

City of Newport Beach Planning Division Fee Schedule

Effective 10/24/2016 per Council Resolution 2016-93

	A	B	C	D	E
	Application / Activity	Review Authority	Fee	Deposit	Hourly Rate²
1					
3	Amendment - General Plan	City Council	-	\$7,500	\$198
4	Local Coastal Program ¹	Coastal Commission		\$3,300	\$198
5	Planned Community	City Council	-	\$7,500	\$198
6	Zoning Code	City Council		\$7,500	\$198
7	Appeals to: City Council	City Council	\$1,536	-	-
8	Planning Commission	Planning Commission	\$1,536	-	-
9	Approval In Concept Permit	Administrative	\$710	-	-
10	Certificate of Compliance + \$12 County Recording Fee	Administrative	\$298	-	-
11	Compliance Letters/Minor Records Research	Administrative	\$349	-	-
12	Comprehensive / Heritage / Innovative Sign Program	Zoning Administrator	\$1,592	-	-
13	Condominium Conversion Permit	Zoning Administrator	\$1,198	-	-
14	Development Agreement	City Council	-	\$10,000	\$198
15	Development Agreement Annual Review	Zoning Administrator	\$1,177	-	-
16	Director/Staff Approval	Administrative	\$910	-	-
17	Environmental Review/CEQA - 10% of consultant contract	-	-	-	-
18	Extensions of Time (except Abatement Period)	Administrative	\$140	-	-
19	Limited Term Permit - Less than 90 days	Zoning Administrator	\$498	-	-
20	More than 90 days	Zoning Administrator	\$1,634	-	-
21	Seasonal	Zoning Administrator	\$224	-	-
22	Lot Line Adjustment	Zoning Administrator	\$1,692	-	-
23	Lot Merger	Zoning Administrator	\$1,692	-	-
24	Modification Permit	Zoning Administrator	\$2,467	-	-
25	Nonconforming Abatement Period Extension	Hearing Officer	\$490	-	-
26	Operators License - Application	Police Department	\$764	-	-
27	Appeal	City Manager	\$710	-	-
28	Planned Community Development Plan	City Council	-	\$10,000	-
29	Planned Development Permit	Planning Commission	\$4,344	-	-
30	Reasonable Accommodation	Hearing Officer	-	-	-
31	Site Development Review - Major	Planning Commission	\$4,344	-	-
32	Minor	Zoning Administrator	\$2,467	-	-
33	Subdivision Parcel Map	Zoning Administrator	\$1,712	-	-
34	Subdivision Tentative/Vesting Tract Map	Planning Commission	\$4,280	-	-
35	Temporary Banner Permit	Administrative	\$41.00	-	-
36	Transfer of Development Rights	City Council	\$3,014	-	-
37	Use Permit - Conditional	Planning Commission	\$4,384	-	-
38	Minor	Zoning Administrator	\$2,468	-	-
39	Variance	Planning Commission	\$3,638	-	-
40	Zoning Plan Check	Administrative	-	-	\$150
41	Park Dedication	(Resolution No. 2007-30)	\$26,125	Per New Residential Unit	-
42	1. Additional deposit may be required for Coastal Commission review.				

RESOLUTION NO. 2015-76

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF NEWPORT BEACH, CALIFORNIA, AMENDING THE
CITY'S MASTER FEE SCHEDULE**

WHEREAS, in 2010, the City of Newport Beach ("City") retained MGT of America, Inc. ("MGT") to prepare the cost allocation plan and cost-of-services studies for City services;

WHEREAS, pursuant to its agreement, MGT prepared the Community Development, Fire - Emergency Medical Services, Police, and Public Works cost-of-services study;

WHEREAS, the attached schedule of fees ("Master Fee Schedule") contains fees for service;

WHEREAS, the fees for service are no more than the cost to the City to provide such services;

WHEREAS, the City Council introduced Ordinance No. 2015-29, amending Exhibit A to Newport Beach Municipal Code ("NBMC") Section 3.36.030 (Cost Recovery for User Services);

WHEREAS, Exhibit A to NBMC Section 3.36.030 contains cost recovery percentages for specific services, and provides that the City Council may modify the fee resolution upon a determination that there has been an increase or decrease in one (1) or more cost factors relevant to the calculation of the actual cost of providing the service; and

WHEREAS, the City Council desires the fees for service to be updated to reflect the decreases and increases in the MGT studied costs, the changes in fees due to the Consumer Price Index, the cost recovery percentages established by NBMC Chapter 3.36, and to add new fees for City services or delete outmoded fees.

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: The City Council hereby adopts the Master Fee Schedule attached hereto as Exhibit 1, and incorporated herein by reference. Except where prohibited by law, all fees provided in the Master Fee Schedule shall be rounded down to the nearest dollar.

Section 2: All fees listed in the Master Fee Schedule shall take effect immediately, except for fees for development related services, which shall take effect sixty (60) calendar days following adoption of this resolution, or as otherwise noted.

Section 3: Any Master Fee Resolution or prior Master Fee Schedule, or part thereof, that is in conflict with this resolution and the attached Master Fee Schedule is hereby repealed and of no further force or effect.

Section 4: If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence clause or phrase hereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 5: The recitals provided in this resolution are true and correct and are incorporated into the substantive portion of this resolution.

Section 6: The City Council finds the adoption of this resolution and the Master Fee Schedule is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

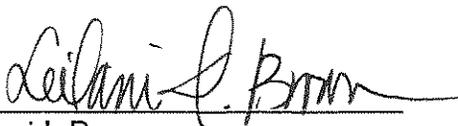
Section 7: The Mayor shall sign and the City Clerk shall certify the vote adopting the passage of this resolution.

ADOPTED this 22nd day of September, 2015.



Edward D. Selich
Mayor

ATTEST:



Leilani I. Brown
City Clerk



Attachment: Exhibit 1- Master Fee Schedule

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF NEWPORT BEACH } ss.

I, Leilani I. Brown, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; that the foregoing resolution, being Resolution No. 2015-76 was duly and regularly introduced before and adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 22nd day of September, 2015, and that the same was so passed and adopted by the following vote, to wit:

AYES: Council Member Petros, Council Member Curry, Mayor Pro Tem Dixon,
 Mayor Selich
NAYS: Council Member Peotter, Council Member Muldoon
ABSENT: Council Member Duffield

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 23rd day of September, 2015.



City Clerk
Newport Beach, California

(Seal)



RESOLUTION NO. 2007-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH ESTABLISHING THE FAIR MARKET VALUE PER ACRE TO BE USED IN ASSESSING IN-LIEU PARK DEDICATION FEES PURSUANT TO SECTION 19.52.070 OF THE NEWPORT BEACH MUNICIPAL CODE AND RESCINDING RESOLUTION NO. 88-12

WHEREAS, Chapter 19.52 of the Newport Beach Municipal Code establishes a parkland dedication standard of five (5) acres per thousand population expected to reside in new residential subdivisions; and

WHEREAS, in subdivisions containing 50 lots or less, the subdivider may pay an in-lieu fee equal to the value of land required for dedication; and

WHEREAS, in subdivisions containing more than 50 lots, the decision making body may require land dedication, in-lieu fee, or a combination of the two; and

WHEREAS, Chapter 19.52 establishes that when a fee is required to be paid in-lieu of land dedication, that fee shall be equal to the acreage of land which would otherwise be required to be dedicated, multiplied by the fair market value per acre as established by periodic appraisal prepared by the City; and

WHEREAS, the City has retained a qualified appraiser to update and establish the fair market value per acre; and

WHEREAS, the results of the appraisals of two park sites in the City have established an average value of \$2,500,000 as the fair market value per acre; and

WHEREAS, said fair market value would establish an In-Lieu Park Dedication Fee of \$26,125 per new residential unit created by an approved subdivision; and

WHEREAS, Resolution 88-12 previously established the fair market value per acre to be used in computing In-Lieu Park Dedication Fees, and said Resolution is to be hereby superseded and rescinded; and

WHEREAS, the City Council has reviewed the appraisal reports and determines the average fair market cost per acre to be appropriate,

NOW, THEREFORE, the City Council of the City of Newport Beach resolves as follows:

Section 1: To establish the amount of \$2,500,000 as the fair market value per acre to be used in assessing In-Lieu Park Dedication Fees pursuant to Chapter 19.52 of the Newport Beach Municipal Code.

Section 2: To keep current with property appreciation, said fair market value per acre shall be reviewed and adjusted, if necessary, at least every three (3) years from the date of adoption of this Resolution.

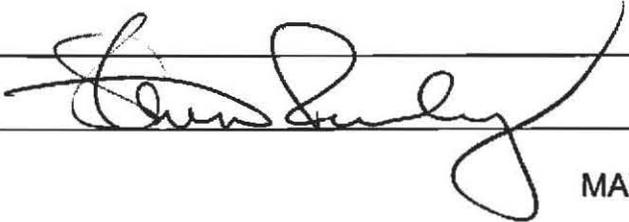
Passed and adopted by the City Council of the City of Newport Beach at the regular meeting held on the 8th day of May, 2007.

AYES, COUNCIL MEMBERS Henn, Curry, Selich,

Webb, Daigle, Gardner, Mayor Rosansky

NOES, COUNCIL MEMBERS None

ABSENT COUNCIL MEMBERS None


MAYOR

ATTEST:

Lalonne M. Harless

CITY CLERK



STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF NEWPORT BEACH } ss.

I, LaVonne M. Harkless, City Clerk of the City of Newport Beach, California, do hereby certify that the whole number of members of the City Council is seven; that the foregoing resolution, being Resolution No. 2007-30 was duly and regularly introduced before and adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 8th day of May 2007, and that the same was so passed and adopted by the following vote, to wit:

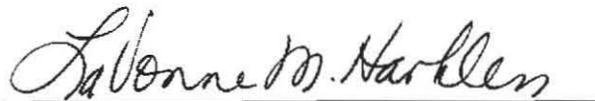
Ayes: Henn, Curry, Selich, Webb, Daigle, Gardner, Mayor Rosansky

Noes: None

Absent: None

Abstain: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 9th day of May 2007.



City Clerk
Newport Beach, California

(Seal)





**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644-3209**

Memorandum

To: Planning Division
From: Melinda Whelan
Date: July 22, 2015
Re: REVISED IN-LIEU HOUSING FEE – UPDATE 2015

Per City Council Resolution 2010-44, the in-lieu housing fee is increased automatically, based upon the annual percentage change in new home prices in Orange County (from December to December) as published in the Real Estate Research Council (RERC) report, in order to ensure that the fees keep pace with inflation and the cost to construct affordable housing. Although this Resolution is no longer active the fee is still calculated for existing projects that were approved prior to the deletion of the fee requirement.

The fourth quarter RERC report was published and the difference in Orange County new home prices is +14.7%. The average new home prices were \$695,735 in 2013 and \$798,016 in 2014. Therefore, the in-lieu fee has increased from \$25,243 to **\$28,954 per market rate unit.**

If you have any questions regarding the revised fee or help with fee calculations, please contact me at ext. 3221.

RESOLUTION NO. 2010-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH SETTING THE AMOUNT OF THE AFFORDABLE HOUSING IN-LIEU FEE PURSUANT TO SECTION 19.54.050(D) OF THE NEWPORT BEACH MUNICIPAL CODE

WHEREAS, in July of 2006, the City Council adopted an update to the City of Newport Beach's ("City") General Plan, which includes a Housing Element that addresses issues, goals, and policies related to ensuring an adequate supply of housing opportunities for all residents; and

WHEREAS, with the intent of achieving the City's Regional Housing Needs Assessment construction goals and encouraging the housing development industry to respond to the housing needs of the community and the demand for affordable housing, the 2006 Housing Element Update (Housing Program 2.2.1) incorporates the City's longstanding inclusionary housing policy; and

WHEREAS, Housing Program 2.2.1 is a statement of the City's inclusionary housing policy and requires the preparation of an Affordable Housing Implementation Plan, or the payment of an in-lieu fee, when the construction of new units is proposed; and

WHEREAS, Chapter 19.54 of the Newport Beach Municipal Code implements Housing Program 2.2.1 and establishes an affordable housing requirement requiring that 15-percent of the total number of dwelling units required in conjunction with residential subdivisions be affordable to very low-, low- or moderate-income households; and

WHEREAS, to increase the flexibility in the means of fulfilling inclusionary housing requirements, Chapter 19.54 provides the option of paying a fee in lieu of providing the affordable units within residential subdivision projects; and

WHEREAS, in an effort to provide an equitable in-lieu fee option to residential developers, the City retained the services of Economic Planning Systems, Inc. (EPS), in 2004 to analyze and provide recommendations on the fees a residential developer should have to pay in lieu of providing affordable housing units; and

WHEREAS, the City retained the services of Keyser Marston Associates (KMA) in 2009 to update the EPS in-lieu fee recommendations and to prepare selected analyses of the financial burden associated with income and affordability restrictions that may be imposed under the requirements of Chapter 19.54 (Exhibit A); and

WHEREAS, such financial analyses indicated the inclusionary housing requirements can be fulfilled without creating an unreasonable constraint on residential development; and

WHEREAS, the KMA in-lieu fee analysis is based on the assumption that the City will provide developers with the option to fulfill the inclusionary requirements with either ownership or rental units; and

WHEREAS, the analysis further indicates that the provision of affordable rental units generates a substantially smaller financial burden than the provision of affordable ownership units, and, accordingly, the in-lieu fee analysis is based on a rental housing scenario; and

WHEREAS, KMA projected the financial burden imposed on a typical new residential subdivision by the inclusionary requirements into an equivalent per unit in-lieu fee; and

WHEREAS, the results of the in-lieu fee analysis indicate that the financial burden incurred providing low-income rental units pursuant to the provisions of Chapter 19.54 translates to an in-lieu fee of \$18,500 per market rate ownership unit; and

WHEREAS, the City Council has reviewed the financial analyses and methodology used to establish the in-lieu housing fee, and determines the in-lieu fee to be appropriate; and

WHEREAS, the proposed action is not defined as a project under the California Environmental Quality Act (CEQA) because it involves general policy and procedure making activities not associated with a project or a physical change in the environment (Section 15378 of the CEQA Guidelines); and

WHEREAS, notice of this hearing was made by posting the Council Agenda on the City's official notice bulletin board and posting the agenda and report on the City's Website. Notice of the time and place of the hearing, including the address where the information could be reviewed, was also posted on the City's official notice bulletin board, and mailed to the Building Industry Association of Southern California, Orange County Chapter per their written request not less than 14 days prior to the hearing. In addition, an e-mail notification of this meeting was sent to all interested parties on the City's Housing Interest List.

NOW THEREFORE, the City Council of the City of Newport Beach, California, hereby resolves as follows:

SECTION 1: The in-lieu housing fee pursuant to Section 19.54.050 (D) of the Newport Beach Municipal Code is set at Eighteen Thousand Five Hundred Dollars (\$18,500).

SECTION 2: The in-lieu housing fee shall be increased automatically, based upon the annual percentage change in the new home prices in Orange County (from December to December) as published in Real Estate Research Council report in order to ensure that the fees keep pace with inflation and the cost to construct affordable housing.

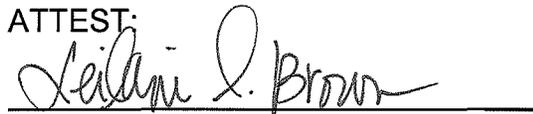
SECTION 3: This Resolution passed and approved at a regular meeting of the City Council of the City of Newport Beach held on the 27th day of April, 2010.

MAYOR



Keith Curry

ATTEST:



Leilani Brown, City Clerk





CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT
1 CIVIC CENTER DRIVE
P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768
(949) 644-3311

MEMORANDUM

TO: PLANNING DEPARTMENT

FROM: TRAFFIC ENGINEER

DATE: June 21, 2016

SUBJECT: REVISED FAIR SHARE FEES – UPDATE 2016

Per City Ordinance 94-19, the Fair Share Fees are to be adjusted effective July 1 of each year based on the Consumer Price Index (the Los Angeles – Orange County – Riverside All Urban Consumer Index). For 2016, the fee will be revised 1.5%, from \$200.29/trip to \$203.29/trip.

A revised Fair Share Fee Summary Table of various land uses as defined by the 1996 NBTAM is attached for your use.

If you have any questions regarding the new fee or help with fee calculations, please contact me at ext. 3329.

A handwritten signature in blue ink that reads "Antony Brine".

Antony Brine
City Traffic Engineer

Attachment

FAIR SHARE FEE SUMMARY TABLE

06.21.16

FAIR SHARE FEE SUMMARY TABLE				
Fair Share Fee Per Trip				\$203.29
	USE	GEN RATE	UNIT	FEE/UNIT
1	Res-Low (SFD)	11.00	DU	\$2,236
2	Res-Medium (SFA)	8.60	DU	\$1,748
3	Apartment	6.50	DU	\$1,321
4	Elderly Residential	4.00	DU	\$813
5	Mobile Home	6.00	DU	\$1,220
6	Motel	10.10	ROOM	\$2,053
7	Hotel	10.50	ROOM	\$2,135
8	Resort Hotel	6.00	ROOM	\$1,220
9	Regional Commercial	22.00	TSF	\$4,472
10	General Commercial	40.00	TSF	\$8,132
11	Comm./Recreation	40.00	ACRE	\$8,132
12	Resort Commercial	35.00	TSF	\$7,115
13	Restaurant	66.90	TSF	\$13,600
14	Family Restaurant	177.87	TSF	\$36,160
15	Fast Food Restaurant	142.00	TSF	\$28,868
16	Auto Dealer/Sales	47.91	TSF	\$9,740
17	Yacht Club	50.00	TSF	\$10,165
18	Health Club	40.00	TSF	\$8,132
19	Tennis Club	44.30	CRT	\$9,006
20	Marina	0.50	SLIP	\$102
21	Theater	1.50	SEAT	\$305
22	Newport Dunes	5.70	ACRE	\$1,159
23	General Office	13.00	TSF	\$2,643
24	Medical Office	45.00	TSF	\$9,148
25	R & D	9.50	TSF	\$1,931
26	Industrial	5.00	TSF	\$1,016
27	Mini-Storage/Warehouse	2.61	TSF	\$531
28	Pre-School/Day Care	67.00	TSF	\$13,621
29	Elementary/Private School	1.00	STU	\$203
30	Junior/High School	1.40	STU	\$285
31	Civic Center/Museum	32.00	TSF	\$6,505
32	Library	41.80	TSF	\$8,498
33	Post Office	86.80	TSF	\$17,646
34	Hospital	11.40	BED	\$2,318
35	Nursing/Conv. Home	2.70	PAT	\$549
36	Church	7.70	TSF	\$1,565
37	Youth Ctr/Service	4.00	TSF	\$813
38	Park	6.00	ACRE	\$1,220
39	Regional Park	5.00	ACRE	\$1,016
40	Golf Course	6.00	ACRE	\$1,220
41	Resort Golf Course	3.00	ACRE	\$610



Transportation Corridor Agencies™

**MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM
FY 2017 RATES**

EFFECTIVE JULY 1, 2016 – JUNE 30, 2017

SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR AGENCY

ZONE A:

Single Family	\$5,305/unit
Multi-Family	\$3,089/unit
Non-Residential	\$7.11/sq. ft.

ZONE B:

Single Family	\$4,109/unit
Multi-Family	\$2,398/unit
Non-Residential	\$5.25/sq. ft.

On July 1 of each year, the fee rate schedule will increase by 2.667%



Transportation Corridor Agencies™

FREQUENTLY ASKED QUESTIONS
MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM
MAY 2016

When are fees due? Can a builder pay the fees prior to pulling of a building permit to avoid an increase in the fee amount?

The fees are due at the time the building permit is issued. Fees should be paid to the TCA member agency issuing the permit. The fee rate applied is the rate in effect on the day of permit issuance. Fees cannot be paid prior to issuance of a permit to avoid a fee increase.

What are the criteria for determining whether a single family or multi-family rate is applicable for residential projects? Can there be both single and multi-family in the same project?

In 1992, the TCA adopted an interpretation of the Fee Program (Interpretation 92-1) which clarified the criteria for determining the correct category (single family v. multi-family) for residential projects. The two sets of criteria for classifying units within projects are:

Single Family

Multi-Family

- (1) Separate lot
- (2) Detached
- (3) 1,500 square feet or larger

- (1) No separate lot
- (2) Attached
- (3) Less than 1,500 square feet

Individual units will be classified as “single family” if they exhibit two or more characteristics of that category, and units will be classified as “multi-family” if they exhibit two or more characteristics of that category.

The possibility exists, based on this method of categorizing units that both single family and multi-family units will occur within the same tract/development.

When are fees increased? What determines the amount of the fee increase?

The fees are currently increased by a fixed percentage on July 1st of each year. The percentages are:

Foothill/Eastern Areas of Benefit:	2.206%
San Joaquin Hills Areas of Benefit:	2.667%

Is credit given for demolition of a structure?

Yes. Reconstruction of non-residential buildings on the same legal building site (although not necessarily in the same footprint) as the demolished structure is exempt from paying fees, provided the structure is the same square footage or less than the demolished structure. If the new structure is larger than the demolished structure, fees would be collected for the net square footage increase. Credit is given for demolition of residential units (single or multi-family) on the same lot.

How are fees charged for a hotel?

A hotel is assessed at the non-residential rate for the gross square feet, including each floor of multiple story buildings. A timeshare facility also is assessed at the non-residential rate for the gross square feet.

Are fees due for the addition of a building mezzanine?

Per the Fee Program, any expansion of a non-residential structure is subject to fees for the net increase of gross square feet.

Which projects are exempt from payment of fees?

Please consult the permitting agency and/or TCA to confirm if an exemption applies to your project. The following are examples of projects that may be exempt from fees.

- Projects that provide documentation of exemption from property taxes.
- On-site leasing offices and common structures in residential tracts such as a pool building, provided that the use is limited to residents.
- Governmental structures such as fire stations and schools, to the extent that they shall not be used for generating revenue or commercial purposes.
- Parking structures built for the parking of vehicles used for travel to and from the non-residential development served by the structure. Structures used for the repair, maintenance, cleaning, sale, rental or display of vehicles, or for the storage of vehicles as a commercial enterprise conducted at the site of the development, are not exempt.
- Structures that are permanently open to the elements – meaning that they do not have 4 walls, a door, and a roof (examples include gas station canopies, restaurant outdoor patio dining areas, etc.).

What about self-storage projects? How are the fees charged?

Fees are collected for the gross square feet of the project which includes all enclosed storage units. If there is a manager's residence on site, a residential fee (instead of non-residential fee) would be collected for that portion of the project. The criteria for classifying residential units would apply in determining whether the manager's residence was a single family or multi-family unit.

How should fees be calculated for a senior citizen housing project?

The only exception to the collection rules for senior housing is for congregate care projects. For example, senior apartments are charged at the multi-family rate; a convalescent hospital would be charged at the non-residential rates. A congregate care facility is a licensed community care facility offering long-term accommodations for senior citizens along with a full range of related services, such as a common dining area, doctor's office, beauty salon, administrative offices, exercise room, etc. For those projects that qualify under this definition, please refer to Fee Program Interpretation 87-1 or contact TCA for details.

If the congregate care facility is housed in a single-family structure, the project is subject to single family residential rates. Any future conversions of this type of facility to any other use shall be subject to full fee assessment at that time.

How does a builder appeal the fees?

The builder must pay the fees in protest and file an appeal to the Agencies' Chief Executive Officer (CEO) within ten (10) days following the date on which the fee is required to be paid. To file an appeal, the builder must send a petition and supporting evidence on why the fees were not due or how they were calculated incorrectly to the TCA Administrative Offices. The City or County will be asked by the TCA to review the petition and provide any documentation necessary such as copies of the permit and receipt for the payment of fees. The CEO will hear the appeal and issue a decision. Decisions of the CEO may be appealed to the Board of Directors.

What if there is an overpayment of fees?

The builder or the member agency needs to submit a request for repayment of fees. Documentation of the reason for the overpayment and copies of the receipt for the payment of fees must be submitted. The TCA will review the request and, if approved, will issue a refund check.

What if the permit expires and the builder comes in to renew it? Are fees due?

If a permit has expired, credit will be given for the fees already paid and the difference will be assessed. For example, if the fee amount per square foot was \$4.00 when the original permit was issued and, at the request for renewal, the fees are \$4.25 per square foot, 25 cents per square foot would be due.

What if the permit is extended? Are fees due?

If the permit does not expire and is extended with no lapse, no fees are due. However, as a matter of practice, after the permit has been extended twice, fees will be recomputed and the difference charged.

To where should member agencies send fee payments?

All payments and the corresponding remittance forms should be collected by member agencies and sent directly to our trust company at the following address:

**The Bank of New York Mellon
Attn: Client Financial Management
400 S. Hope St., Suite 400
Los Angeles, CA 90071**

If you prefer to wire the funds, please use the following wire instructions.

For Foothill/Eastern Transportation Corridor Fees:

**The Bank of New York Mellon
ABA# 021000018
Account# 1146428400
Reference: FE Revenue DIF Account
Attn: Justin Bui, 415-263-2416**

For San Joaquin Hills Transportation Corridor Fees:

**The Bank of New York Mellon
ABA# 021000018
Account# 7397028400
Reference: SJH Revenue DIF Account
Attn: Justin Bui, 415-263-2416**

Our office must also be provided with summary sheets that include the following information by corridor: date the fee was received, amount received, whom it was collected from, location (including city, zone, lot, block, tract, address, as applicable) and building permit number.

Who should be contacted if there are questions on the administration of the program or if a builder has questions about the Fee Program?

Please contact the TCA. You can reach:

Greg Walker at (949) 754-3438 or by e-mail at walker@thetollroads.com, or

Andrew Seibly, at (949) 754-3425 or by e-mail at aseibly@thetollroads.com

If we are not available, please leave a message and we will get back to you as soon as possible.

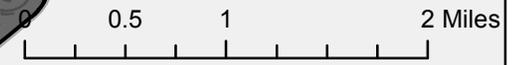
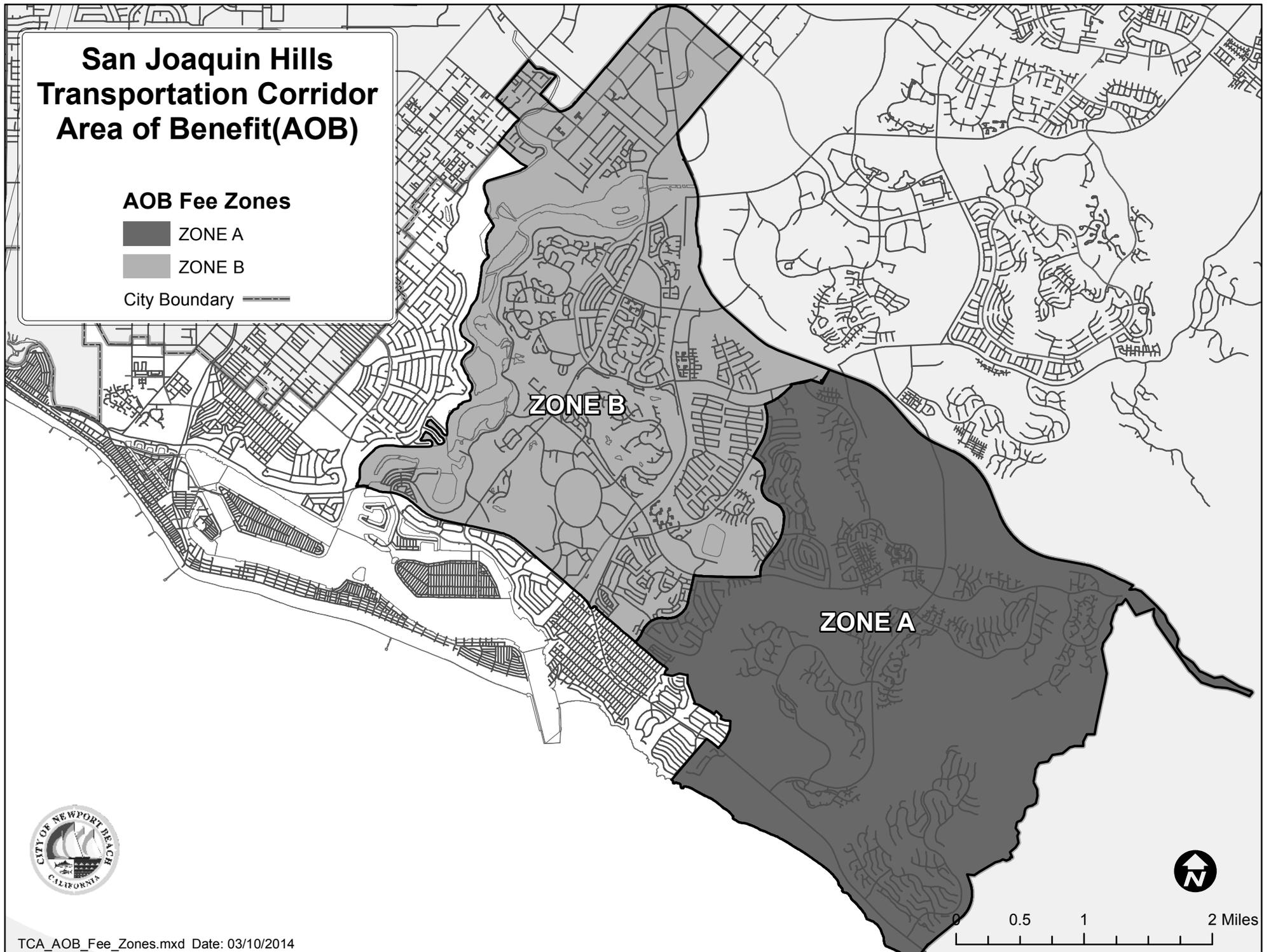
San Joaquin Hills Transportation Corridor Area of Benefit(AOB)

AOB Fee Zones

■ ZONE A

■ ZONE B

City Boundary ———



GIS Mapping Products



Date:

Order Number:

Name:

Address:

State:

Zip Code:

Phone:

City of Newport Beach
100 Civic Center Drive
Newport Beach, Ca.
92660

Phone: 949-644-3184
Fax: 949-644-3180
www.newportbeachca.gov

Item	Description	Quantity	Unit Price	Amount
Books	Atlas Books		\$ 60.00	
Wall Maps	36" x 48" ("E-Size")		\$ 25.00	
	24" x 36" (or "D-size")		\$ 15.00	
	18" x 24" (or "C-Size")		\$ 10.00	
Small Maps	11" x 17" (or Tabloid) (Color)		\$ 5.00	
	11" x 17" (or Tabloid) (Black/White)		\$ 2.00	
	8 1/2" x 11" (or Letter)		\$ 1.00	
	Premium Paper (E-Size)		\$ 10.00	
	Premium Paper (D-Size)		\$ 5.00	

Comments:

Deposit to Account # **64105810**

Sub-total:	
Grand Total:	

Thank You!
We appreciate your
business!

Internal Use Only

Amount Paid:	
Date:	