

Footnote	Footnote Narrative
1	The department wishes to recover the full cost of service (including consultant cost) for all major projects. If the Planning Director is of the opinion that the processing cost of an application, including environmental review or administering the conditions of approval, will be substantially in excess of the fee/deposit, the applicant may be notified before the project is scheduled for public hearing that the total processing cost will be determined by full cost recovery techniques and that additional charges may be forthcoming. If bills are not paid within 30 days of billing, all processing of the project will stop until the bill is paid in full. This option can be used where the Planning Director determines that processing costs will be substantially less than the original fee/deposit. In this case, the unused portion of the fee/deposit will be refunded to a maximum of 80% of the fee paid.
2	Land Use Element/Local Coastal Plan map amendment and area plan update property request fees also cover any accompanying related text amendments, and any resultant necessary changes to other general plan elements to maintain internal consistency.
3	When electrical, plumbing, mechanical or miscellaneous building permits are obtained at the same time on a single application and permit form, only one issuance fee shall apply.
4	Excludes requests for modification to mobile home standards or residential density standards. Change to approved use is restricted to requests involving either a new or changed use within buildings already authorized by a previously approved development plan.
5	The Department wishes to recover the full cost of staff time required to resolve land use violation cases that do not require issuance of a land use permit. The Planning Director shall notify the property owner at the time a violation is verified to exist. The total administrative cost of resolving the enforcement case will be determined by full cost recovery techniques and the property owner will be billed accordingly.
6	<p>The Planning Director is delegated the authority to grant fee waiver requests for land use and construction permits on development projects that are proposed by volunteer, community and nonprofit organizations for the benefit of an entire community when the project satisfies the following criteria. This policy does not apply to requests for general plan amendments.</p> <ul style="list-style-type: none"> a. the proposed project will be available for use by the public at-large and it is likely that the project will be used or will benefit more than residents of the immediate vicinity; and b. the project will be of obvious public benefit. Evidence of public benefit may include but is not limited to: <ul style="list-style-type: none"> 1. the project meets a need previously identified or recognized by the Board of Supervisors. 2. the project replaces another facility that previously provided benefit. 3. the project provides a facility not presently available in the community. 4. the project has generated substantial, obvious community support. 5. the project would reduce other County costs or increase other County revenues. c. The fee (s) to be waived will not exceed a total of \$5,000. d. The Planning Director decisions may be appealed in writing within ten days to the Board of Supervisors, whose decision will be final. e. Notwithstanding any other provision of this fee schedule, the Board of Supervisors retains the authority to consider other fee waiver requests when it considers such waivers to be equitable and in the public interest.
7	Where dis-establishment of a preserve is requested concurrently with a General Plan amendment application of the property, this fee will not be collected and the General Plan amendment fee will instead cover the costs.
8	This fee applies to all Requests for Allocation/Allotments for new residential dwelling units submitted in accordance with the Growth Management Ordinances (Title 26). This fee is non-refundable. This fee also applies to applications for "grandfathered" units in Cambria.

9	<p>A pre-application meeting is recommended for the following types of applications:</p> <ol style="list-style-type: none"> a. Development Plan b. Development Plan for oil wells/mines c. Parcel Maps d. Tract Maps e. LUE/LCP map or text amendment f. LUO/CZLUO text amendments g. Property request submitted during LUE/LCP area plan update h. New specific plans and amendments to existing specific plans. <p style="text-align: right;">Pre-</p> <p>application meeting is required for all General Plan Amendments. The pre-application fee must be paid in advance of the office consultation or site visit. The pre-application site visit fee shall be charged when an applicant requests a site visit or the Planning Director determines a site visit is necessary to properly assess the applicant's proposal. As an incentive, these fees may be waived by the Planning and Building Director for projects that provide facilities that will benefit the community-at-large, such as but not limited to recycling centers, day care centers, schools and affordable housing projects (on a project-wide basis).</p> <p>If an application is submitted within six months of the pre-application meeting, the pre-application fees will be applied to the application processing fees.</p>
10	<p>Fee to be collected for projects requiring review by Airport Land Use Commission (ALUC).</p>
12	<p>This fee, to be filed concurrently with an application for "Request for Allocation/Allotment" for a new residential dwelling unit, shall be considered a deposit to be credited towards the construction permit fees required by the Building Permit Fees as listed in Section V of this fee schedule.</p> <p>This fee also applies to "grandfathered" units in Cambria.</p>
13	<p>This fee is to recover the full cost of services for providing census and statistical information as permitted by the U.S. Bureau of the Census.</p>
14	<p>This fee is for an initial review by the Upper Salinas/Las Tablas or Coastal San Luis Resource Conservation Districts where the proposed grading permit or land use permit (s) (excluding Plot Plans) involve land disturbance in order to provide recommendations for resource protection, on grading, drainage and erosion control. If the initial review determines that a site inspection is necessary, and may be complicated, the applicant shall be advised that full costs will be recovered through full cost recovery techniques. A cost accounting agreement shall be required.</p>
15	<p>Minor Residential Single Family projects include minor residential additions, decks, day care centers, tree removal, well permit (private), and accessory buildings.</p>
16	<p>Major Residential Single Family projects include new residences, minor use permit for non-conformity, agricultural exempt buildings, and site disturbance or impervious surface of 40,000 square feet or less. The Planning Director shall have the discretion to determine projects that may be processed as minor projects.</p>
17	<p>Includes all proposed multi-family projects, commercial and industrial projects, including interim management plans for surface mining operations. The Planning Director shall have the discretion to determine projects that may be processed as minor projects.</p>
18	<p>This fee is to cover the costs for the typical time required to ensure compliance with conditions of approval on smaller projects. For larger residential, commercial and industrial projects, if the Planning Director determines that the costs will be substantially in excess of the flat rate fee, the applicant shall be notified that the total costs will be determined by full cost recovery methods and that additional charges may be forthcoming. A cost accounting agreement will be required and shall be submitted to the Department of Planning and Building prior to the issuance of any construction permits for the project.</p>
19	<p>A 1998 Board policy previously waived fees for voluntary mergers. Effective July 1, 2004, a nominal fee is collected to help defray costs.</p>
20	<p>The "Quimby" fee is based on the estimated average cost for developing one acre of parkland in the County, as determined by the Board of Supervisors in accordance with the provisions of the Real Property Division Ordinance, Chapter 9: Parkland Dedication and/or Fee (Title 21 of the County Code). This fee is based on the adoption by the Board of Supervisors of the "Quimby" Ordinance that requires either dedication of new parkland or the payment of in-lieu fees for new parkland when new subdivisions are proposed. If this fee is to be paid in-lieu of dedicating parkland, the fee is to be paid prior to recordation of the final map.</p>

21	Fees collected for other county budget units or departments and other agencies are subject to a \$9.00 administrative processing charge for each such transaction.
22	Department costs of processing LCP and CZLUO amendments and coastal area plan update property requests through the California Coastal Commission are to be fully recovered through this fee using full cost recovery techniques and the property owner will be billed accordingly.
23	Buildings that are classified as "high efficiency" as defined in the department handout on energy efficiency (criteria are taken from the Energy Element) shall receive a credit of up to 25% of the building permit fee, not to exceed a total credit of \$250.
24	A refund of any portion of fees for withdrawn or partially completed projects (to a maximum of 80% of the fee paid) shall be determined by the Planning Director based on code requirements and/or an appraisal of the cost of staff work. Any fee erroneously paid or collected will be refunded in full or credited in full to the correct fee. All requests for refunds shall be in writing from the property owner listed on the application as originally filed with the department, with the refund paid only to that owner.
25	The Planning Director is authorized to waive land use, building and environmental review fees for applicants who are seeking to reconstruct legally constructed homes and other structures, including associated grading, that were destroyed as a result of a natural or manmade disaster, where the Board of Supervisors adopts a resolution declaring such a disaster.
26	This fee is to be collected by the Local Agency Formation Commission and transferred to the Department of Planning and Building at the time an application is made to LAFCO. The fee will be collected when the LAFCO Executive Director determines that the application needs review by the Department of Planning and Building.
27	This fee is to recover the full cost of services for inspecting, updating financial assurances, maintaining records, and coordinating with the State Division of Mines and Geology for all surface mining operations in the unincorporated county. The current fee, any previously unpaid inspection fees, and the code enforcement violation fee shall be paid prior to the inspection being conducted.
28	Applies to all permits for new dwelling units within the Cambria Monterey Pine Forest Sensitive Resource Area as defined in the North Coast Area Plan of the general plan. Fee amount established by the California Coastal Commission.
29	Additional fees to cover the costs of document recording will be required. The amount of the fee is determined by the County Clerk-Recorder and must be paid to the Department of Planning and Building prior to recording of the document.
30	Public Facilities Fees are required in accordance with Title 18 of the County Code. The fee amount is determined through an annual review of the program by the Board of Supervisors.
31	Applies to proposed use of Transfer of Development Credits (TDC) in accordance with Land Use Ordinance (LUO) and Coastal Zone Land Use Ordinance (CZLUO) sections 22.04.500 et seq and 23.04.500 et seq, respectively. These fees do not apply to the use of TDC's in Cambria in accordance with CZLUO Section 23.04.440.
32	Includes staff reports prepared by the Department of Planning and Building for agendas of minor use permit hearings, Subdivision Review Board, Planning Commission, Airport Land Use Commission, and the Board of Supervisors.
33	If record search includes a request for photocopies of records, cost of copies will be billed at direct cost plus 33% to be added to staff billing costs.
34	The Environmental Coordinator may authorize and the applicant may approve the environmental determination to be prepared by the County's consultant. In these cases, the fee will be 50% of the County fee attributable to the environmental determination plus the actual consultant cost.
35	The County wishes to recover the full cost for processing projects. A 25% processing fee will be charged for the processing of a mitigation monitoring program, EIR, or Expanded Initial Study. For projects of unusual size and scope, if the Planning Director and the Environmental Coordinator determine that processing costs will be substantially less than or in excess of the fee, the applicant shall be notified that the cost will be determined by either an adjusted percentage based on estimated costs or by full cost recovery techniques, and that additional charges or refunds will be forthcoming. A cost accounting agreement may be required.
36	The applicant is required by County CEQA Guidelines to pay the entire cost of consultant's services.
37	Reissue or use of another agency approved Negative Declaration - The Environmental Coordinator may determine the full fee is not necessary. In these cases, the fee will be 50% of the full fee.

38	The County Auditor will apply interest earned on deposits held in the Environmental Impact Report Trust Fund for Environmental Impact Reports to the individual trust account, where the project has paid the total estimated cost together with the full 25% administrative fee and the applicant has provided the necessary income tax reporting information. The interest rate will be the rate earned by the County treasury pool.
39	Pipeline repair projects which may be statutorily exempt from environmental review pursuant to CA Public Resources Code Section 21080.23. shall be billed at cost in order to recover the full cost of determining and insuring compliance with Section 21083.23. An initial deposit equal to the full environmental fee for the level of permit (Grading Permit, Minor Use Permit, Development Plan) is required.
40	CEQA may require an environmental determination.
41	CEQA may allow/require an alternative determination, which may increase/decrease the fee.
42	The Planning Director may waive the appeal fee in the County Coastal Zone for projects that meet Department policy pursuant to Coastal Zone Land Use Ordinance Section 23.01.043 and the Coastal Act Code of Regulations Section 13573.
43	Code Enforcement Violation Minor fees are charged when less than three hours of staff time is required to obtain violation correction or violations correction is attained within 90 days of owner being informed of violation. Major fees are charged when time exceeds these thresholds.