

Fiscal Year 2006 – 2007 Fee Schedule



San Luis Obispo County
Department of Planning and Building
*"Promoting the wise use of land —
helping to build great communities."*

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

CONSTRUCTION PERMITS

Fee Description	Amount	Footnotes and Comments
BUILDING PERMITS		
1. General Building Permits (valuation over \$2000)		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.
2. General Building Permits (valuation \$1 to \$2000)	\$ 50	
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	\$190/hr first hour. \$98 each add'l hr.	
MOVED BUILDING PERMITS		
1. Plan Review	\$ 247	
2. Inspection	\$ 395	
3. Investigation Fee	\$ 165	If Building is outside Co. limit, add Co. mileage rate for round trip from County seat.
ELECTRICAL PERMIT FEES - New Buildings for all wiring & electrical equipment in or on each building, or/and other electrical equipment installed on the same premises constructed at the same time.		Reference from 1997 Uniform Admin. Code sq. footage calculation does not include garage, carports and other noncommercial auto storage areas constructed at the same time
1. New Single and Two Family Resident Buildings.	\$.056 / sq ft	
2. New Multi-Family Residential Buildings	\$.050 / sq ft	
3. New Commercial, Religious, Educational, Medical and Public Type Buildings	\$.025 / sq ft	
4. New Warehouses, Industrial Plan and Commercial Automobile Storage Garages	\$.015 / sq ft	
5. Annual Maintenance Electrician Fee (based on location)	\$ 147	

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

CONSTRUCTION PERMITS

Fee Description	Amount	Footnotes and Comments
PLUMBING PERMIT - The following do not include permit issuance fees. New Buildings, 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.		Reference from 1997 Uniform Admin. Code
1. New Single and Two Family Resident Buildings	\$.035 / sq ft	Not including the area of garages, carports and other minor accessory buildings constructed at the same time
2. New Multi-Family Residential Buildings and Condominiums	\$.030 / sq ft	3 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 Buildings	\$.020 / sq ft	
4. Swimming Pools	\$ 10	For new private, residential, in ground spas and swimming pools for SF and MF 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.	\$.020 / sq ft	For new commercial, religious, institutional, educational, medical and public type buildings.
6. New Industrial Buildings	\$.005 / 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 System		
a. New Industrial	\$.005 / sq ft	
b. New or Replacement System/Disposal Field Only	\$ 178	See footnote 1
1. Plan Review Fee	\$ 179	see footnote 1
2. Inspection	\$ 113	See footnote 1
3. Site Evaluation Review	\$ 155	
c. Septic Tank Only	\$ 106	See footnote 1

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

CONSTRUCTION PERMITS

Fee Description	Amount	Footnotes and Comments
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.	\$.01 / sq ft	Not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time.
MOBILEHOME (MANUFACTURED HOUSING) - These fees are in addition to electrical & plumbing for site development		
1. Initial Installation (Plan Review and Inspection)	\$ 680	
2. Replacement Permit (Plan Review and Inspection)	\$ 459	
3. Mobilehome as Temporary Dwelling	\$ 147	To be used only during construction of permanent dwelling
GRADING		
1. Plan Review Fees		
a. 100 cu. yds. or less	\$ 255	
b. 101-1,000 cu. yds	\$ 329	
c. 1,001-5,000 cu. yds.	\$ 403	
d. 5,001-10,000 cu. yds.	\$ 427	
e. 10,001-100,000 cu yds.	\$ 526	
f. More than 100,000 cu yds.	See Notes	Table 3-G of the 1997 Uniform Admin Code
2. Grading Inspection Fees	See Notes	Table 3-H of the 1997 Uniform Admin Code
3. Grading Permit - Add on fee for 1 acre or more - NPDES	\$ 313	
4. Grading Permit - Add on fees, if required by CEQA		See footnote 42
a. Categorical Exemption	\$ 301	
b. General Rule Exemption	\$ 608	
c. Initial Study/Negative Declaration	\$ 2,507	
d. Program Initial Study/Negative Declaration	\$ 1,254	

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

CONSTRUCTION PERMITS

Fee Description	Amount	Footnotes and Comments
OTHER INSPECTION & PLAN REVIEW FEES - These requested services are subject to availability of staff		
1. Inspections or Plan Review Outside of Normal Business Hours	\$238 per 2hr minimum	\$84 each additional hour, after 2 hr min.
2. Reinspection Fee	\$ 109	
3. Inspections for Which No Fee is Specifically Indicated	\$ 148	First hour. \$84 each additional hour.
4. Plan Revision and Other Plan Requests. Re-check fee for work beyond that covered by the normal plan review fee.	\$118 per hour	Includes replacement permits with minor plan revisions and plans updated only to comply with recent code & ordinance changes.
RESIDENTIAL BUILDING PERMIT - REQUEST FOR ALLOCATIONS		
1. Non-Refundable Deposit toward Future Processing of Building Permit Application to be Filed Concurrently.	\$500 per unit	See footnote 13
2. Cambria "Waiting List"	\$ 50	See footnote 9. Non-Refundable
3. Allocation/Allotment System Admin. (In addition to item #1)	\$ 150	See footnote 9. Non-Refundable
MICROFICHE		
Microfiche - Minor (Fee code R01)	\$ 27	
Microfiche - Moderate (Fee code R02)	\$ 80	
Microfiche - Major (Fee code R03)	\$ 261	

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
V40	Abandoned/Inoperative Vehicles Removal	\$ 226					
	Abandoned/Inoperative Multiple Vehicle Removal Vehicles at the same site - first vehicle	\$ 241					
	Abandoned/Inoperative Multiple Vehicle Removal Vehicles at the same site - each additional vehicle	\$ 108					
L06	Additional Structure/Minor Projects, Zoning Clearance Land Use Review	\$ 63					
R20	Addressing Requests for Building Permits for New Construction	\$ 63					
	Affordable Housing Fee - Multi-Family	\$56 per lot					Set by BOS. Collected with recording land divisions
	Affordable Housing Fee - Single Family	\$98 per lot					Set by BOS. Collected with recording land divisions
J21	Ag Preserve - Agricultural Preserve and Land Conservation Contract with CE application	\$ 2,542					See footnote 3
	Ag Preserve - Application for Farmland Security Zone and FSZ Contract w/Categorical Exemption	\$ 2,542					See footnote 3
J22	Ag Preserve - Contract Cancellation Request of Preserve with Initial Study	\$2542 deposit + cost to process					See footnote 1, 8
J20	Ag Preserve - Contract for Previously Established Preserve w/Categorical Exemption	\$ 1,558					See footnote 3
	Ag Preserve - Disestablishment with Initial Study	\$500 deposit + cost to process					See footnote 1, 8
X32	Airport Land Use Commission - Add on to Land Use and Subdivision Applications	\$ 438					See footnote 11. Plus \$59 referral fee to G.S.
	Appeal of EIR	\$ 55					
	Appeal of Negative Declaration	\$ 55					
	Appeals - Filed pursuant to Title 26, Growth Management	\$510 deposit + cost to process					See footnote 1, 12
F03	Appeals - of Curb, Gutter, and Sidewalk Waiver Denial	\$ 60					Plus \$279 for noticing. See footnote 3.
A30 A35	Appeals - Planning Commission, Board of Construction, and/or Board of Supervisor (including Public Facilities Fees Title 18, except appeals per Title 26)	\$ 334					Plus \$279 for noticing

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
L04	Building Permit Intake (Zoning Clearance w/Building Permit) - First Structure	\$ 404					Includes microfiche
V01	Building Violation Investigation of As-Built Construction	\$ 587					
L03	Business License - Zoning Clearance with Plot Plan	\$ 90					
L01	Business License Name Change/Zoning Clearance	\$ 17					
S50	Certificate of Compliance - Conditional	\$2121 for 1st + cost to record	\$ 217	\$ 174			\$364 for each additional certificate. See footnotes 1, 3, and 31
S53	Certificate of Compliance - Unconditional	\$625 for 1st + cost to record					\$364 for each additional certificate up to 20. See footnotes 1, 3, 31
C70	Coastal Zone Major Projects - (Tract, Parcel Map, Development Plan, Variance, MUP)	\$ 506					See footnote 17
C50	Coastal Zone Minor Projects - (Plot Plan, Site Plan, LLA, Certificate of Compliance)	\$ 305					See footnote 16
V02	Code Enforcement Violation Fee - Major	\$ 1,025					See footnote 6
V03	Code Enforcement Violation Fee - Minor	\$ 361					See footnote 46
L17	Condition Compliance - Major	\$ 404					See footnote 19
L18	Condition Compliance - Major with Site Visit	\$ 911					See footnote 19
L14	Condition Compliance - Minor	\$ 90					See footnote 19
T10	Continuances - All Hearing Types	\$ 207					
C71	County Costs of Additional Coastal Commission Processing for Property Requests and Amendments in Coastal Zone. (Added to ordinance, zoning, and general plan requests within coastal zone).	\$530 deposit + processing cost					See footnote 23
L51	Curb and Gutter Waiver Request Incompatible Grade/Development	\$ 278	\$ 139				See footnote 3
L42	Development Plan/CUP with LUO Modification with Categorical Exemption	\$ 1,894	\$ 650	\$ 357	\$ 348	\$ 210	Includes microfiche & noticing
L46	Development Plan/CUP with LUO Modification with Initial Study	\$ 4,925	\$ 650	\$ 357	\$ 348	\$ 210	Includes microfiche & noticing
L44	Development Plan/CUP for Oil Wells Base Fee	\$6900 deposit + processing cost	\$ 650	\$ 357	\$ 348	\$ 210	See footnote 1, 3, 10

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
L40	Development Plan/CUP with Categorical Exemption	\$ 4,182	\$ 650	\$ 357	\$ 572	\$ 210	See footnotes 3, 10
L45	Development Plan/CUP with Initial Study	\$ 6,545	\$ 650	\$ 357	\$ 572	\$ 310	See footnotes 3, 10
T38	Division of Real Estate Letters & Letters to Owners Recognizing Legal Parcel Status	\$ 89					
C90	Emergency Permits	\$ 911					See footnote 3
Z05	Environmental - Categorical Exemption	\$ 301					
	Environmental - Expanded Initial Study	25% of Consultant Costs					See footnote 37, 38
X39	Environmental - General Rule Exemption	\$ 608					
X10	Environmental - Geological Review Major	\$ 1,994					
X07	Environmental - Geological Review Minor	\$ 858					
X01	Environmental - Initial Study/Negative Declaration	\$1,500					See footnote 1
	Environmental - Offshore Oil Projects	Cost to Process. No deposit					See footnotes 1, 38
	Environmental - Use of Another Agency EIR	\$ 3,235					
	Environmental Impact Reports/Mitigation Monitoring Program	25% of Consultant Costs					
T30	Final Map Evaluations for Compliance - Parcel or Tract Map	\$ 416					
J05	General Plan Conformity Report	\$ 833					
J03	GP/LCP Map or Text Amendment; LUO/CZLUO Text Amendment w/Initial Study	\$6900 deposit + cost to process		\$ 227		\$ 710	See footnotes 1, 2, 3, and 10
	Initial Coastal Well Review	\$ 63					
L12	Hazardous Tree Determination	\$ 75					
J07	LAFCO Application Review	\$278					See footnotes 1, 27
	Landscape Plan Review	Actual Cost					See footnote 1

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
V30	Land Use Violation Investigation - Non-Permit Cases	\$91 deposit + cost to process					See footnote 6
	Letter to Extend Vesting on Recorded Vesting Maps	\$ 90					
Z11	Lodge Hill Erosion Control Fee. (Added to building permits for new houses in Lodge Hill).	\$ 400					See footnote 29. Set by ordinance
T33	Lot Line Adjustment - Final Approval Certificate per Lot in addition to \$358	\$ 51					See footnote 31. In addition to \$358
T32	Lot Line Adjustment - Final Approval with Certificate of Compliance	\$ 370					See footnote 31. Plus \$51 per lot recordation.
T34	Lot Line Adjustment - Final Approval with Map	\$ 277					See footnote 31
S01	Lot Line Adjustment Application with Categorical Exemption	\$ 1,894	\$ 196	\$ 272		\$ 110	See footnote 3
S02	Lot Line Adjustment Application with Initial Study	\$ 4,182	\$ 196	\$ 272		\$ 110	See footnote 3
J02	LUE/LCP Area Plan Update Analysis of Property with Initial Study	\$ 4,182		\$ 272		\$ 710	See footnotes 1,2, 3, and 10
L32	MUP - Major Residential, Industrial, Commercial with Categorical Exemption	\$ 3,465	\$ 110	\$ 226	\$ 348	\$ 210	See footnotes 3, 17, 18
L33	MUP - Major Residential, Industrial, Commercial with Initial Study	\$ 4,925	\$ 110	\$ 226	\$ 348	\$ 210	See footnotes 3, 17
L30	MUP - Minor Residential Single Family with Categorical Exemption	\$ 1,894	\$ 110	\$ 226	\$ 348	\$ 210	See footnotes 3, 16
	Mitigation Monitoring - Minor	\$ 278					
	Mitigation Monitoring - Major	\$ 911					
	Mitigation Monitoring - Site Inspection	\$ 213					
X38	Noticing Fee for Public Hearings (Advertised)	\$ 279					included in most applications' base fee
	Noticing Fee for Public Hearings (Non-Advertised)	\$ 146					
L62	Oil Wells/Mines - Annual Review - Primary Production	\$92 deposit + cost to process					See footnote 1
L63	Oil Wells/Mines - Annual Review - Thermal Recovery	\$185 deposit + cost to process					See footnote 1
L65	Oil Wells/Mines - Surface Mine/Annual Inspection Fee	\$600					See footnotes 1, 28

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
S21	Parcel Map with Concurrent Development Plan with Initial Study	\$ 6,545	\$10 + \$315/parcel	See Health	\$ 572		See footnotes 3, 10 see 33 when application includes concurrent TDC receiver site determination. Plus \$67 for GS referral
S20	Parcel Maps with Initial Study	\$ 4,925	\$10 + \$315/parcel	See Health	\$ 572		See footnotes 3, 10 see 33 when application includes concurrent TDC receiver site determination. Plus \$67 for GS referral
T42	Parkland Fee (Quimby Fee) - Residential Single Family	\$ 926					See footnote 21 set by General Services
T42	Parkland Fee (Quimby Fee) - Residential Multiple Family	\$ 705					See footnote 21 set by General Services
L11	Plot Plan Adjustment	\$ 17					
L52	Pre - Application Meeting	\$ 278	\$ 104				See footnote 10
L53	Pre - Application Site Visit	\$ 911	\$ 104				See footnotes 3, 10
S62	Public Lot Request	\$ 1,894					See footnote 3
Y06	RCD with Field Visit - Large Projects (includes account transfer fee)	\$ 317					See footnote 15
Y07	RCD with Field Visit - Small Projects (includes account transfer fee)	\$ 217					See footnote 15
L60	Reclamation Plan	\$ 4,925					See footnote 3
R27	Reconsider of Subdivision/Land Use Permit w/ new ED	\$ 3,465	\$ 369				See footnote 3
R26	Reconsideration of Land Use Permit/ Subdivision Using Previously Issued ED	\$ 1,894	\$ 369				See footnote 3
V08	Release of Notice of Nuisance	\$1709 + \$3 each additional page					See footnote 31
Y08	Resource Conservation District Referral (RCD) - Includes ATF	\$ 92					See footnote 15
L80	Revised Plans Submitted for Site Plan, MUP, or Development Plan	\$ 278					
S63	Road Abandonment, Surplus Property with Categorical Exemption	\$ 911					See footnote 3
R21	Road Name Requests for Public	\$ 911					See footnote 3
R22	Road Naming with Tract Maps, Parcel Maps, Lotline Adjustment Requests	\$ 404					See footnote 3
J10	TDC Receiving Site Determination without Concurrent Tentative Map	\$500					See footnote 1, 33

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

See footnote 1,3,7,10,25,26,40 & specific notes cited for individual items

LAND USE PERMITS

Fee Code	Fee Description	Base Fee	Public Works	Health	CDF	AG Comm	Footnotes and Comments
J09	TDC Sending Site Application	\$300 + cost of appraisal, peer review if required					See footnote 1, 33
L20	Site Plan with Categorical Exemption	\$ 911			\$ 348		See footnote 3
L21	Site Plan with Initial Study	\$ 3,465			\$ 348		See footnote 3
J03	Specific Plan or Amend Existing Specific Plan with Initial Study	\$6900 deposit + cost to process		\$ 226		\$ 710	See footnotes 1, 3, 10
L05	Sub Permits with Building Permits	\$ 17					
S60	Subdivision Ordinance Exceptions if Concurrent with Land Division Application	\$ 911					See footnote 3
S61	Subdivision Ordinance Exceptions, if NOT Concurrent with Land Division Application	\$ 1,894					See footnote 3
T01	Time Extensions - Land Use Permits - First and Second Extensions	\$ 90					See footnote 3
T03	Time Extension - Third for Land Use Permits	\$ 404					See footnote 3
T35	Time Extensions Final Map	\$ 404					See footnote 3
S31	Tract Map with Concurrent Development Plan with Initial Study	\$6900 deposit + cost to process	\$10 + \$315/parcel	See Health	\$ 572	\$ 310	See footnote 1, 3, 10 see 33 when application includes concurrent TDC receiver site determination. Plus \$67 GS referral fee
S30	Tract Maps with Initial Study	\$ 6,545	\$10 + \$315/parcel	See Health	\$ 572	\$ 310	See footnotes 3, 10 see 33 when application includes concurrent TDC receiver site determination. Plus \$67 for GS referral
L12	Tree Removal Permit	\$ 75					
L70	Variance Application with Categorical Exemption	\$ 3,465					See footnote 3
L71	Variance with Negative Declaration	\$ 4,925					See footnote 3
X69	Voluntary Merger	\$ 65					See footnote 20

**DEPARTMENT OF PLANNING AND BUILDING FEE SCHEDULE
FISCAL YEAR 2006-2007**

Other Services

Fee Description	Amount	Footnotes & Comments
REPRINTED DOCUMENTS		
1. Department Publications	33% + Reprographic Cost	
2. Special Order Map	33% + Reprographic Cost	
3. Misc. Photocopying of Records and Documents	\$.10/page	See footnote 35
4. Database/GIS Inquiry Reports	\$100 deposit + cost of reports generated from dept. tracking and database system	Reports generated from department tracking and database systems.
5. Copy of Construction Permit Index with Update	\$ 107	
6. Digital Aerial Images on CD-Rom	\$81/CD-Rom	Fee based on cost to produce on image on CD
7. Documents on CD-Rom	\$ 4	
8. Certification of Documents	\$6 + reprographics cost	
RESEARCH REQUESTS		
1. Record Research	\$40/half hour	Minimum half hour. See footnote 35
2. Request for Preparation/Compilation of Population and Socio-Economic Data	\$40/half hour	
SUBSCRIPTIONS		See footnote 34
1. Planning Commission Agenda	\$ 233	
2. SRB Agenda	\$ 96	
3. ALUC Agenda	\$ 74	
4. "Applied for" New Development and Construction List	\$ 464	
5. "Issued" New Development and Construction List	\$ 464	
6. Subscription to receive replacement pages of amended plans & ordinances:		
a. Land Use Ordinance	\$ 118	
b. Land Use Element	\$ 118	
c. Local Coastal Plan	\$ 118	
d. Growth Management Ordinance	\$ 32	

**AG Commission Fees
FY 2006-2007**

Fee Code	Fee Description	Total Fee (incl ATF)
X37	Development Plan/CUP Filed with Parcel Map with Initial Study	\$ 310
X37	Development Plan/CUP Filed with Tract Map with Initial Study	\$ 310
X37	Development Plan/CUP for Oil Wells - Base Fee	\$ 210
X37	Development Plan/CUP with Categorical Exemption	\$ 210
X37	Development Plan/CUP with LUO Modification with CE	\$ 210
X37	Development Plan/CUP with LUO Modification with Initial Study	\$ 210
X37	General Plan/LCP Map or Text Amendment with Initial Study	\$ 710
X36	Lot Line Adjustment with Categorical Exemption	\$ 110
X36	Lot Line Adjustment with Initial Study	\$ 110
X37	LUE/LCP Area Plan Update Analysis of Prop with Initial Study	\$ 710
X37	LUO/CZLUO Text Amendment with Initial Study	\$ 710
X37	Minor Use Permit - RSF, RMF Comm. and Ind. with Initial Study	\$ 210
X37	Minor Use Permit - RSF Major, RMF, Comm. and Ind. with CE	\$ 210
X37	Minor Use Permit - RSF Minor with CE	\$ 210
X37	New Specific Plan with Initial Study	\$ 710
X25A	Pre-Application Conferences	\$ 120

Accounting Transfer Fee (ATF) = \$10

CONTACT: Judy Noble X5910

**CDF Fees
FY 2006-2007**

Fee Code	Fee Description	Total Fee (incl ATF)	Notes
Z09	Comm./Ind. Plan (applied to Building only)	\$ 572	These fees take into account projects of less than 5,000 square feet. Projects 5,000 sq ft or larger will be charged the base rate of \$540 + \$.06/sq ft.
X34	Development Plan/CUP Review for Oil Wells/Mines **	\$ 348	
X34	Development Plan/CUP Review - LUO Modifications or for Change in Approved Use **	\$ 348	
X34	Minor Use Permit Review **	\$ 348	
X34	Development Plan/CUP Review **	\$ 572	
Z08	Fire Safety Plan (applied to Building only)	\$ 348	Fire Safety Plans are not required for bldgs or additions under 500 sq ft unless, with the addition, the building exceeds 5000 sq. ft.; or located within the Nipomo Community Services District; in communities served by the California Cities Water Company; and in the communities of Shandon, Heritage Ranch, Oak Shores and the area served by the Rural Water Company
X53	Parcel Maps Review **	\$ 572	
X52	Site Plan Review **	\$ 348	
	Conditional Certificate of Compliance Review **	\$ 572	
X53	Tract Map Review **	\$ 572	Projects exceeding 10 parcels will be assessed an additional 1/2 hour (\$36) per parcel above 10 parcels

Accounting Transfer Fee (ATF) = \$10

**** Projects exceeding the amount of allocated time shall be assessed the hourly rate fee of \$75/hour**

CONTACT: Matt Jenkins 543-4244

**Environmental Health Fees
FY 2006-2007**

Fee Code	Fee Description	Total Fee (incl ATF)
X59	Certificate of Compliance Correspondence - Verification of Water Supply/Sewage Disposal	\$ 174
X57	Development Plan/CUP	\$ 357
X56	Environmental Impact Notice of Preparation	\$ 141
X61	General Plan Amendment	\$ 227
X70	Lot Line Adjustments	\$ 272
X60	Minor Use Permit	\$ 226
X68	Parcel Maps (Private Water and Onsite Sewage Disposal)	\$ 1,169
X67	Parcel Maps (Public Water and Onsite Sewage Disposal)	\$ 862
X66	Parcel Maps (Public Water and Sewer)	\$ 444
X96	Specific Plan Amendments	\$ 226
X55	Statements and Reviews (EIRs)	\$ 705
X58	Adjustments and Variances - Title 19, 21 and 22	\$ 226
X64	Tract Map (Private Water and Onsite Sewage Disposal)	\$ 877
X62	Tract Map (Public Water and Public Sewer)	\$ 533
X63	Tract Maps (Public Water and Onsite Sewage Disposal)	\$ 790

Accounting Transfer Fee (ATF) = \$10

NOTE: An \$87 hourly rate fee is added for those projects that require more than the projected average number of staff hours.

Subdivision Reconsideration \$87/hour

CONTACT: Ron Doughty X5575

**Public Works/Engineer Fees
FY 2006-2007**

Fee Code	Fee Description	Total Fee (incl ATF)	Notes
	Assessment Apportionments	\$ 256	10 APNs or less. \$25 add'l new APN
X74	Building Permit Intake	\$ 58	
X72	Certificates of Compliance (Non-LLA)	\$ 217	1hr or less (Actual Cost if > 1 hour)
X45	Curb and Gutter Waivers	\$ 139	
X73	Development Plan / CUP Applications	\$ 650	
X50	Lot Line Adjustments Checking (4 lots or less)	\$ 473	More than 4 lots = actual cost
X40	Lot Line Adjustments Application	\$ 196	
X20	Minor Use Permit Applications	\$ 110	
X41	Parcel Map / Tract Map Applications	\$ 325	per Parcel created
X21	Pre-Application Conferences	\$ 104	1hr or less, Actual Cost if > 1 hour
X42	Road Exception Request	\$ 369	

Accounting Transfer Fee (ATF) = \$10

CONTACT: Richard Marshall X5280

Public Facility Fees
Effective June 26, 2006

FEE CODE		GOV'T	ADMIN	SHERIFF	PARK	LIBRARY	FIRE *	TOTAL	TOTAL W/O FIRE
SINGLE FAMILY RESIDENCE - Each									
Z40	AVILA SFR	\$ 499	\$ 104	\$ 262	\$ 2,156	\$ 425	\$ 840	\$ 5,302	\$ 3,446
Z50	COUNTY SFR	\$ 499	\$ 104	\$ 262	\$ 2,156	\$ 425	\$ 840	\$ 5,302	\$ 3,446
Z60	CAYUCOS SFR	\$ 499	\$ 104	\$ 262	\$ 2,156	\$ 425	\$ 840	\$ 5,302	\$ 3,446
Z70	CAMBRIA SFR	\$ 499	\$ 104	\$ 262	\$ 2,156	\$ 425	\$ 840	\$ 5,302	\$ 3,446
Z80	SAN MIGUEL SFR	\$ 499	\$ 104	\$ 262	\$ 2,156	\$ 425	\$ 840	\$ 5,302	\$ 3,446
MULTI-FAMILY RESIDENCE - Each									
Z42	AVILA MFR	\$ 380	\$ 68	\$ 199	\$ 1,641	\$ 323	\$ 840	\$ 3,451	\$ 2,611
Z52	COUNTY MFR	\$ 380	\$ 68	\$ 199	\$ 1,641	\$ 323	\$ 840	\$ 3,451	\$ 2,611
Z62	CAYUCOS MFR	\$ 380	\$ 68	\$ 199	\$ 1,641	\$ 323	\$ 840	\$ 3,451	\$ 2,611
Z72	CAMBRIA MFR	\$ 380	\$ 68	\$ 199	\$ 1,641	\$ 323	\$ 840	\$ 3,451	\$ 2,611
Z82	SAN MIGUEL MFR	\$ 380	\$ 68	\$ 199	\$ 1,641	\$ 323	\$ 840	\$ 3,451	\$ 2,611
OFFICE - Per 1000 Sq Ft									
Z43	AVILA OFFICE	\$ 673	\$ 42	\$ 353		\$ 223	\$ 840	\$ 2,131	\$ 1,291
Z53	COUNTY OFFICE	\$ 673	\$ 42	\$ 353		\$ 223	\$ 840	\$ 2,131	\$ 1,291
Z63	CAYUCOS OFFICE	\$ 673	\$ 42	\$ 353		\$ 223	\$ 840	\$ 2,131	\$ 1,291
Z73	CAMBRIA OFFICE	\$ 673	\$ 42	\$ 353		\$ 223	\$ 840	\$ 2,131	\$ 1,291
Z83	SAN MIGUEL OFFICE	\$ 673	\$ 42	\$ 353		\$ 223	\$ 840	\$ 2,131	\$ 1,291
RETAIL - Per 1000 Sq Ft									
Z44	AVILA RETAIL	\$ 404	\$ 32	\$ 212		\$ 134	\$ 840	\$ 1,622	\$ 782
Z54	COUNTY RETAIL	\$ 404	\$ 32	\$ 212		\$ 134	\$ 840	\$ 1,622	\$ 782
Z64	CAYUCOS RETAIL	\$ 404	\$ 32	\$ 212		\$ 134	\$ 840	\$ 1,622	\$ 782
Z74	CAMBRIA RETAIL	\$ 404	\$ 32	\$ 212		\$ 134	\$ 840	\$ 1,622	\$ 782
Z84	SAN MIGUEL RETAIL	\$ 404	\$ 32	\$ 212		\$ 134	\$ 840	\$ 1,622	\$ 782

Public Facility Fees
Effective June 26, 2006

FEE CODE		GOV'T	ADMIN	SHERIFF	PARK	LIBRARY	FIRE *	TOTAL	TOTAL W/O FIRE
INDUSTRIAL - Per 1000 Sq Ft									
Z45	AVILA INDUSTRIAL	\$ 289	\$ 28	\$ 152		\$ 96	\$ 840	\$ 1,405	\$ 565
Z55	COUNTY INDUSTRIAL	\$ 289	\$ 28	\$ 152		\$ 96	\$ 840	\$ 1,405	\$ 565
Z65	CAYUCOS INDUSTRIAL	\$ 289	\$ 28	\$ 152		\$ 96	\$ 840	\$ 1,405	\$ 565
Z75	CAMBRIA INDUSTRIAL	\$ 289	\$ 28	\$ 152		\$ 96	\$ 840	\$ 1,405	\$ 565
Z85	SAN MIGUEL INDUSTRIAL	\$ 289	\$ 28	\$ 152		\$ 96	\$ 840	\$ 1,405	\$ 565
TEMPLETON RESIDENTIAL									
Z90	TEMPLETON SINGLE FAMILY RESIDENCE - Each	\$ 499	\$ 104	\$ 262		\$ 425		\$ 1,290	\$ 1,290
Z91	TEMPLETON MULTI-FAMILY RESIDENCE - Each	\$ 380	\$ 68	\$ 199		\$ 323		\$ 970	\$ 970
Z92	TEMPLETON OFFICE - Per 1000 Sq Ft	\$ 673	\$ 42	\$ 353		\$ 223		\$ 1,291	\$ 1,291
Z93	TEMPLETON RETAIL - Per 1000 Sq Ft	\$ 404	\$ 32	\$ 212		\$ 134		\$ 782	\$ 782
Z94	TEMPLETON INDUSTRIAL - Per 1000 Sq Ft	\$ 289	\$ 28	\$ 152		\$ 96		\$ 565	\$ 565
<p>* The Fire Fee is the only facilities fee on residential development that is not a fixed amount per unit; it varies by unit size. The fee is \$.84 per 1,000 square feet.</p>									

Planning and Building Department
Footnotes to the FY 2006-2007 Fee Schedule

- 1) The Department wishes to recover the full cost of service (including consultant costs) 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 before the project is scheduled for public hearing that the total processing cost will be determined by full cost recovery techniques and that any 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. 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.
- 2) The Land Use Element/Local Coastal Plan (LUE/LCP) 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) The Microfiche/Records fee has been added to the application fee for plot plans, business license, site plans, road naming, 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.
- 4) 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.
- 5) 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.

- 6) 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.
- 7) The Planning Director is delegated the authority to grant fee waiver request for land use and construction permits on development projects that are proposed by volunteer, community, or nonprofit organizations for the benefit of an entire community when the project satisfies the following criteria. The 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 the 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 decisions 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.
- 8) 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 these costs.
- 9) 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 “grand fathered” units in Cambria.

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

- 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

The 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 the 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 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).

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

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 expense will be determined by full cost recovery techniques and the applicant shall be billed accordingly.

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 the "grand fathered" units in Cambria.

- 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.
- 15) This fee is for an initial review by the Upper Salinas/Las Tables 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, 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.
- 16) Minor Residential Single Family projects include minor residential additions, decks, day care centers, tree removal, well permit (private) and accessory buildings.
- 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.
- 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.
- 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.
- 20) A 1998 Board policy previously waived fees for voluntary mergers. Effective July 1, 2004, a nominal fee of \$65 is collected to help defray costs.

- 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.
- 22) Fees collected for other county budget units or departments and other agencies are subject to a \$10.00 administrative processing charge for each such transaction.
- 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.
- 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 \$250.00.
- 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 as 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.
- 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.

- 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.
- 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 code enforcement violation fee shall be paid prior to the inspection being conducted.
- 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.
- 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.
- 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.
- 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.
- 33) Applies to proposed use of Transfer of Development Credits (TDC) in accordance with Land Use Ordinance (LUO) and Coastal Zone Land Use Ordinance (CALUO) sections 22.04.010 et seq and 23.04.500 et seq, respectively. These fees do not apply to the use of TDCs in Cambria in accordance with CZLUO Section 23.04.440.

- 34) 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.
- 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.
- 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.
- 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 Department 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.
- 38) The applicant is required by County CEQA Guidelines to pay the entire cost of consultant's services.
- 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.
- 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.

- 41) Pipeline repair projects that 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.
- 42) CEQA may require an environmental determination.
- 43) CEQA may allow/require an alternative determination, which may increase/decrease the fee.
- 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.
- 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.
- 46) Code Enforcement Violation Fee – Minor is 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.