

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 05/10/2022 by the following vote:

AYE: ☐
NO: ☐
ABSENT: ☐
ABSTAIN: ☐
RECUSE: ☐



Resolution No. 2022/154

APPROVAL OF AMENDMENT TO LAND DEVELOPMENT FEE SCHEDULE

RECITALS

- A. On March 29, 2022, the Board of Supervisors adopted Ordinance No. 2022-14, authorizing and regulating the development of up to two residential units on a parcel located in a single-family residential zone (an "Urban Housing Development" or "UHD") and authorized the ministerial approval of a parcel map for a subdivision of an existing lot in a single-family residential zone (an "Urban Lot Split" or "ULS"). The ordinance requires an applicant for a UHD permit or a ULS parcel map to pay a fee as established by the Board.
- B. On May 10, 2022, the County adopted Ordinance No. 2022-03, to regulate the construction, placement, display, and maintenance of signs. The ordinance requires that permits for signs within the public right-of-way be renewed annually, and that an applicant for a sign permit to pay a fee as established by the Board.
- C. The County Ordinance Code requires approval of a development plan prior to development in certain zoning districts, and the County currently charges a fee to review and process a development plan application and charges the same fee to review and process an application to modify a development plan.
- D. State law authorizes Contra Costa County to charge fees for services and activities it performs based on the estimated reasonable cost of providing the services and activities for which the fees are charged.
- E. The County has conducted a review of certain services performed by the Department of Conservation and Development and Public Works Department in connection with development and issuance of certain discretionary and ministerial approvals, and the reasonable cost of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for those services. These services, and the estimated reasonable cost for performing the services, are more particularly described in the Fee Analysis, attached hereto as Exhibit A and incorporated herein by reference.
- F. The Fee Analysis includes new fees for certain services and activities performed by and on behalf of the County. The Fee Analysis establishes that revenue from the proposed fees will not exceed the reasonable costs to perform the services and activities for which the fees are charged. The Fee Analysis further establishes that the amounts of the fees will not exceed the proportional costs for the services and activities provided to or attributable to each fee payer. The Fee Analysis further establishes that the fees included therein are for specific governmental services, benefits, and products directly provided to payers and not provided to persons not charged the fees.
- G. Pursuant to Government Code Sections 6062a, 66016, and 66018, notice of the public hearing on the adoption of this resolution was published and given, and, on May 10, 2022, a public hearing was held before the Board of Supervisors, as the governing body of the County. The Board of Supervisors considered all written and oral testimony, comments, and presentations submitted at and before the hearing, including the board order and its attachments and the Fee Analysis.

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of Contra Costa County:

1. Determinations. Based on all written and oral testimony, reports, and presentations to the Board of Supervisors, including the board order and its attachments and the Fee Analysis, the Board of Supervisors determines that the fees adopted by this resolution are necessary to recover the County's estimated reasonable costs for performing the services and activities for which the fees are charged; and further determines that these fees do not exceed the proportional cost of the service provided to, or benefit attributable to, payers of the fees.

2. Fee Adoption. The fees set forth below are hereby adopted and shall be charged and collected for the services and activities described in the Fee Analysis. Planning Application Fee Development Plan – Modification \$3,000 minimum deposit. Time and

materials. Urban Housing Development Permit \$3,000 minimum deposit. Time and materials. Urban Lot Split Parcel Map – Planning Review \$1,000 minimum deposit. Time and materials. Sign Permit Renewal \$150

3. Fee Schedule Amendment. The County’s Land Development Fee Schedule is hereby amended to add the fees and other changes established by this resolution, and to make other minor text revisions to assist County staff in the implementation of the fee schedule and the public in interpreting the fee schedule, all as set forth in the revised Land Development Fee Schedule attached hereto as Exhibit B and incorporated herein by reference.

4. Effective Date. This resolution is effective immediately. The new fees established by this resolution will be charged beginning July 27, 2022.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: Stanley Muraoka, 925-655-2876

ATTESTED: May 10, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc: