolley and plug-in-type busways - each 100 l.f. or fraction thereof (An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.	Simple												
	<b>Signs, Outline Lighting, and Marquees</b>													
	Signs, Outline Lighting, or Marquees supplied from one branch circuit	Simple												
	Additional branch circuits within the same sign, outline lighting system or marquee	Simple												
	<b>New Services or Additional Panels</b>													
	Services Note: An additional fee of \$105 (underground) or \$150 (overhead) is due to Alameda Municipal Power for reconnection or upgrade of any service													
	600 volts or less and not over 200 amperes in rating	Complex		0.50	1.00	1.50	\$ 200	\$ 100	\$ 200	\$ 300	\$ 78	\$ 157	\$ 235	78%
	600 volts or less and over 200 amperes in rating	Complex		0.50	1.50	2.00	\$ 200	\$ 100	\$ 300	\$ 401	\$ 78	\$ 235	\$ 313	78%
	600 volts or over 1,000 amperes in rating	Complex		0.50	3.00	3.50	\$ 200	\$ 100	\$ 601	\$ 701	\$ 78	\$ 470	\$ 548	78%

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis			
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue		
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery	Recommended Fee
	<b>Residential Appliances</b>										
	Fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter mounted cooking tops, electric ranges, self-contained room console or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances not exceeding one horsepower (HP) in rating.	Simple									
	<b>Non-residential Appliances</b>										
	Residential appliances and self-contained factory-wired nonresidential appliances, including medical and dental devices, food, beverage, and ice cream cabinets; illuminated show cases, drinking fountains, vending machines, laundry machines, or other	Simple									
	<b>Power Apparatus</b>										
	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows: Note: these fees include all switches, circuit break	Simple									
	<b>Busways</b>										
	Trolley and plug-in-type busways - each 100 l.f. or fraction thereof (An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.	Simple									
	<b>Signs, Outline Lighting, and Marquees</b>										
	Signs, Outline Lighting, or Marquees supplied from one branch circuit	Simple									
	Additional branch circuits within the same sign, outline lighting system or marquee	Simple									
	<b>New Services or Additional Panels</b>										
	Services Note: An additional fee of \$105 (underground) or \$150 (overhead) is due to Alameda Municipal Power for reconnection or upgrade of any service										
	600 volts or less and not over 200 amperes in rating	Complex		\$ 100	\$ 200	\$ 300	100%	187	\$ 43,945	\$ 56,180	\$ 56,180
	600 volts or less and over 200 amperes in rating	Complex		\$ 100	\$ 300	\$ 401	100%	8	\$ 2,504	\$ 3,205	\$ 3,205
	600 volts or over 1,000 amperes in rating	Complex		\$ 100	\$ 601	\$ 701	100%	1	\$ 548	\$ 701	\$ 701

Fee No.	Fee Description	Fee Unit	Notes	Activity Service Time Analysis							Cost Recovery Analysis			
				Estimated Average Labor Time per Activity			Blended Fully Burdened Hourly Rate	Cost of Service per Activity			Current Fee <sup>[1]</sup>			Existing Cost Recovery Percentage
				PC / Processing	Insp	Total		PC / Processing	Insp	Total	PC / Processing	Insp	Total	
	<b>Miscellaneous Apparatus, Conduits, and Conductors</b>	Simple												
	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is set forth. (This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs)													
	<b>Investigative Fee</b>	each	[3]								Four times activity fee		Four times activity fee	
TOTAL: MPE Fees														

Notes

- [1] Current fee amounts reflect those published in the July 2018 version of the City's Master Fee Schedule, or an estimated / average fee for the category
- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level
- [3] Fee set by City policy at 4 times applicable fees

Fee No.	Fee Description	Fee Unit	Notes	Cost Recovery Analysis				Annual Estimated Revenue Analysis		
				Recommended Fee <sup>[2]</sup>			Recommended Cost Recovery Percentage	Estimated Volume of Activity	Annual Estimated Revenue	
				PC / Processing	Insp	Total			Current Fee	Full Cost Recovery
	<b>Miscellaneous Apparatus, Conduits, and Conductors</b>	Simple								
	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is set forth. (This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs)									
	<b>Investigative Fee</b>	each	[3]	Four times activity fee		Four times activity fee				
<b>TOTAL: MPE Fees</b>									\$ 364,418	\$ 465,757
									\$ 465,757	

Notes

- [1] Current fee amounts reflect those published in the July 2018 version of the City's Master Fee Schedule, or an estimated / average fee for the category
- [2] Recommended fee amounts include City staff or Council input regarding recommendations to adopt any particular fee amount at or beneath the full cost recovery fee level
- [3] Fee set by City policy at 4 times applicable fees



## ***APPENDIX A.3***

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### ***Cost of Service Analysis – Public Works Department***

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis					Cost Recovery Analysis				
				Land Dev	Clean Water Program (Storm Drain)	Waste Mgmt	PW Consultant / Surveyor	TOTAL	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
				\$ 192	\$ 157	\$ 149	\$ 185						
	<b>ENTITLEMENT REVIEW</b>												
1	Public Works Review of Planning Applications	deposit		10.00	3.00	0.00	0.00	13.00	\$ 2,397	\$ 2,000	83%	\$ 2,000	83%
2	Lot Line Adjustments and Easements	deposit		6.00	0.00	0.00	10.00	16.00	\$ 3,005	\$ 2,000	67%	\$ 3,000	100%
	<b>FINAL MAP REVIEW</b>												
3	Parcel	deposit		17.00	0.00	0.00	15.00	32.00	\$ 6,047	\$ 7,495	124%	\$ 5,000	83%
4	Tract	deposit		17.00	0.00	0.00	15.00	32.00	\$ 6,047	\$ 7,495	124%	\$ 5,000	83%
5	<b>IMPROVEMENT PLAN REVIEW (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>												
	Up to \$10,000	deposit		6.00	2.00	0.00	0.00	8.00	\$ 1,470	\$ 2,000	136%	\$ 1,250	85%
	Up to \$100,000	deposit		19.00	4.00	0.00	0.00	23.00	\$ 4,287	\$ 2,500	58%	\$ 4,000	93%
	Up to \$1,000,000	deposit		56.00	6.00	0.00	0.00	62.00	\$ 11,724	\$ 7,000	60%	\$ 10,000	85%
	Over \$1,000,000	deposit		108.00	6.00	0.00	0.00	114.00	\$ 21,734	\$ 20,000	92%	\$ 20,000	92%
6	<b>IMPROVEMENT INSPECTION (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>												
	Up to \$10,000	deposit		8.00	2.00	0.00	0.00	10.00	\$ 1,855	\$ 1,000	54%	\$ 1,250	67%
	Up to \$100,000	deposit		50.00	4.00	0.00	0.00	54.00	\$ 10,254	\$ 2,000	20%	\$ 4,000	39%
	Up to \$1,000,000	deposit		320.00	8.00	0.00	0.00	328.00	\$ 62,857	\$ 5,000	8%	\$ 20,000	32%
	Up to \$10,000,000	deposit		1,550.00	20.00	0.00	0.00	1,570.00	\$ 301,511	\$ 10,000	3%	\$ 100,000	33%
	Over \$10,000,000	deposit		2,600.00	50.00	0.00	0.00	2,650.00	\$ 508,351	\$ 20,000	4%	\$ 200,000	39%
7	<b>MAPS, PRINTS, PLANS AND SPECIFICATIONS</b>		[5]										
	500 Scale - Alameda (color - 36" x 84")	each								\$ 12		\$ 12	
	500 Scale - Alameda (black and white)	each								\$ 12		\$ 12	
	1000 Scale - Alameda (color - 18" x 44")	each								\$ 19		\$ 19	
	1000 Scale - Alameda (black and white)	each								\$ 12		\$ 12	
	500 Scale - BFI - 22" x 30"	each								\$ 12		\$ 12	
	Aerials	each								\$ 12		\$ 12	
	Truck route, bike route	each								\$ 2		\$ 2	
	Traffic volume data sheets, radar speed data sheets	each								\$ 5		\$ 5	
	Assessor's parcel maps - (portion page)	each								\$ 1		\$ 1	
	Sanitary Sewer Plan (18" x 22")	each								\$ 20		\$ 20	
	Storm Drain Plans (18" x 22")	each								\$ 20		\$ 20	
	Other Prints (22" x 30")	each								\$ 26		\$ 26	
	Standard Plans	each								\$ 34		\$ 34	
	Bike Plans	each								\$ 34		\$ 34	
	Standard Subdivision Improvement Specs	each								\$ 34		\$ 34	

					Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Volume of Activity	Annual Estimated Revenue		
					Current Fee	Full Cost Recovery	Recommended Fee
	<b>ENTITLEMENT REVIEW</b>						
1	Public Works Review of Planning Applications	deposit			\$ -	\$ -	\$ -
2	Lot Line Adjustments and Easements	deposit			\$ -	\$ -	\$ -
	<b>FINAL MAP REVIEW</b>						
3	Parcel	deposit			\$ -	\$ -	\$ -
4	Tract	deposit			\$ -	\$ -	\$ -
5	<b>IMPROVEMENT PLAN REVIEW (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>						
	Up to \$10,000	deposit		1	\$ 2,000	\$ 1,470	\$ 1,250
	Up to \$100,000	deposit		7	\$ 17,500	\$ 30,009	\$ 28,000
	Up to \$1,000,000	deposit		2	\$ 14,000	\$ 23,448	\$ 20,000
	Over \$1,000,000	deposit		6	\$ 120,000	\$ 130,402	\$ 120,000
6	<b>IMPROVEMENT INSPECTION (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>						
	Up to \$10,000	deposit			\$ -	\$ -	\$ -
	Up to \$100,000	deposit			\$ -	\$ -	\$ -
	Up to \$1,000,000	deposit			\$ -	\$ -	\$ -
	Up to \$10,000,000	deposit			\$ -	\$ -	\$ -
	Over \$10,000,000	deposit			\$ -	\$ -	\$ -
7	<b>MAPS, PRINTS, PLANS AND SPECIFICATIONS</b>		[5]				
	500 Scale - Alameda (color - 36" x 84")	each					
	500 Scale - Alameda (black and white)	each					
	1000 Scale - Alameda (color - 18" x 44")	each					
	1000 Scale - Alameda (black and white)	each					
	500 Scale - BFI - 22" x 30"	each					
	Aerials	each					
	Truck route, bike route	each					
	Traffic volume data sheets, radar speed data sheets	each					
	Assessor's parcel maps - (portion page)	each					
	Sanitary Sewer Plan (18" x 22")	each					
	Storm Drain Plans (18" x 22")	each					
	Other Prints (22" x 30")	each					
	Standard Plans	each					
	Bike Plans	each					
	Standard Subdivision Improvement Specs	each					

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis					Cost Recovery Analysis				
				Land Dev	Clean Water Program (Storm Drain)	Waste Mgmt	PW Consultant / Surveyor	TOTAL	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
				\$ 192	\$ 157	\$ 149	\$ 185						
8	Copy fee	flat								\$ 0.10		\$ 0.10	
9	<b>PARKING SIGNS</b>												
	Construction Events	flat	[4]	0.50	0.00	0.00	0.00	0.50	\$ 96	\$ 15	16%	\$ 15	16%
	Non-Construction Events	flat	[4]	0.50	0.00	0.00	0.00	0.50	\$ 96	New	%	\$ 15	16%
	Use of Metered Parking Space (set by Council)	flat		0.00	0.00	0.00	0.00	0.00	\$ -	\$ 5	%	\$ 5	%
	<b>PERMIT PARKING PROGRAM</b>												
10	Establishment of Preferential Parking Zone (requires 40% of neighborhood residents and businesses for establishment)	deposit		116.00	0.00	0.00	0.00	116.00	\$ 22,329	\$ 5,000	22%	\$ 5,000	22%
11	Establishment of Preferential Parking Zone (requires 55% of neighborhood residents and businesses for establishment)	deposit		116.00	0.00	0.00	0.00	116.00	\$ 22,329	\$ -	0%	\$ -	0%
	<b>RIGHT-OF-WAY PERMITS</b>		[2]										
12	Temporary - Residential Concrete/ Excavation	flat		3.50	0.00	0.00	0.00	3.50	\$ 674	\$ 382	57%	\$ 100	15%
13	Temporary - Commercial Concrete/ Excavation	flat		6.00	0.00	0.00	0.00	6.00	\$ 1,155	\$ 382	33%	\$ 578	50%
14	Temporary - Utility	hourly	[6]	1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
15	Small Cell	deposit		6.00	0.00	0.00	0.00	6.00	\$ 1,155	New	%	\$ 1,155	100%
16	Long Term/Revocable	flat		6.00	0.00	0.00	0.00	6.00	\$ 1,155	\$ 1,000	87%	\$ 1,155	100%
17	Additional Inspection (per trip)	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
18	Additional Plan Review (per submittal)	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
19	Transportation Permit												
	Per Trip	flat	[1]							\$ 16		\$ 16	
	Annual	flat	[1]							\$ 90		\$ 90	
	<b>SOLID WASTE AND RECYCLING PERMITS - HAULING FEES (C&amp;D)</b>												
20	For permitted project debris reporting, per permit:												
	Waste Management Plan (WMP) and Report review (online)	flat		0.00	0.00	2.50	0.00	2.50	\$ 373	\$ 182	49%	\$ 373	100%
	Waste Management Plan (WMP) and Report review (paper)	flat		0.00	0.00	6.00	0.00	6.00	\$ 894	\$ 364	41%	\$ 894	100%

Annual Estimated Revenue Analysis							
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Volume of Activity	Annual Estimated Revenue		
					Current Fee	Full Cost Recovery	Recommended Fee
8	Copy fee	flat					
9	<b>PARKING SIGNS</b>						
	Construction Events	flat	[4]	3,921	\$ 58,819	\$ 377,407	\$ 58,819
	Non-Construction Events	flat	[4]		\$ -	\$ -	\$ -
	Use of Metered Parking Space (set by Council)	flat			\$ -	\$ -	\$ -
	<b>PERMIT PARKING PROGRAM</b>						
10	Establishment of Preferential Parking Zone (requires 40% of neighborhood residents and businesses for establishment)	deposit			\$ -	\$ -	\$ -
11	Establishment of Preferential Parking Zone (requires 55% of neighborhood residents and businesses for establishment)	deposit			\$ -	\$ -	\$ -
	<b>RIGHT-OF-WAY PERMITS</b>		[2]				
12	Temporary - Residential Concrete/ Excavation	flat		161	\$ 61,571	\$ 108,469	\$ 16,100
13	Temporary - Commercial Concrete/ Excavation	flat		161	\$ 61,571	\$ 185,947	\$ 93,058
14	Temporary - Utility	hourly	[6]		\$ -	\$ -	\$ -
15	Small Cell	deposit			\$ -	\$ -	\$ -
16	Long Term/Revocable	flat		3	\$ 2,736	\$ 3,160	\$ 3,160
17	Additional Inspection (per trip)	hourly			\$ -	\$ -	\$ -
18	Additional Plan Review (per submittal)	hourly			\$ -	\$ -	\$ -
19	Transportation Permit						
	Per Trip	flat	[1]				
	Annual	flat	[1]				
	<b>SOLID WASTE AND RECYCLING PERMITS - HAULING FEES (C&amp;D)</b>						
20	For permitted project debris reporting, per permit:						
	Waste Management Plan (WMP) and Report review (online)	flat		100	\$ 18,200	\$ 37,265	\$ 37,265
	Waste Management Plan (WMP) and Report review (paper)	flat			\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis					Cost Recovery Analysis				
				Land Dev	Clean Water Program (Storm Drain)	Waste Mgmt	PW Consultant / Surveyor	TOTAL	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
				\$ 192	\$ 157	\$ 149	\$ 185						
	Penalty for failure to meet CALGreen minimum Recycling Rate	Penalty	[5]							\$105 per ton		\$105 per ton	
21	Annual hauling permits												
	Basic Fee (Annual) - review of non-franchise hauler to operate	flat		0.00	0.00	4.50	0.00	4.50	\$ 671	\$ 911	136%	\$ 671	100%
	Reporting Fee (Annual after the first year)	flat		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 273	%	\$ 273	%
	Program Fee		[5]							\$10.50 per ton hauled, paid bi-annually		\$10.50 per ton hauled, paid bi-annually	
	Impact Mitigation Fee		[5]							\$3.27 per ton hauled, paid bi-annually		\$3.27 per ton hauled, paid bi-annually	
	Performance Security Bond		[5]							\$108 per estimated ton		\$108 per estimated ton	
22	Solid Waste - Special Event Permit	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
	<b>SEWER LATERAL PERMIT</b>												
23	Lower Lateral (One lower lateral per property)												
	Sanitary Sewer Lower Lateral Installation	deposit	[7]	n/a	n/a	n/a	n/a	n/a	\$ -	\$ 2,500	%	\$ 2,500	%
	Upper Lateral - HOA												
	Private Sewer Lateral Repair/Replacement	flat		6.00	0.00	0.00	0.00	6.00	\$ 1,155	\$ 497	43%	\$ 1,155	100%
24	<b>STORM WATER - POST CONSTRUCTION REGULATION / ANNUAL INSPECTION</b>												
	Review of Annual Maintenance Reports of privately maintained post-construction treatment devices	flat		0.00	1.00	0.00	0.00	1.00	\$ 157	\$ 364	231%	\$ 157	100%
	Inspection of privately maintained post-construction treatment devices	per inspection		0.00	2.00	0.00	0.00	2.00	\$ 315	\$ 364	116%	\$ 315	100%
	Stormwater Re-Inspection/Enforcement	per inspection		0.00	2.00	0.00	0.00	2.00	\$ 315	\$ 455	145%	\$ 315	100%
	<b>STREET TREE INSTALLATION</b>												
25	15 Gallon Size												
	Cost of Tree			0.00	n/a	n/a	n/a	0.00	\$ -	\$ 78	%	\$ 78	%

Annual Estimated Revenue Analysis							
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Volume of Activity	Annual Estimated Revenue		
					Current Fee	Full Cost Recovery	Recommended Fee
	Penalty for failure to meet CALGreen minimum Recycling Rate	Penalty	[5]				
21	Annual hauling permits						
	Basic Fee (Annual) - review of non-franchise hauler to operate	flat		6	\$ 5,466	\$ 4,025	\$ 4,025
	Reporting Fee (Annual after the first year)	flat			\$ -	\$ -	\$ -
	Program Fee		[5]				
	Impact Mitigation Fee		[5]				
	Performance Security Bond		[5]				
22	Solid Waste - Special Event Permit	hourly			\$ -	\$ -	\$ -
	<b>SEWER LATERAL PERMIT</b>						
23	Lower Lateral (One lower lateral per property)						
	Sanitary Sewer Lower Lateral Installation	deposit	[7]		\$ -	\$ -	\$ -
	Upper Lateral - HOA						
	Private Sewer Lateral Repair/Replacement	flat			\$ -	\$ -	\$ -
24	<b>STORM WATER - POST CONSTRUCTION REGULATION / ANNUAL INSPECTION</b>						
	Review of Annual Maintenance Reports of privately maintained post-construction treatment devices	flat			\$ -	\$ -	\$ -
	Inspection of privately maintained post-construction treatment devices	per inspection			\$ -	\$ -	\$ -
	Stormwater Re-Inspection/Enforcement	per inspection			\$ -	\$ -	\$ -
	<b>STREET TREE INSTALLATION</b>						
25	15 Gallon Size						
	Cost of Tree				\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis					Cost Recovery Analysis				
				Land Dev	Clean Water Program (Storm Drain)	Waste Mgmt	PW Consultant / Surveyor	TOTAL	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
				\$ 192	\$ 157	\$ 149	\$ 185						
26	24" Boxed Trees												
	Cost of Tree			0.00	n/a	n/a	n/a	0.00	\$ -	\$ 456	%	\$ 456	%
27	Street tree removal at property owner's request (varies depending on tree size)		[7]										
	6" - 12"	deposit		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 337	%	\$ 337	%
	12" - 18"	deposit		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 492	%	\$ 492	%
	18" - 24"	deposit		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 984	%	\$ 984	%
	> 24"	deposit		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 1,865	%	\$ 1,865	%
28	Street Tree Installation												
	No Concrete Removal Required	flat		0.00	0.00	0.00	0.00	0.00	\$ -	\$ 414	%	\$ 414	%
	Concrete Removal Required	flat		0.00	0.00	0.00	0.00	0.00	\$ -	Actual Costs	%	Actual Costs	%
	<b>MISCELLANEOUS / OTHER FEES</b>												
31	Appeal of PW Director's Decision												
	Minimum Fee	flat		8.00	0.00	0.00	0.00	8.00	\$ 1,540	\$ 157	10%	\$ 1,540	100%
	Deposit	deposit	[7]										
32	Application to PW Director for Development Impact Fee Adjustment	deposit		9.00	0.00	0.00	0.00	9.00	\$ 1,732	\$ 500	29%	\$ 1,732	100%
33	Assessment District Formation	deposit		0.00	0.00	0.00	50.00	50.00	\$ 9,250	\$ 10,000	108%	\$ 9,250	100%
34	Curb Painting												
	Set Up Fee	flat		0.00	0.00	0.00	1.00	1.00	\$ 185	\$ 59	32%	Actual Cost	%
	Per 100 l.f.	flat		0.00	0.00	0.00	4.00	4.00	\$ 740	\$ 364	49%	Actual Cost	%
35	Research of Records (non PRA)	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
36	Transportation Operational Requests - non safety related	flat		5.50	0.00	0.00	0.00	5.50	\$ 1,059	\$ 546	52%	\$ 1,059	100%
37	Transportation Commission - Request for Appeal of Actions	deposit		5.00	0.00	0.00	0.00	5.00	\$ 962	\$ 1,000	104%	\$ 962	100%
38	Recycling/Trash Exception Application	hourly		0.00	0.00	10.00	0.00	10.00	\$ 1,491	\$ 1,000	67%	\$ 1,491	100%
39	FloodPlain Administrator - Permit Application Review	flat		1.00	0.00	0.00	0.00	1.00	\$ 192	New	%	\$ 192	100%
40	Engineering Services - Plan Check	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%
41	Engineering Services - Inspection	hourly		1.00	0.00	0.00	0.00	1.00	\$ 192	\$ 182	95%	\$ 192	100%



					Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Volume of Activity	Annual Estimated Revenue		
					Current Fee	Full Cost Recovery	Recommended Fee
26	24" Boxed Trees						
	Cost of Tree				\$ -	\$ -	\$ -
27	Street tree removal at property owner's request (varies depending on tree size)		[7]				
	6" - 12"	deposit			\$ -	\$ -	\$ -
	12" - 18"	deposit			\$ -	\$ -	\$ -
	18" - 24"	deposit			\$ -	\$ -	\$ -
	> 24"	deposit			\$ -	\$ -	\$ -
28	Street Tree Installation						
	No Concrete Removal Required	flat			\$ -	\$ -	\$ -
	Concrete Removal Required	flat			\$ -	\$ -	\$ -
	<b>MISCELLANEOUS / OTHER FEES</b>						
31	Appeal of PW Director's Decision						
	Minimum Fee	flat			\$ -	\$ -	\$ -
	Deposit	deposit	[7]				
32	Application to PW Director for Development Impact Fee Adjustment	deposit			\$ -	\$ -	\$ -
33	Assessment District Formation	deposit			\$ -	\$ -	\$ -
34	Curb Painting						
	Set Up Fee	flat			\$ -	\$ -	\$ -
	Per 100 l.f.	flat			\$ -	\$ -	\$ -
35	Research of Records (non PRA)	hourly			\$ -	\$ -	\$ -
36	Transportation Operational Requests - non safety related	flat			\$ -	\$ -	\$ -
37	Transportation Commission - Request for Appeal of Actions	deposit			\$ -	\$ -	\$ -
38	Recycling/Trash Exception Application	hourly			\$ -	\$ -	\$ -
39	FloodPlain Administrator - Permit Application Review	flat			\$ -	\$ -	\$ -
40	Engineering Services - Plan Check	hourly			\$ -	\$ -	\$ -
41	Engineering Services - Inspection	hourly			\$ -	\$ -	\$ -

Fee No.	Fee Name	Fee Unit / Type	Notes	Activity Service Time Analysis					Cost Recovery Analysis				
				Land Dev	Clean Water Program (Storm Drain)	Waste Mgmt	PW Consultant / Surveyor	TOTAL	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Recommended Fee Level / Deposit	Recommended Cost Recovery %
				\$ 192	\$ 157	\$ 149	\$ 185						
42	Permit Center Filing Fee - Placeholder for MFS - See Building	flat		n/a	n/a	n/a	n/a	n/a	\$ -	\$ 79	%	\$ 79	%
43	IT Surcharge Fee - Placeholder for MFS	flat	[5]							5% of applicable permit fees		5% of applicable permit fees	
44	City Attorney Filing Fee Placeholder for MFS	flat	[5]							\$ 73.00		\$ 73.00	
	Impact Fees Charged on Applicable Permits		[5]										
	Affordable Housing Fee (see Affordable Housing)		[5]										
	Development Impact Fee (see Public Works)		[5]										
	Improvement Tax (only on permits with valuation over \$5,000)		[5]										
	Sewer Connection Fee	Per connection	[5]							\$ 1,118		\$ 1,118	
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.												
TOTAL													

**Notes**

- [1] Fee set by State
- [2] Permits may require a separate bond deposit according to the City's policy/requirements
- [3] Scaled fee categories are used to establish deposit amounts
- [4] One sign per parking space or 18 feet of curb.
- [5] Placeholder for Master Fee Schedule (MFS); Not included in cost analysis
- [6] Annual deposit agreement will be set by PW director with utility companies
- [7] Deposit set by City. NBS did not evaluate.

					Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Unit / Type	Notes	Estimated Volume of Activity	Annual Estimated Revenue		
					Current Fee	Full Cost Recovery	Recommended Fee
42	Permit Center Filing Fee - Placeholder for MFS - See Building	flat			\$ -	\$ -	\$ -
43	IT Surcharge Fee - Placeholder for MFS	flat	[5]				
44	City Attorney Filing Fee Placeholder for MFS	flat	[5]				
	Impact Fees Charged on Applicable Permits		[5]				
	Affordable Housing Fee (see Affordable Housing)		[5]				
	Development Impact Fee (see Public Works)		[5]				
	Improvement Tax (only on permits with valuation over \$5,000)		[5]				
	Sewer Connection Fee	Per connection	[5]				
	For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers if required to process the specific application.						
TOTAL					361,864	901,602	381,676

**Notes**

- [1] Fee set by State
- [2] Permits may require a separate bond deposit according to the City's policy/require
- [3] Scaled fee categories are used to establish deposit amounts
- [4] One sign per parking space or 18 feet of curb.
- [5] Placeholder for Master Fee Schedule (MFS); Not included in cost analysis
- [6] Annual deposit agreement will be set by PW director with utility companies
- [7] Deposit set by City. NBS did not evaluate.

## ***APPENDIX B.1***

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### ***Comparative Fee Survey – Planning Division***

City of Alameda					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>ACCESSORY DWELLING UNITS</b>								
1	Accessory Dwelling Unit (ADU) Clearance	flat	New	\$ 649	\$ 453	<i>no comparison available</i>	\$ 3,270	<i>no comparison available</i>	<i>no comparison available</i>
	<b>APPEALS</b>								
2	Appeal to Planning Board or City Council - Single Family Residential and Multi-family Residential Less than 5 Units				To Board of Zoning Adjustments - Deposit based on scope  To City Council - \$534+ Deposit based on scope	Appeal of staff decision \$35 (exceptions apply), or \$1,800 Deposit	Non-Applicant Initiated \$75 - \$500 depending on type  Applicant Initiated \$1,734 - \$2,500 depending on type	\$205 flat fee	\$100 flat fee
	Minimum Fee	flat	\$ 250	\$ 1,082		Appeal of Committee/Commission Decision \$50 (exceptions apply)			
	Deposit	deposit	\$ 500	\$ 1,000		Appeal to PC or HAB - \$3,000 deposit			
3	Appeal to Planning Board or City Council – Multi-Family Residential 5 Units or More/ Commercial/ Industrial								
	Minimum Fee	flat	\$ 350	\$ 1,082					
	Deposit	deposit	\$ 2,500	\$ 1,000					
	<b>ZONING CHANGE / GENERAL PLAN AMENDMENT</b>								
4	Amendments to the General Plan Text or Diagram	deposit	\$ 2,500	\$ 8,400	\$15,000 deposit	\$8,520 deposit	\$2,500 deposit	\$195/hr	Cost plus 100% and \$4,300 deposit
5	Zoning Change / Zoning Text Amendment	deposit	\$ 4,000	\$ 8,400	\$15,000 deposit	\$6,120 - \$16,800 deposit depending on scope	\$2,5000 deposit	\$195/hr	Cost plus 100% and \$4,300 deposit
	<b>DESIGN REVIEW EXEMPTION</b>								
6	Design Review - Exempt, and Fences & Driveways per the Zoning Ordinance	flat	\$ 92	\$ 108	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>
7	Design Review Exempt - Wireless Eligible Facilities Requests and Small Cell Wireless review	flat	New	\$ 433	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>

City of Alameda					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>DESIGN REVIEW (includes one public notice - 100 ft.)</b>								
8	Design Review - Alterations involving no change in building footprint or floor area (e.g. windows, doors, siding, decks)	flat	\$ 551	\$ 649	<i>no comparison available</i>	\$1,800 - \$14,400 deposit depending on scope	Staff-level decision - \$1,208 - \$2,450 depending on project value  Design Review Committee Preliminary - \$1,788 - \$5,050  Design Review Committee Final - \$1,153 - \$3,734	\$195/hr	(w/o sanctions & w/sanctions) Commercial/Industrial: \$950/\$1,900 Residential: \$1,500/\$3,000 Single Family: \$100
9	Design Review - Accessory buildings: New construction/additions/alterations	flat	\$ 1,000	\$ 1,515	<i>no comparison available</i>				
10	Design Review - Additions and alterations involving a change in building footprint or floor area	flat	\$ 3,000	\$ 2,868	<i>no comparison available</i>				
11	Design Review - New Construction - Detached Single Family Dwelling or Duplex	flat	New	\$ 2,868	<i>no comparison available</i>				
12	Design Review - New Construction - Multi-family buildings 3 units or more/Non-residential or Mixed Use buildings.				<i>no comparison available</i>				
	Minimum Fee	flat	New	\$ 2,868					
	Plus Deposit	deposit	New	\$ 2,000	<i>no comparison available</i>				
	<b>HISTORIC PRESERVATION</b>								
13	Certificate of Approval by Staff - Accessory Buildings	flat	\$ 551	\$ 1,082	Historic Landmark Designation \$1,920.75	<i>no comparison available</i>	\$868 - \$5,050 depending on project type	<i>no comparison available</i>	<i>no comparison available</i>
14	Certificate of Approval by Staff - Tree Removal	flat	New	\$ 866		<i>no comparison available</i>		<i>no comparison available</i>	<i>no comparison available</i>
15	Tree Replacement In-Lieu Fee per AMC 13-21.7	per tree	New	\$ 750		<i>no comparison available</i>		<i>no comparison available</i>	<i>no comparison available</i>
16	Certificate of Approval by Historical Advisory Board	flat	\$ 1,500	\$ 2,164		<i>no comparison available</i>		<i>no comparison available</i>	<i>no comparison available</i>
17	Changes in Historical Buildings Study List Classification	deposit	\$ 1,000	\$ 2,164		<i>no comparison available</i>		<i>no comparison available</i>	<i>no comparison available</i>
18	Changes to Street Names List	flat	New	\$ 2,164		<i>no comparison available</i>		<i>no comparison available</i>	<i>no comparison available</i>
	<b>USE PERMIT</b>								
19	Use Permit or Variance	flat	\$ 1,654	\$ 2,435	\$6,000 or \$10,000 deposit, depending on scope	\$2,880 deposit for new, \$1,680 deposit for amendment/extension	Tier 1 - \$5,215  Tier 2 - \$5,595 base fee plus per hour	\$195/hr	(w/o sanctions & w/sanctions) Commercial/Industrial: \$1,600/\$3,200 Residential: \$2,600/\$5,200 Minor Use: \$100/\$200

City of Alameda					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>SIGN PERMIT</b>								
20	Permanent Sign		\$ 274	\$ 162	\$ 480	\$25 - \$76 depending on type	\$ 582	\$195/hr	\$35 - \$300 depending on type
21	Sign Program/Amendment		New	\$ 1,515	\$5,000 deposit	\$ 400	no comparison available		no comparison available
	<b>TIME EXTENSION</b>								
22	Extension of approved entitlement not yet vested	flat	\$ 184	\$ 108	no comparison available	\$1,680 - \$6,000 deposit depending on permit type	no comparison available	no comparison available	\$500 - \$800 depending on permit type
	<b>PRELIMINARY REVIEW APPLICATION</b>								
23	Planning Review	flat	\$ 183	\$ 325	First Meeting = Free  Each Add'l Meeting = \$500  BZA/PC Work Session = \$500	\$8,400 deposit	Staff Level - \$750  ZA/PC Review - \$3,000	\$195/hr	\$ 800
24	Interdepartmental Review	flat	New	\$ 541					No charge
25	Development Review Team (DRT) Review	deposit	\$ 2,500	\$ 2,000				SFD: \$0 1st visit/\$97.50 flat for 30 min 2nd visit. MF/Comm: \$195/hr application fee, \$195 flat fee for 1 hr.	no comparison available
	<b>MASTER PLAN/ PLANNED DEVELOPMENT AREAS</b>								
26	Master Plan / Planned Development / Amendment	deposit	\$ 7,000	\$ 7,000	\$15,000 deposit	no comparison available	\$10,900 deposit	no comparison available	no comparison available
27	Final Development Plan / Amendment	deposit	\$ 5,000	\$ 7,000		\$3,840 deposit		no comparison available	(w/o sanctions & w/sanctions)
	<b>DENSITY BONUS</b>								
28	Density Bonus Application	deposit	New	\$ 6,000	no comparison available	no comparison available	\$180 per hour	no comparison available	no comparison available
	<b>PROJECT AGREEMENTS</b>								
29	New Development Agreement or Major Amendment	deposit	\$ 5,000	\$ 7,000	\$15,000 deposit	\$6,480 deposit	no comparison available	no comparison available	no comparison available
30	Periodic Review of Development Agreement	flat	\$ 919	\$ 1,623		Annual Renew Fee \$3,240	no comparison available	no comparison available	no comparison available
31	Performance Agreement (landscaping installation, maintenance, mitigation monitoring, subdivision improvements, public art, etc.)	deposit	\$ 1,000	\$ 4,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

City of Alameda  
Planning, Building & Transportation Division - User Fee Study FY 2019  
Comparison of Charges for Fee Related Activities and Services - Planning Division

Appendix B.1

City of Alameda					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>REVIEW OF SUBDIVISION MAP ACT APPLICATIONS</b>								
32	Lot Line Adjustment (includes 2 reviews) Plus Deposit	flat deposit	\$ 2,000 New	\$ 541 \$ 2,000	Tentative Map = \$15,000 deposit	\$ 3,600	no comparison available	no comparison available	no comparison available
33	Parcel Map (up to 4 lots)	flat	\$ 5,000	\$ 6,000		\$ 6,360	no comparison available	\$195/hr	no comparison available
34	Tentative Subdivision (Tract) Map (> 5 lots)/ Condo Map/ Condo Conversions	deposit	\$ 10,000	\$ 6,000		\$ 9,480	no comparison available	\$195/hr	no comparison available
	<b>ENVIRONMENTAL</b>								
35	CEQA Exemption with Initial Study/Technical Reports	flat	New	\$ 6,493	Deposit based on scope	no comparison available	\$2,897, or at City's discretion, cost of consultant contract plus \$200/hr for staff time for contract management.		Preparation by staff: Cost + 100% for labor & materials, Cost + 25% for outside consultant reports. Preparation by consultant: Cost + 25%.
36	Environmental Document - IS/ND/MND/EIR (plus additional deposit based on consultant estimate)	deposit	\$ 10,000	\$ 12,000		\$5,400 deposit	\$5,068, or at City's discretion, cost of consultant contract plus \$200/hr for staff time for contract management.		
37	Other environmental review tasks not specified	hour	\$ 184	\$ 216	no comparison available	\$ 116	\$ 200	\$ 195	no comparison available
	<b>PUBLIC HEARING</b>								
38	Public Hearing/Call for Review - Board/Commissions or City Council	flat/ each hearing	New	\$ 1,082	no comparison available	no comparison available	\$ 1,025	\$215 per hearing + Actual Cost of Public Hearing Publication Fee	no comparison available
	<b>BUSINESS LICENSE ZONING APPROVALS</b>								
39	Home Occupation Permit	flat	\$ 92	\$ 108	\$ 115	\$120/5 years	\$ 60	\$97.50 flat fee	Permit: \$63, Inspection \$40, Annual Renewal \$45, Reinspection Labor costs plus 100% (15 minute min)
40	Zoning Clearance	flat	\$ -	\$ 108	\$ 115	no comparison available	No charge	\$195/hr	no comparison available



City of Alameda					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>PUBLIC ART</b>								
41	Public Art Application	flat	New	\$ 1,623	<i>no comparison available</i>	\$.54/GSF	<i>no comparison available</i>	<i>no comparison available</i>	Art in Public Places: Residential: \$270/unit; Retail: \$.26/sq ft; Office: \$.38/sq ft; Light Mfg/Warehouse: \$.21/sq ft; High-Tech: \$.41 sa ft.
	<b>BUILDING PERMIT PLAN CHECK/INSPECTION</b>								
42	Planning - Building Plan Review (Minor Projects)	flat	\$ 184	\$ 216	\$ 240	<i>no comparison available</i>	\$60 to \$400 depending on type	15% of Building Division's total permit fee	<i>no comparison available</i>
43	Planning - Building Plan Review (Major Projects)	flat	New	\$ 649	\$ 601	<i>no comparison available</i>			<i>no comparison available</i>
44	Planning - First Inspection	flat	\$ 184	\$ 216	<i>no comparison available</i>	<i>no comparison available</i>	\$ 200		<i>no comparison available</i>
45	Re-inspection (per trip)	flat	New	\$ 216	<i>no comparison available</i>	<i>no comparison available</i>	\$ 200		<i>no comparison available</i>
	<b>MISCELLANEOUS FEES</b>								
46	Zoning Compliance Determination - including property research, conformance review with approved plans, nonconforming use certificates, and review of driveways, fences, and other specified Director approvals per the Zoning Ordinance.	flat	\$ 184	\$ 433	\$ 175	Deposit/hourly based on scope of services	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>
47	Add-on fee for projects triggering a Deed Restriction	flat	\$ 184	\$ 866	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	
48	Technology Fee	percent of permit	5% of permit	5% of permit	6% of permit/deposit	<i>no comparison available</i>	5% of permit fee	5.75% of combined total of permit fees and plan review fees	<i>no comparison available</i>
49	Community Planning Fee		.5% of building valuation	.5% of building valuation	.3% of total valuation	15% of building permit fees	<i>no comparison available</i>	.1% of the valuation of each development permit issued by Building Division.	<i>no comparison available</i>
50	Planning Services Hourly Rate	hourly	\$ 184	\$ 216	<i>no comparison available</i>	\$ 116	\$ 200	\$ 195	<i>no comparison available</i>
51	Certificate of Compliance-Admin - OTC	flat	\$ 92	\$ 541	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>
52	Certificate of Compliance - Regulated Business	flat	\$ 276	\$ 541	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>
53	Meeting with a Project Planner (available upon request)	hourly	New	\$ 216	<i>no comparison available</i>	\$ 116	\$ 200	\$ 195	<i>no comparison available</i>

## ***APPENDIX B.2***

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### ***Comparative Fee Survey – Building Division***

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
<b>1</b>	<b>New Commercial Retail, trades included, 20,000 s.f. \$1,400,000 valuation</b>							
	a. Plan Check Fee	\$ 5,727	\$ 7,278	\$ 8,394	\$ 6,795	\$ 20,042	\$ 8,051	\$ 5,769
	b. Building Permit/Inspection Fee	\$ 3,932	\$ 5,076	\$ 10,493	\$ 6,795	\$ 30,834	\$ 8,051	\$ 6,788
<b>2</b>	<b>Commercial Tenant Improvement, non-structural, 2,500 s.f. \$150,000 valuation</b>							
	a. Plan Check Fee	\$ 1,033	\$ 1,068	\$ 1,947	\$ 1,329	\$ 2,167	\$ 1,493	\$ 1,031
	b. Building Permit/Inspection Fee	\$ 1,357	\$ 1,736	\$ 2,434	\$ 1,329	\$ 3,334	\$ 1,493	\$ 1,213
<b>3</b>	<b>New Custom Single Family Dwelling, 3,000 s.f. \$400,000 valuation</b>							
	a. Plan Check Fee	\$ 2,089	\$ 2,670	\$ 1,756	\$ 2,807	\$ 5,742	\$ 3,160	\$ 2,199
	b. Building Permit/Inspection Fee	\$ 2,608	\$ 3,338	\$ 2,195	\$ 2,807	\$ 8,834	\$ 3,160	\$ 2,588
<b>4</b>	<b>Residential Addition, 450 s.f. \$75,000 valuation</b>							
	a. Plan Check Fee	\$ 825	\$ 1,051	\$ 1,176	\$ 849	\$ 1,095	\$ 953	\$ 638
	b. Building Permit/Inspection Fee	\$ 1,076	\$ 1,377	\$ 1,470	\$ 849	\$ 1,684	\$ 953	\$ 750
<b>5</b>	<b>Residential Remodel (typical kitchen or bathroom project), 200 s.f. \$15,000 valuation</b>							
	a. Plan Check Fee	\$ 313	\$ 401	\$ 992	\$ 258	\$ 237	\$ 73	\$ 174
	b. Building Permit/Inspection Fee	\$ 469	\$ 601	\$ 1,239	\$ 258	\$ 364	\$ 290	\$ 205
<b>6</b>	<b>Re-roof Permit</b>	\$ 117	\$ 150	\$ 256	no comparison available	no comparison available	\$104 minimum \$26 + \$0.03*roof area in sq.ft.	\$ 242
<b>7</b>	<b>Water Heater Permit</b>	\$ 287	\$ 366	\$92 - \$367 depending on valuation	\$90 minimum permit fee	\$ 112	\$ 127	\$121 - \$3,137.50 depending on valuation

City of Alameda

Planning, Building & Transportation Division - User Fee Study FY 2019

Comparison of Charges for Fee Related Activities and Services - Building Division

Appendix B.2

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Current Fee	Recommended Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
8	Electrical Service Upgrade Permit	\$ 287	\$ 366	\$92 - \$367 depending on valuation	\$90 minimum permit fee	\$ 112	\$ 127	\$121 - \$2,212 depending on valuation
9	HVAC Permit	\$ 287	\$ 366	\$92 - \$367 depending on valuation	\$90 minimum permit fee	\$ 140	\$ 127	\$121 - \$2,212 depending on valuation
10	Fully burdened hourly rate	\$ 157	\$ 200	\$ 184	\$ 90	\$ 170	\$ 170	\$85 - \$266 depending on scope

## ***APPENDIX B.3***

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### ***Comparative Fee Survey – Public Works Department***

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>ENTITLEMENT REVIEW</b>							
1	Public Works Review of Planning Applications	deposit	\$ 2,000	<i>no comparison available</i>	<i>no comparison available</i>	<i>no comparison available</i>	\$195/hr	<i>no comparison available</i>
2	Lot Line Adjustments and Easements	deposit	\$ 2,000	\$ 1,600	\$ 3,600	\$ 1,743	\$ 2,500	\$ 2,000
	<b>FINAL MAP REVIEW</b>							
3	Parcel	deposit	\$ 7,495	\$4,000 + \$100/lot	\$ 5,000	\$ 4,820	Plan Check: \$195/hr  Insp: 8% based on value of site/frontage improvements, not bldgs.	Commercial: \$2,000 + \$30/lot  Residential: \$2,000 + \$60/lot
4	Tract	deposit	\$ 7,495	Direct Costs	\$ 15,000	\$5,829 + \$181/lot		
5	<b>IMPROVEMENT PLAN REVIEW (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>			Plan Check Engineer: \$150/hr  Principal Engineer: \$199/hr	Subdivision: Not required  Non-Subdivision (0-1,000 CY): \$600 deposit	\$153/hr	\$195/hr	Up to \$100,000 - 10.5% of construction costs  \$101,000 - \$500,000 - \$10,500 + 9.5% costs over 100,000
	Up to \$10,000	deposit	\$ 2,000					
	Up to \$100,000	deposit	\$ 2,500					
	Up to \$1,000,000	deposit	\$ 7,000					
	Over \$1,000,000	deposit	\$ 20,000					
6	<b>IMPROVEMENT INSPECTION (ONSITE/ OFFSITE/ GRADING/ DEMOLITION)</b>			Permit: \$65  Deposit determined by City Engineer  \$121/hr	Subdivision: Included in Subdivision Inspection Fee  Non-Subdivision: \$534 + \$42/1,000 CY	\$153/hr	4% Residential 8% Non-Residential  Based on value of site/frontage improvements, not bldgs.	\$500,001 - \$2,000,000 - \$48,500 + 8.5% costst over \$500,000  \$2,000,001 - \$5,000,000 - \$176,000 + 7.5% costs over \$2,000,000  Above \$5,000,000 - \$401,000 + 6.5% costs over \$5,000,000
	Up to \$10,000	deposit	\$ 1,000					
	Up to \$100,000	deposit	\$ 2,000					
	Up to \$1,000,000	deposit	\$ 5,000					
	Up to \$10,000,000	deposit	\$ 10,000					
	Over \$10,000,000	deposit	\$ 20,000					

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
<b>7</b>	<b>MAPS, PRINTS, PLANS AND SPECIFICATIONS</b>							
	500 Scale - Alameda (color - 36" x 84")	each	\$ 12	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	500 Scale - Alameda (black and white)	each	\$ 12					
	1000 Scale - Alameda (color - 18" x 44")	each	\$ 19					
	1000 Scale - Alameda (black and white)	each	\$ 12					
	500 Scale - BFI - 22" x 30"	each	\$ 12					
	Aerials	each	\$ 12					
	Truck route, bike route	each	\$ 2					
	Traffic volume data sheets, radar speed data sheets	each	\$ 5					
	Assessor's parcel maps - (portion page)	each	\$ 1					
	Sanitary Sewer Plan (18" x 22")	each	\$ 20					
	Storm Drain Plans (18" x 22")	each	\$ 20					
	Other Prints (22" x 30")	each	\$ 26					
	Standard Plans	each	\$ 34					
	Bike Plans	each	\$ 34					
	Standard Subdivision Improvement Specs	each	\$ 34					
<b>8</b>	Copy fee	flat	\$ 0.10	\$2 (first 10 pages), \$0.10/addt'l page	\$0.25 (first 5 pages), \$0.10/addt'l page	no comparison available	no comparison available	no comparison available
<b>9</b>	<b>PARKING SIGNS</b>							
	Construction Events	flat	\$ 15	no comparison available	no comparison available	Base: \$34 No Parking Sign: \$15  Metered Time Zone: \$79/wk, or \$15.80/day	no comparison available	\$25 - \$300 depending on type
	Non-Construction Events	flat	New					
	Use of Metered Parking Space (Set by Council)	flat	\$ 5					
	<b>PERMIT PARKING PROGRAM</b>							
<b>10</b>	Establishment of Preferential Parking Zone (requires 40% of neighborhood residents and businesses for establishment)	deposit	\$ 5,000	no comparison available	no comparison available	Establishment requires 51% neighborhood consent.  Annual Permit Res: \$61 Merchant: \$185 Visitor: \$3 (1 day), \$34 (14 day)	1 Day - \$1 Replacement: \$25 Annual: \$25	no comparison available
<b>11</b>	Establishment of Preferential Parking Zone (requires 55% of neighborhood residents and businesses for establishment)	flat	\$ 5,000					

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
	<b>RIGHT-OF-WAY PERMITS</b>							
12	Temporary - Residential Concrete/ Excavation	flat	\$ 382	Permit: \$65  Insp: \$121/hr PC Engr \$150/hr Technical Assist: \$100/hr Sr. Engr \$181/hr Principal Engr: \$199/hr	Application Fee: \$150  Inspection Fee: <= 20 SF - \$507 >20 SF - \$1,080	Monthly Fee: \$221  R/W Insp Fee: \$153/hr  Debris Box/POD: \$100/ea	PC: \$195/hr  Insp: \$175/hr	Permit: \$95-110  Review/Insp: Varies depending on type/value  Overtime Insp: \$125/hr
13	Temporary - Commercial Concrete/ Excavation	flat	\$ 382					
14	Temporary - Utility	deposit	\$ -					
15	Small Cell	deposit	New					
16	Long Term/Revocable	flat	\$ 1,000					
17	Additional Inspection (per trip)	flat	\$ 182					
18	Additional Plan Review (per submittal)	flat	\$ 182					
19	Transportation Permit							
	Per Trip	flat	\$ 16	\$ 16	\$ 16	no comparison available	\$ 16	\$ 16
	Annual	flat	\$ 90	\$ 90	\$ 90		\$ 90	\$ 90
	<b>SOLID WASTE AND RECYCLING PERMITS - HAULING FEES (C&amp;D)</b>							
20	For permitted project debris reporting, per permit:							
	Waste Management Plan (WMP) and Report review (online)	flat	\$ 182	\$ 100	no comparison available	no comparison available	\$ 52	no comparison available
	Waste Management Plan (WMP) and Report review (paper)	flat	\$ 364					
	Penalty for failure to meet CALGreen minimum Recycling Rate	Penalty	\$105 per ton	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
21	Annual hauling permits			no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Basic Fee (Annual) - review of non-franchise hauler to operate	flat	\$ 911					
	Reporting Fee (Annual after the first year)	flat	\$ 273					
	Program Fee		\$10.50 per ton hauled, paid bi-annually					
	Impact Mitigation Fee		\$3.27 per ton hauled, paid bi-annually					
	Performance Security Bond		\$108 per estimated ton					
22	Solid Waste - Special Event Permit	hourly	New					



City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
<b>23</b>	<b>SEWER LATERAL PERMIT</b>							
	Lower Lateral (One lower lateral per property)			no comparison available	Manholes: \$2,200	Base fee: \$127 Filing Fee: \$22 Deposit: \$1,376 PSL: \$34	no comparison available	no comparison available
	Sanitary Sewer Lower Lateral Installation	deposit	\$ 2,500		Risers: \$700			
					V.C.P. 4": \$700			
	Upper Lateral - HOA				V.C.P. 6" - 15": \$30-55 depending on size	Sidewalk Insp/Trench Insp: \$153/hr		
	Private Sewer Lateral Repair/Replacement	flat	\$ 497					
<b>24</b>	<b>STORM WATER - POST CONSTRUCTION REGULATION / ANNUAL INSPECTION</b>							
	Review of Annual Maintenance Reports of privately maintained post-construction treatment devices	flat	\$ 364	\$ 196	\$ 470	no comparison available	no comparison available	\$250 - \$3,200 depending on size
	Inspection of privately maintained post-construction treatment devices	per inspection	\$ 364					
	Stormwater Re-Inspection/Enforcement	per inspection	\$ 455					
	<b>STREET TREE INSTALLATION</b>							
<b>25</b>	15 Gallon Size			New Tree: \$100 Concrete Cutout (up to 4'x4'): \$50	\$85/tree	No Fee	Removal: \$85/application	\$325/tree Removal: \$100/application
	Cost of Tree		\$ 78					
<b>26</b>	24" Boxed Trees							
	Cost of Tree		\$ 456					
<b>27</b>	Street tree removal at property owner's request (varies depending on tree size)							
	6" - 12"	deposit	\$ 337					
	12" - 18"	deposit	\$ 492					
	18" - 24"	deposit	\$ 984					
	> 24"	deposit	\$ 1,865					
<b>28</b>	Street Tree Installation							
	No Concrete Removal Required	flat	\$ 414					
	Concrete Removal Required	flat	Actual Cost					
	<b>MISCELLANEOUS / OTHER FEES</b>							
<b>29</b>	Appeal of PW Director's Decision							
	Minimum Fee	flat	\$ 157	no comparison available	\$ 200	no comparison available	no comparison available	\$ 100
	Deposit	deposit	Determined by PW Director					

City of Alameda				Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	City of San Leandro	City of Fremont	City of Berkeley	City of Walnut Creek	City of Newark
30	Application to PW Director for Development Impact Fee Adjustment	deposit	\$ 500	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
31	Assessment District Formation	deposit	\$ 10,000	no comparison available	no comparison available	no comparison available	no comparison available	First Assessment: \$4,000 Annual Assessment: \$2,000 Amend District: \$1,500
32	Curb Painting							
	Set Up Fee	flat	\$ 59	no comparison available	\$ 50	no comparison available	no comparison available	no comparison available
	Per 100 l.f.	flat	\$ 364					
33	Research of Records (non PRA)	hourly	\$ 182	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
34	Transportation Operational Requests - non safety related	flat	\$ 546	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
35	Transportation Commission - Request for Appeal of Actions	deposit	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
36	Recycling/Trash Exception Application	deposit	\$ 1,000	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
37	FloodPlain Administrator - Permit Application Review	flat	New	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
38	Engineering Services - Plan Check	hourly	\$ 182	\$ 151	no comparison available	\$ 153	\$ 195	no comparison available
39	Engineering Services - Inspection	hourly	\$ 182					
40	Permit Center Filing Fee - Placeholder for MFS - See Building	flat	\$ 79	no comparison available	no comparison available	\$ 22	no comparison available	no comparison available
41	IT Surcharge Fee - Placeholder for MFS	flat	5% of permit	6% of permit/deposit	no comparison available	5% of permit fee	5.75% of combined total of permit fees and plan review fees	no comparison available
42	City Attorney Filing Fee Placeholder for MFS	flat	\$ 73	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available