City of Newport Beach Planning Division Fee Schedule

Effective 08/12/2023 per Council Resolution 2023-30

	A	B	C	D	E
1	**Application / Activity**	**Review Authority**	**Fee**	**Deposit**	**Hourly Rate**
3	Amendment - General Plan [4]	City Council	-	$7,500	$272
4	Local Coastal Program [1, 4]	Coastal Commission		$3,300	$272
5	Planned Community [4]	City Council	-	$7,500	$272
6	Zoning Code [4]	City Council		$7,500	$272
7	Appeals to: City Council [4]	City Council	$2,116	-	-
8	Planning Commission [4]	Planning Commission	$2,116	-	-
9	Coastal Development Permit Appeals from Zoning Administrator to Planning Commission	Planning Commission	WAIVED		
10	Approval In Concept Permit	Administrative	$1,008	-	-
11	Certificate of Compliance $377 + $12 County	Administrative	$389	-	-
12	Coastal Development Permit (Stand-Alone) [2, 4]	Zoning Administrator	$2,537		
13	Coastal Development Permit (In Conjunction With Other Application) [2, 4]	Zoning Administrator	$968		
14	Coastal Development Permit Waiver / Initial Review	Administrative	$1,287	-	-
15	Compliance Letters/Minor Records Research	Administrative	$412	-	-
16	Comprehensive / Heritage / Innovative Sign Program [4]	Zoning Administrator	$2,344	-	-
17	Condominium Conversion Permit [4]	Zoning Administrator	$1,539	-	-
18	Development Agreement [4]	City Council	-	$10,000	$272
19	Development Agreement Annual Review [4]	Zoning Administrator	$1,560	-	-
20	Director/Staff Approval	Administrative	$1,110	-	-
21	Environmental Review/CEQA [3]	-	Footnote 3	-	-
22	Extensions of Time (except Abatement Period)	Administrative	$206	-	-
23	Limited Term Permit - Less than 90 days	Zoning Administrator	$723	-	-
24	More than 90 days [4]	Zoning Administrator	$2,434	-	-
25	Seasonal	Zoning Administrator	$388	-	-
26	Lot Line Adjustment [4]	Zoning Administrator	$2,434	-	-
27	Lot Merger [4]	Zoning Administrator	$2,434	-	-
28	Modification Permit [4]	Zoning Administrator	$3,383	-	-
29	Nonconforming Abatement Period Extension [4]	Hearing Officer	$826	-	-
30	Operators License - Application	Police Department	$1,000	-	-
31	Appeal	City Manager	$1,000	-	-
32	Planned Community Development Plan [4]	City Council	-	$10,000	$272
33	Planned Development Permit [4]	Planning Commission	$6,962	-	-
34	Preliminary Application for Residential Development	Administrative	$1,490		
35	Public Noticing Costs	N/A	$538		
36	Reasonable Accommodation	Hearing Officer	-	-	-
37	Site Development Review - Major [4]	Planning Commission	$6,119	-	-
38	Minor [4]	Zoning Administrator	$3,550	-	-
39	Subdivision Parcel Map [4]	Zoning Administrator	$2,378	-	-
40	Subdivision Tentative/Vesting Tract Map [4]	Planning Commission	$6,119	-	-
41	Temporary Banner Permit $59.00 + $2.00 Record Mgmt. Fee	Administrative	$61.00	-	-
42	Transfer of Development Rights [4]	City Council	$5,030	-	-
43	Use Permit - Conditional [4]	Planning Commission	$6,109	-	-
44	Minor [4]	Zoning Administrator	$3,416	-	-
45	Variance [4]	Planning Commission	$5,603	-	-
46	Zoning Plan Check	Administrative	-	-	$215
47	**Park Dedication**	**(Resolution No. 2020-95)**	**$38,400**	**Per New Res. Unit**	**-**

48 1. Additional deposit may be required for Coastal Commission review

49 2. If Coastal Development Permit is stand-alone, the cost is a flat fee of $2,537. If CDP is processed, in conjunction with one or more applications, a deposit of $1,000 is collected.

50 3. Consultant contract cost plus 10%

51 4. Permit requires an additional $538 public noticing cost per project

RESOLUTION NO. 2023-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADOPTING A MODIFIED SCHEDULE OF RENTS, FINES AND FEES

WHEREAS, Section 3.36.010 (Findings) of the Newport Beach Municipal Code ("NBMC") provides that services and programs that primarily benefit a person requesting the service are traditionally funded in whole, or in part, from fees charged to the person requesting the service;

WHEREAS, Subsection (A) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the cost recovery percentage appropriate for each user service shall be one hundred percent (100%), unless the amount is modified by Exhibit A to Section 3.36.030 (Cost Recovery Percentages) of the NBMC;

WHEREAS, Subsection (B) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the City Council shall establish, by resolution, the actual fee or charge for each user service based upon the actual cost of providing the user service;

WHEREAS, Subsection (C) of Section 3.36.030 (Cost Recovery Percentages) of the NBMC provides that the City Council may, by resolution, modify the amount of fee or charge upon a determination that there has been an increase or decrease in one or more cost factors relevant to the calculation of the actual cost of providing the service;

WHEREAS, Subsection (C) of Section 3.36.010 (Findings) of the NBMC provides that to ensure fees charged for services are an accurate reflection of costs, the City should conduct a fee study at least once every five years;

WHEREAS, in 2022, the City retained Clearsource Financial Consulting ("Consultant") to prepare the cost allocation plan and cost-of-services studies for the City on a rotating basis by department;

WHEREAS, the Consultant prepared cost-of-service studies for the Community Development Department, the Fire Department, and the Police Department ("Cost Studies");

WHEREAS, statutory fees are mandated or capped by another authority, such as the state;

WHEREAS, pursuant to Resolution No. 2021-21, a fee or charge may be automatically adjusted for changes in the Consumer Price Index ("CPI") for only three (3) consecutive years and shall not thereafter be adjusted for CPI until a cost study is conducted for that fee or charge, with the exception of rental rates which shall be subject to annual CPI adjustment unless modified by a separate resolution;

WHEREAS, contemporaneous with this resolution, Ordinance No. 2023-7 was introduced to amend Exhibit A of Section 3.36.030 (Cost Recovery Percentages) of the NBMC to update the modification percentage for user services ("Cost Recovery Ordinance"); and

WHEREAS, the City Council desires to adopt a modified Schedule of Rents, Fines and Fees ("SRFF") which: (i) revises the fees and charges for those user services identified in the Cost Studies to reflect the decreases and increases set forth therein; and (ii) sets forth all other rental rates, fines, and fees.

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

Section 1: The City Council does hereby adopt the modified SRFF, including all "proposed charges" as set forth in Exhibit 1, which is attached hereto and incorporated herein by reference.

Section 2: For all rents, fines, and fees set forth in the SRFF with an implementation date prior to June 30, 2023, the "current charges," as set forth in the SRFF, shall remain in effect through June 30, 2023, and the "proposed charges," which reflect all applicable CPI adjustments through July 1, 2023, shall be effective July 1, 2023. Future annual automatic CPI adjustments for rental rates, fees, and charges that have an implementation date prior to June 30, 2023, as set forth in the SRFF, shall be implemented in accordance with Resolution No. 2021-21.

Section 3: For all rents, fines, and fees set forth in the SRFF with an implementation date on or after July 1, 2023, the "current charges," as set forth in the SRFF, shall remain in effect until June 30, 2023, and the "proposed charges" shall be effective on the implementation date set forth in the SRFF. The first annual automatic CPI adjustment, in accordance with Resolution No. 2021-21, to rental rates, fees and charges that have an implementation date of July 1, 2023, or thereafter, and that are subject to adjustment, as set forth in Exhibit 1, shall occur on July 1, 2024.

Section 4: Direct pass through, actual, and statutory fees in the SRFF may be updated by the Finance Director as necessary to ensure recovery of all cost, without further action by the City Council.

Section 5: The City Council hereby reaffirms all CPI adjustments to the SRFF that have been implemented in accordance with Resolution Nos. 2021-21 and 2022-23, and which are reflected in the SRFF.

Section 6: Any portion of any prior resolution or SRFF that conflicts with this resolution is hereby repealed and of no further force or effect.

Section 7: The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

Section 8: 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 or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 9: The City Council finds the adoption of this resolution 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, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 10: This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 13th day of June, 2023.

Noah Blom
Mayor

ATTEST:

Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

Attachment: Exhibit 1 – 2023 Update to SRFF

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

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; the foregoing resolution, being Resolution No. 2023-30 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 13th day of June, 2023; and the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Noah Blom, Mayor Pro Tem Will O'Neill, Council Member Brad Avery, Council Member Robyn Grant, Council Member Lauren Kleiman, Council Member Joe Stapleton, Council Member Erik Weigand
NAYS: None

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 14th day of June, 2023.

Leilani I. Brown
City Clerk
Newport Beach, California

RESOLUTION NO. 2020-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, 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

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

WHEREAS, Section 19.52.050(B) requires the subdivider pay an in-lieu fee equal to the value of land required for dedication for subdivisions containing 50 lots or less;

WHEREAS, Section 19.52.050(C) allows the decision-making body to require land dedication, an in-lieu fee, or a combination of the two for subdivisions containing more than 50 lots;

WHEREAS, Section 19.52.070 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 ("In-Lieu Park Dedication Fee");

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

WHEREAS, the results of the appraisals of two park sites and one commercial industrial property in the City have established an average value of $3,675,000 as the fair market value per acre;

WHEREAS, said fair market value would establish an In-Lieu Park Dedication Fee of $38,400 per new residential unit created by an approved subdivision;

WHEREAS, Resolution No. 2007-30 previously established the fair market value per acre to be used in computing In-Lieu Park Dedication Fee, and said resolution is to be hereby superseded and replaced; 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: The amount of $3,675,000 is the fair market value per acre to be used in assessing In-Lieu Park Dedication Fee pursuant to Chapter 19.52 (Park Dedications and Fees) of the NBMC.

Section 2: The amount of $38,400 per new residential unit created by an approved subdivision is the fair market value in assessing In-Lieu Park Dedication Fee pursuant to Chapter 19.52 of the NBMC.

Section 3: The In-Lieu Park Dedication Fee established herein shall be phased-in over three years following approval of this resolution. The fee, upon approval, shall be set at $30,217 per unit; one (1) year following the approval date of this resolution, the fee shall be set at $34,309 per unit; and two (2) years following the approval date of this resolution, the fee shall be set at $38,400 per unit.

Section 4: The recitals provided above are true and correct and incorporated into the operative part of this resolution. This resolution supersedes and replaces Resolution No. 2007-30 and any other resolution that conflicts with the fee amount, adjustments, and phase in provided in the previous sections.

Section 5: The City Council finds the adoption of this resolution 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, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 6: 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 or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 7: This resolution shall be effective sixty (60) calendar days after its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

ADOPTED this 10th day of November, 2020.

Will O'Neill
Mayor

ATTEST:

Leilani I. Brown
City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

Aaron C. Harp
City Attorney

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

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; the foregoing resolution, being Resolution No. 2020-95 was duly introduced before and adopted by the City Council of said City at a regular meeting of said Council held on the 10th day of November, 2020; and the same was so passed and adopted by the following vote, to wit:

AYES: Mayor Will O'Neill, Mayor Pro Tem Brad Avery, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Duffy Duffield
NAYS: Council Member Kevin Muldoon
ABSENT: Council Member Jeff Herdman

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 12th day of November, 2020.

Leilani I. Brown
City Clerk
Newport Beach, California

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 13, 2023

SUBJECT: REVISED FAIR SHARE FEES – UPDATE 2023

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 – Long Beach – Anaheim, All Urban Consumer Index). For 2023, the fee will be revised 3.2%, from $253.20/trip to $261.30/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. 3326.

Brad Sommers
City Traffic Engineer

Attachment

I:\Users\PBW\Shared\TRAFFIC\Fair Share Fee\fairsharememo2023.doc

FAIR SHARE FEE SUMMARY TABLE

06.13.23

FAIR SHARE FEE SUMMARY TABLE				
	Fair Share Fee Per Trip			$261.30
	USE	GEN RATE	UNIT	FEE/UNIT
1	Res-Low (SFD)	11.00	DU	$2,874
2	Res-Medium (SFA)	8.60	DU	$2,247
3	Apartment	6.50	DU	$1,698
4	Elderly Residential	4.00	DU	$1,045
5	Mobile Home	6.00	DU	$1,568
6	Motel	10.10	ROOM	$2,639
7	Hotel	10.50	ROOM	$2,744
8	Resort Hotel	6.00	ROOM	$1,568
9	Regional Commercial	22.00	TSF	$5,749
10	General Commercial	40.00	TSF	$10,452
11	Comm./Recreation	40.00	ACRE	$10,452
12	Resort Commercial	35.00	TSF	$9,146
13	Restaurant	66.90	TSF	$17,481
14	Family Restaurant	177.87	TSF	$46,478
15	Fast Food Restaurant	142.00	TSF	$37,105
16	Auto Dealer/Sales	47.91	TSF	$12,519
17	Yacht Club	50.00	TSF	$13,065
18	Health Club	40.00	TSF	$10,452
19	Tennis Club	44.30	CRT	$11,576
20	Marina	0.50	SLIP	$131
21	Theater	1.50	SEAT	$392
22	Newport Dunes	5.70	ACRE	$1,489
23	General Office	13.00	TSF	$3,397
24	Medical Office	45.00	TSF	$11,759
25	R & D	9.50	TSF	$2,482
26	Industrial	5.00	TSF	$1,307
27	Mini-Storage/Warehouse	2.61	TSF	$682
28	Pre-School/Day Care	67.00	TSF	$17,507
29	Elementary/Private School	1.00	STU	$261
30	Junior/High School	1.40	STU	$366
31	Civic Center/Museum	32.00	TSF	$8,362
32	Library	41.80	TSF	$10,922
33	Post Office	86.80	TSF	$22,681
34	Hospital	11.40	BED	$2,979
35	Nursing/Conv. Home	2.70	PAT	$706
36	Church	7.70	TSF	$2,012
37	Youth Ctr/Service	4.00	TSF	$1,045
38	Park	6.00	ACRE	$1,568
39	Regional Park	5.00	ACRE	$1,307
40	Golf Course	6.00	ACRE	$1,568
41	Resort Golf Course	3.00	ACRE	$784

San Joaquin Hills Transportation Corridor Agency

Foothill/Eastern Transportation Corridor Agency

Transportation Corridor Agencies™

MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM
FY 2024 RATES

EFFECTIVE JULY 1, 2023 – JUNE 30, 2024

SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR AGENCY

ZONE A:

Single Family	$6,377/unit
Multi-Family	$3,714/unit
Non-Residential	$8.55/sq. ft.

ZONE B:

Single Family	$4,942/unit
Multi-Family	$2,883/unit
Non-Residential	$6.31/sq. ft.

Transportation Corridor Agencies™ | The Toll Roads®

Major Thoroughfare and Bridge Fee Program Frequently Asked Questions

May 2022

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 permit for the building structure is issued. Fees should not be collected on preliminary permits such as grading or foundation permits. 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?

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 or multi-family) for residential projects. A new structure generally is considered a residential unit if it contains spaces for living, sleeping, bathroom, and kitchen/kitchen hookups (sink, stove/oven or hookups, dishwasher/refrigerator space, etc.) Please contact the TCA if you have questions regarding classification of a structure as a residential unit.

When a new residential unit is added, or created from an existing structure, the two sets of criteria for classifying units (irrespective of zoning) are:

Single Family	Multi-Family
(1) Separate lot	(1) No separate lot
(2) Detached	(2) Attached
(3) 1,500 square feet or larger	(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.

How are fees calculated for an Accessory Dwelling Unit (ADU)?

Effective January 1, 2020, if an ADU is determined to be a residential unit (living space, bathroom, and kitchen, or kitchen hookups), and is 750 square feet or greater, then it should be classified and assessed fees at the multi-family residential rate in proportion to the existing primary dwelling unit. For example, if a single family dwelling is 1675 square feet and a new ADU of 850 square feet is proposed to be built, divide the square footage of the ADU by the square footage of the existing primary dwelling unit (850 / 1675 = 0.507463 at least six decimal points) and multiply this proportion times the current multi-family dwelling rate for the applicable zone to determine the fees due. If an ADU is less than 750 square feet, then fees are not due.

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 are exempt from paying fees, provided the structure is the same square footage or less than the demolished structure. If the new non-residential structure is larger than the demolished structure, fees would be collected for the net square footage increase. Credit is given for demolition (by unit, not by square footage) of residential units (single or multi-family) on the same lot.

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%

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 nonresidential development served by the structure. Fully enclosed (not open to the elements) square footage within non-residential parking structures is not exempt. Structures used for the repair, maintenance, cleaning, sale, rental or display of vehicles, or for the storage of vehicles 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 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?

Checks should be made payable to "San Joaquin Hills Transportation Corridor Agency" or "Foothill Eastern Transportation Corridor Agency" according to the zone for which the fees are collected. 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 Trust Company, N.A.
Attn: CFM Dallas – Altrice Briscoe
2001 Bryan Street, Suite 1100 / AIM 755-1000
Dallas, TX 75201

Our office also must be provided with summary sheets that include the following information by corridor: date the permit

was issued, amount received, whom it was collected from, permit location (including city, zone, lot, block, tract, address, as applicable) and building permit number.

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: Janette San Luis, 415-263-2439

For San Joaquin Hills Transportation Corridor fees:

The Bank of New York Mellon
ABA# 021000018
Account# 7397028400
Reference: SJH Revenue DIF Account
Attn: Janette San Luis, 415-263-2439

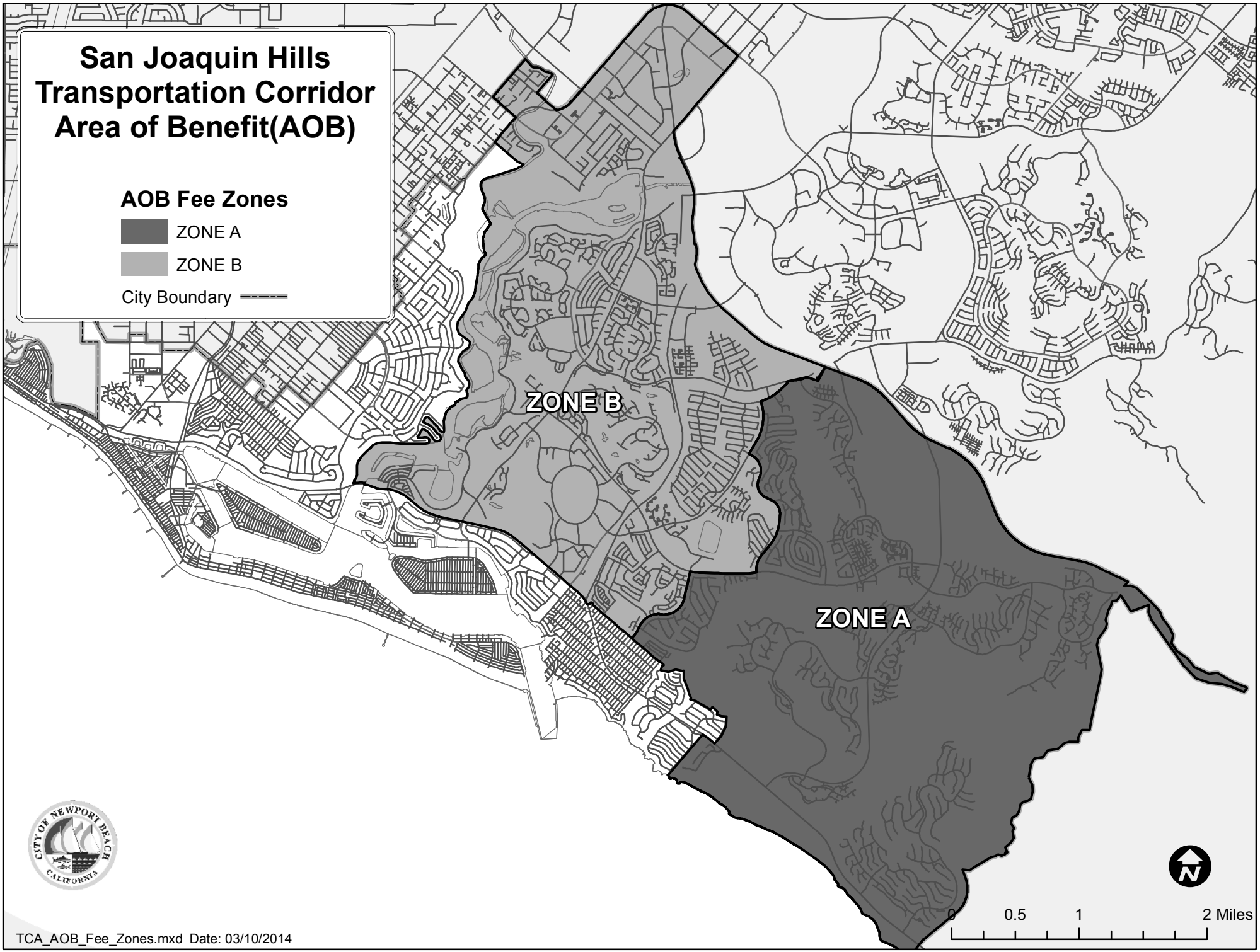
Who should be contacted if there are questions on the administration of the program or program rules?

Please contact the TCA. You can reach:

Greg Walker at (949) 754-3438 or by e-mail at gwalker@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
ZONE B
ZONE A
CITY OF NEWPORT BEACH CALIFORNIA
N
0 0.5 1 2 Miles
TCA_AOB_Fee_Zones.mxd Date: 03/10/2014

GIS Mapping Products

Date:	
Order Number:	

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

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

Name:	
Address:	
State:	
Zip Code:	
Phone:	

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*	
			Sub-total:	
			Grand Total:	

Comments:

Deposit to Account # **76420203-511030**

Thank You!
We appreciate your business!

Internal Use Only

Amount Paid:	
Date:	