

142 PLANNING DEPARTMENT			
Fee Description	Authority	2005-06 Adopted Fee	Comments
LAND USE OR LAND DIVISION ACTIVITY	GC65104, 65909.5, 66451.2 unless noted otherwise CEQA		
Land Use Permit	GC 65104, 65909.5, 66451.2, unless noted otherwise CEQA		See footnotes 1, 3, 7, 10, 25, 26, 40 and specific notes cited for individual items
Level 1			
Name Change Requests for Business Licenses		17.00	
Sub permit/over the counter		17.00	
Land Use Adjustment Requests		17.00	
Level 2			
Additional structure/minor projects, zoning clearance land use review		62.00	
Addressing Requests for Building permits for new construction		62.00	
Level 3		89.00	See footnote 3
New Business License Zoning Clearance			
Business License –Zoning Clearance With Plot Plan		89.00	See footnote 3
Condition Compliance - Minor		89.00	See footnote 3, 19
First and second extension (staff approval)		89.00	See footnote 3
Division of Real Estate Letters & Letters to Owners Recognizing Legal Parcel Status		89.00	See footnote 3
Level 4			
Request for Curb and Gutter Waiver Incompatible Grade/ Development		213.00	See footnote 3
First structure--building permit intake (Zoning Clearance with Building Permit)		213.00	
Mitigation Monitoring - Minor		213.00	
Pre-application meeting		213.00	See footnote 10
Mitigation Monitoring - Site Inspection		213.00	
Revised plans (applicant proposal for Site Plan, MUP or Development Plan)		213.00	

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Level 5			
Road Names Tract Maps/Parcel Maps/ Lot Line Adjustment		338.00	See footnote 3
First structure plot plan		338.00	See footnote 3
Subsequent extension (PIng. Comm.)		338.00	See footnote 3
Final Map Time Extensions		338.00	See footnote 3
Conditional Compliance - Major		338.00	See footnotes 3, 19
Level 6			
Road Abandonment / Surplus Property with Categorical Exemption		856.00	See footnote 3
Public Road Name Requests		856.00	See footnote 3
Site Plan with Categorical Exemption.		856.00	See footnote 3
Subdivision Ordinance Exceptions if concurrent with land division application		856.00	See footnote 3
Pre-Application Site Visit		856.00	See footnotes 3, 10
Emergency Permits		856.00	See footnote 3
Condition compliance - major with site visit		856.00	See footnotes 3, 19
Level 7			
Public Lot Request		1,800.00	See footnote 3
Minor Use Permit – Minor Res. single family with Categorical Exemption		1,800.00	See footnotes 3, 16
Lot Line Adjustments With Categorical Exemption		1,800.00	See footnote 3
Applicant requested reconsideration of land division after approval by Review Authority. (A revised map or conditions of approval after application has been considered by SRB, Planning Commission or Board of Supervisors.)		1,800.00	See footnote 3
Development Plan with LUO mod's with Categorical Exemption		1,800.00	See footnote 3
Subdivision Ordinance exceptions, if not concurrent with land division application		1,800.00	See footnote 3
Level 8			

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Minor Use Permit Major res. single family with Categorical Exemption		3,300.00	See footnotes 3, 17
Site Plan with Initial Study		3300.00	See footnote 3
Variance		3300.00	See footnote 3
Minor Use Permit RMF comm. & ind. With Categorical Exemption		3,300.00	See footnotes 3, 18
Reconsider Subdiv/Land Use Permit w/Negative Declaration		3,300.00	See footnote 3
Level 9			
Lot Line Adjustments With Initial Study		4,061.00	See footnote 3
Development Plan with Categorical Exemption		4,061.00	See footnotes 3, 10
Analysis of property request submitted during LUE/LCP area plan update with Initial Study		4061.00	See footnotes 1, 2, 3, and 10
Level 10			
Variance w/Negative Declaration		4,783.00	See footnote 3
Minor Use Permit Major res. single family with Initial Study		4,783.00	See footnotes 3, 17
Development Plan with LUO mod's with Initial Study		4,783.00	See footnote 3
Parcel Maps with Initial Study		4,783.00	See footnotes 3, 10. See footnote 33 when application includes concurrent TDC receiver site determination.
Reclamation Plan		4783.00	See footnote 3
Minor Use Permit RMF comm. & ind. with Initial Study		4,783.00	See footnotes 3, 18
Level 11			
Development Plan with Initial Study		6,183.00	See footnotes 3, 10
Development Plan filed with Parcel Map with Initial Study		6,183.00	See footnotes 3, 10. See footnote 33 when application includes concurrent TDC receiver site determination.
Tract Maps with Initial Study		6,183.00	See footnotes 3, 10. See footnote 33 when application includes concurrent TDC receiver site determination.

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Level 12			
Development Plan for Oil Wells Base Fee		6400.00 deposit + cost to process	See footnotes 1, 3, 10
Development Plan filed with Tract Map with Initial Study		6,400.00/deposit and cost to process	See footnote 1, 3, 10 See footnote 33 when application includes concurrent TDC receiver site determination.
GP/LCP map or text amendment; LUO/CZLUO text amendment, with Initial Study		6484.00 deposit plus cost to process	See footnotes 1, 2, 3, and 10
New Specific Plan/amend existing Specific Plan with Initial Study		6484.00 deposit plus cost to process	See footnotes 1, 3, 10
Level 13			
Oil Wells/Mines			
Annual review-primary production		29.00/deposit & Cost to process	See footnote 1
Oil Wells/Mines Annual review—therma recovery		65.00/deposit & Cost to process	See footnote 1
Surface Mine/Annual Inspection Fee	PRC 2774(b)	400.00 Deposit & Cost to process	See footnote 1, 28
Level 14			
Agricultural Preserve Activities			
Application for Agricultural Preserve and Land Conservation Contract with Categorical Exemption	GC51231	2,453.00	See footnote 3
Contract Cancellation Request of Preserve with Initial Study	GC51231, 51281.1	2,453.00 Deposit plus Cost to process	See footnotes 1, 8
Contract for Previously Established Preserve with Categorical Exemption	GC51231	1,499.00	See footnote 3
Dis-establishment of Preserve with Initial Study		500.00 deposit	See footnote 1, 8 plus cost to process
Application for Farmland Security Zone and Farmland Security Zone Contract with categorical exemption	GC 17556.51296	2,453.00	See footnote 3
Level 15			
Continuances:			
Subdivision Review Board		203.00	
Planning Comm. re: Gen. Plan Amends.		203.00	
All other Commission items		203.00	

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Zoning Administrator		203.00	
Level 16			
Add-on - Special Review:			
Coastal Zone Minor Projects (Plot Plan, Site Plan, LLA, Certificate of Compliance )		298.00	See footnote 16
Coastal Zone Major Projects (Tract, Parcel Map, Development Plan, Variance, MUP)		496.00	See footnote 17
County costs of additional Coastal Comm. processing for amendments in the Coastal Zone		530.00 Deposit & Cost to process	See footnote 23
County costs of additional Coastal Commission procesing for property requests in the coastal zone		530.00 Deposit & Cost to process.	See footnote 23
Airport Land Use Commission		427.00	See footnote 11
Resource Conservation District (RCD)		75.00	See footnote 15
RCD with field visit			
a. Small Projects		200.00	
b. Large Projects		300.00	
Level 17			
Appeals			
Appeal to Board of Supervisors for denial of curb, gutter and sidewalk appeal		60.00	See footnote 3
Appeals to Planning Commission, Board of Construction Appeals, and/or Board of Supervisors (including Public Facilities Fees Title 18, except appeals per Title 26 Growth Management)		334.00/+noticing cost	
Appeals filed pursuant to Title 26, Growth Management		510.00 Deposit & Cost to process	See footnotes 1, 12
Applicant Requested Interpretation (to Planning Commission)		441.00	
Level 18			
Code Enforcement			

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Tree Removial Permit Inland		76.00	
Tree Removal Permit Coastal Zone		76.00	
Hazardous Tree Determination		76.00	
Land Use, Building and Mobile Home Permit Violations (all types)		993.00	See footnote 6
Release of Notice of Nuisance		1,655.00/+ 3.00/page	See footnote 31
Building Violation Investigation		587.00	
Land Use Violation Investigation (non-permit cases)		88.00 Deposit & Cost to process	See footnote 6
Processing Removal of Aband./Inop. Vehicles		216.00	
Level 19			See footnotes 26, 36, 37, 38, 39, 40, 41, 42, 43
Environmental Fees General Rule Exemption	CEQA	591.00	
Categorical Exemption		293.00	
Expanded Initial Study		25% of consultants cost	See footnote 37, 38
Initial Study/Negative Dec		1,500.00/deposit plus cost to process	See footnote 1
Environmental Impact Report/ Mitigation Monitoring Program		25% of consultant cost	
Geologic Review - Minor		834.00	
Geologic Review - Major		1,937.00	
Use of another agency EIR		3,142.00	
Offshore Oil Projects		Cost to process no deposit	See footnote 1, 38
Appeal of neg. dec.		55.00	
Appeal of EIR		55.00	
Level 20			
Final Map Evaluation for Compliance - Parcel/Tract Map		403.00	
Lot Line Adjustment Final Approval With Map		269.00	See footnote 31
Lot Line Adjustment Final Approval w/Cert of Compl		358.00/+ \$51 per lot certificate	See footnote 31
Level 21			

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Fee Description	Authority	2005-06 Adopted Fee	Comments
Certificate of Compliance Unconditional		\$610.00 for first certificate plus recordation fee \$353.00 for each additional certification up to 20	See footnotes 1, 3, 31
Conditional certificate		\$2046 for first certificate plus recordation fee \$353 for each additional certificate	See footnotes 3, 31
Level 22			
General Plan Conformity Report		810.00	
LAFCO Application Review		500.00/deposits+cost	See footnotes 1, 27
II. Miscellaneous			
Landscape Plan Review		Actual Cost	See footnote 1
Parkland Fee (Quimby Fee)	GC66477	1,795.00	See Footnote 21 Set by General Services
Microfiching - Major Projects: MUP, Dev. Plan, Ag Preserves, all Gen. Plan Admin. items per Section II, TDC receiver site determination concurrent with map.		257.00	
Microfiching - Moderate Projects: Plot Plans, Site Plan, Subdivisions		80.00	
Microfiching - Minor Projects: Business License, TDC sending site determination, TDC receiver site determination without concurrent tentative map.		27.00	
Account Transfer Fee		17.00	See footnote 22
Legal Notice		253.00	
Lodge Hill erosion control/ forest management		400.00/set by ord	See footnote 29
Countywide TDC Program			See footnote 33
a. Sending site application		300.00/plus cost of appraisal, peer review if required	See footnote 1
b. Receiving site determination Without concurrent tentative map application		500.00/Dep.&Cost Acct.	See footnote 1
Affordable Housing Fee			Information only. 2004 Fee to be determined through annual review by Board of Supervisors. Also see footnote 30.

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Fee Description	Authority	2005-06 Adopted Fee	Comments
(1) Single Family		98.00	Set by Board of Supervisors
(2) Multi-family		56.00	Set by Board of Supervisors
Public Facility Fees	Title 18 Co. Code: GC66000 et seq.		Information Only
Voluntary Mergers		65.00	See footnote 20
III. CONSTRUCTION PERMITS	HSC 17951 unless noted otherwise		See footnotes 4, 7, 24, 25, 26
A. Building Permits			See footnote 5.
1. General Building Permits (valuation over \$2000)		See "Comments" Column	Fees per Table 3A of the 1997 Uniform Adm. Code, as amended in Item (a) below except as provided by this section. See footnote 44.
General Building Permits (Total valuation \$1.00 to \$2,000.00)		50.00	
B. Building Plan Review Fees			
1. All Occupancies		65% of Building Permit Fee	Except as provided elsewhere in this section. Review for compliance with State Energy Regulations 10% of Building Permit Fee. See footnote 24.
2. Duplicate Buildings		\$189/hr. 1st hr./\$96.00 each additional hour	
C. Permits for Moved Buildings			
1. Plan review		245.00	
2. Inspection		398.00	
3. Investigation Fee		166.00	If building is outside county limit add County mileage rate for round trip from County seat.
D. Electrical Permit Fees			
New Bldgs. for all wiring and electrical equipment in or on each building, or/and other electrical equipment installed on the same premises constructed at the same time.		See "Comments" Column	Reference from the 1997 Uniform Admin Code square footage calculation does not include garage, carports and other noncommercial automobile storage areas constructed at the same time.
1. New single and two family resident bldgs		0.056/per sq ft	
2. New multifamily residential bldgs		0.050/per sq ft	

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Fee Description	Authority	2005-06 Adopted Fee	Comments
3. New commercial, religious educational, medical and public type buildings		0.025/per sq ft	
4. New warehouses, industrial plan & commercial automobile storage garages		0.015/per sq ft	
5. Annual Maintenance Electrician fee (based on each location)		147.00	
E. Plumbing Permits (Note: The following do not include permit issuance fees.)			Reference from 1997 Uniform Admin Code
1. New single and two family residential bldgs.		\$.035 per sq ft	Not including the area of garages, carports and other minor accessory buildings constructed at the same time.
2. New multi-family residential bldgs & condominiums		0.030/per sq ft	Three or more living units, not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time.
3. New commercial, religious institutional, educational, medical, and public type bldgs.		0.020/per sq ft	
4. Swimming Pools		\$10.00	For new private, residential, in ground spas and swimming pools for single family and multi-family occupancies including a complete system of necessary plumbing for pool and filtration system directly related to the operation of the swimming pool.
5. New Non-Residential Buildings. The following fees shall include all plumbing and equipment in or on each building or other plumbing equipment on the premises constructed at the same time.		\$0.020 per sq ft	For new commercial, religious, institutional, educational, medical and public type buildings.

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Fee Description	Authority	2005-06 Adopted Fee	Comments
6. New Industrial Buildings		\$0.005 per sq ft	For other types of non-residential occupancies and alterations, additions and modifications to existing non-residential buildings, use the UNIT FEE SCHEDULE.
7. Sewage Disposal Systems			
a. New Industrial		0.005/per sq ft	
b. New or replacement system/disposal field only 1) Plan review fee		178.00	See footnote 1
2) Inspection		115.00	See footnote 1
c. Septic tank only		107.00	
F. Mechanical Permits Table 3C of the Uniform Admin Code except for item 1 below			
1. New Buildings for all mechanical work and mechanical equipment in or on each building and other mechanical equipment installed on the same premises at the same time.		\$.010 per sq ft	Not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time.
G. Mobilehome (Manufactured Housing)			These fees are in addition to electrical & plumbing for site development.
1. Initial Installation			
a. Plan Review		270.00	
b. Building Inspection		413.00	
2. Replacement Permit			
a. Plan Review		156.00	
b. Building Inspection		304.00	
3. Mobilehome as Temporary Dwelling		148.00	To be used only during construction of permanent dwelling.
H. Grading Permits			
1. Plan Review Fees			
a. 100 cu. yds. or less		254.00	
b. 101-1,000 cu. yds.		326.00	
c. 1,001-5,000 cu. yds.		398.00	
d. 5,001-10,000 cu. yds.		422.00	
e. 10,001-100,000 cu. yds.		519.00	
f. 100,000 cu. yds. and up		See Comments	Table 3-G of the 1997 Uniform Admin. Code

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Fee Description	Authority	2005-06 Adopted Fee	Comments
2. Grading Inspection Fees		See Comments	Table 3-H of the 1997 Uniform Admin. Code
3. Grading Permit add on fee for one acre or more		309.00	
4. Grading Permit Add on fees, if required by CEQA			See footnote 42
a) Categorical Exemption		293.00	
b) General Rule Exemption		591.00	
c) Initial Study/Negative Declaration		2,079.00	
I. Other Inspections and Plan Review Fees			
1. Inspections or plan review outside of normal business hours		\$238.00/2 hr. min. \$82.00/hr. after 2 hr. min. is met	These requested services are subject to availability of staff.
2. Reinspection fee		110.00	
3. Inspections for which no fee is specifically indicated		\$149.00/hr. 1st hour \$82.00 subsequent hr.	
4. Applicant Requested Plan revisions, and other plan review. Re-check fee for work beyond that covered by the normal plan review fee.		116.00/hr.	Includes replacement permits with minor plan revisions and plans updated only to comply with recent code & ordinance changes
J. Building permit "Request for Allocation/ Allotment"			
1. Non-refundable deposit toward future processing of building permit application to be filed concurrently.			See footnote 13
2. Cambria "Waiting List"		50.00/non-refundable	See footnote 9
3. Allocation/Allotment System Admin.		150.00/non-refundable	See footnote 9
IV. DOCUMENT SALES AND SPECIAL SERVICES			
A. Books, Reports and Maps Reprinted Documents			
1. Department Publications		Repro. cost plus 33%	
2. Special Order Map Reproduction		Repro. cost plus 33%	
3. Misc. Photocopying of Records and Documents		0.10/page	

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Fee Description	Authority	2005-06 Adopted Fee	Comments
4. Database inquiry reports		\$100.00 deposit + cost of reports generated from department tracking and database systems	See footnote 1
5. Copy of Construction Permit Index with update		104.00	
6. Digital aerial images on CD-Rom		80.00/CD-Rom	Fee based on cost to produce one image on CD.
7. Documents on CD-rom		4.00	
<b>B. Research Requests</b>			
1. Record search (for research requests involving building or land use permit archives and current/historical land use permit data) and for request for transcriptions		40.00/per 1/2 hr. 1/2 hr. minimum	See footnote 35
2. Requests for preparation/ compilation of population and socio-economic data.	U.S. Bureau of Census	79.00/hr. 1 hr min	See footnote 14
<b>C. Special Services</b>			
1. Subscriptions:		GC65104	See footnote 34
a. Planning Commission Agenda		233.00	
b. SRB Agenda subscription		96.00	
c. "Applied for" New Development and Construction List		465.00	
d. "Issued" New Development and Construction List		465.00	
e. Subscription to receive replacement pages of amended plans and ordinances:			
(1) Land use Ordinance		117.00	
(2) Land use Element		117.00	
(3) Local Coastal Plan		117.00	
(4) Growth Management Ordinance		32.00	
2. Certification of Documents		6.00 plus reprographics cost	

Footnote: 01: 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 maximum charge, the applicant may be notified at the time of application 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. For projects of unusual size and/or scope, if the Planning Director determines that processing costs will be substantially less than the original fee/deposit, the

remainder of the fee/deposit may be refunded.

Footnote: 02: 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.

Footnote: 03: The Microfiche/Records fee has been added to the application fee for plot plans, business license, site plans, road namings, curb and gutter, time extensions, development plans, minor use permits, variances, all other land divisions, all requests involving agricultural preserves, SRB reconsideration and general plan amendments including specific plans.

Footnote: 04: When electrical, plumbing and mechanical permits are obtained at the same time on a single application and permit form, only one issuance fee shall apply.

Footnote: 05: 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.

Footnote: 06: 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.

Footnote: 07: 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.

- 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:
  1. The project meets a need previously identified or recognized by the Board of Supervisors.
  2. The project replaces another facility that previously provided public 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.

Footnote: 08: Where disestablishment of a preserve is requested concurrently with a General Plan amendment application for the property, this fee will not be collected and the General Plan amendment fee will instead cover the costs.

Footnote: 09: This fee applies to all Requests for Allocation 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.

Footnote: 10: A pre-application meeting is recommended for the following types of applications:

- 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. Pre-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).

Footnote: 11: Fee to be collected for projects requiring review by Airport Land Use Commission (ALUC).

Footnote: 12: In accordance with the Growth Management Ordinance, Section 26.01.060 of the County Code, the \$510.00 appeal fee shall represent a deposit to be used towards reimbursing the County for the actual cost and expenses incurred by the County in processing, investigating and deciding said appeal. The total of such costs and expenses will be determined by full cost recovery techniques and the applicant shall be billed accordingly.

Footnote: 13: 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 III of this fee schedule. This fee also applies to "grandfathered" units in Cambria.

Footnote: 14: 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.

Footnote: 15: 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.

Footnote: 16: Minor Residential Single Family projects include minor residential additions, decks, day care centers, tree removal, well permit (private), 58 and accessory buildings.

Footnote: 17: 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.

Footnote: 18: 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.

Footnote: 19: 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.

Footnote: 20: A 1998 Board policy previously waived fees for voluntary mergers. A nominal fee of \$65.00 is collected to help defray costs.

Footnote: 21: 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.

Footnote: 22: Fees collected for other county budget units or departments and other agencies are subject to a \$17.00 administrative processing charge for each such transaction.

Footnote: 23: 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.

Footnote: 24: 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.

Footnote: 25: A refund of any portion of fees for withdrawn or partially completed projects 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 may be refunded in full. A maximum of 80% of the fee paid may be refunded for a land use permit application listed in Sections I and II of this schedule, or for a construction permit application or a construction permit listed in Section III of this schedule. 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.

Footnote: 26: 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.

Footnote: 27: 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. A cost accounting agreement will be required before the Executive Director determines the LAFCO application complete and accepted for processing.

Footnote: 28: 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 land use permit violation fee shall be paid prior to the inspection being conducted.

Footnote: 29: 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.

Footnote: 30: In accordance with Title 18, Section 18.07.010 et seq. and subsequent amendments, residential land divisions (parcel maps, tract maps, condominium conversions) shall pay an affordable housing fee equal to 3.5 percent of the public facilities fees applicable at the time of approval of the residential land division application. The fee shall apply to each residential parcel being created and shall be paid prior to recordation of the parcel or final map.

Footnote: 31: 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.

Footnote: 32: 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.

Footnote: 33: 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.

Footnote: 34: Includes staff reports prepared by the Department of Planning and Building for agendas of minor use permit hearings, Subdivision Review Board, Planning Commission, and the Board of Supervisors.

Footnote: 35: 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.

Footnote: 36: 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 plus the actual consultant cost.

Footnote: 37: 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.

Footnote: 38: The applicant is required by County CEQA Guidelines to pay the entire cost of consultant's services.

Footnote: 39: 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.

Footnote: 40: 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.

Footnote: 41: 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.

Footnote: 42: CEQA may require an environmental determination.

Footnote: 43: CEQA may allow/require an alternative determination, which may increase/decrease the fee.

Footnote: 44: Construction value determined by the schedule in Bldg. Stds., or if the value is not found in Bldg. Stds., then as determined by the current "National Construction Cost Estimator" by Craftsman Book Co., or equivalent, except as provided in III J of this schedule.

Footnote: 45: 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.