

CALIFORNIA COASTAL COMMISSION

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**F11a**

June 29, 2007

TO: Coastal Commissioners

FROM: Peter Douglas, Executive Director
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John Bowers, Staff Counsel
Madeline Cavalieri, Coastal Program Analyst
Jeff Staben, Administrative Assistant

SUBJECT: **Commission Authorization to Commence the Rulemaking Process to Amend Sections 13055, 13169, 13255 and 13576 Title 14, California Code of Regulations**

EXECUTIVE SUMMARY

Staff recommends that the Commission commence the rulemaking process to amend the filing fee regulations (Chapter 5, Article 4 (Schedule of Fees for Filing and Processing Permit Applications) of Title 14 of the California Code of Regulations). Staff has reviewed the current regulations and drafted proposed amendments, which are attached to this report as Exhibits A through D. Newly proposed language appears in underline. Language which would be newly deleted appears in ~~strikeout~~. Staff recommends that at the July meeting, the Commission:

1. Take initial public testimony. (The public will have numerous future opportunities to comment.)
2. Provide initial comments on the proposed regulations.
3. Authorize staff to commence the rulemaking process.
(The motion can be found on page 3.)

This is the first amendment to the Commission's regulations since 1998. The last amendment to the fee regulations was done in 1991. The Commission is required to follow the detailed rulemaking process which is administered by the Office of Administrative Law (OAL). The process is described in a flowchart, attached as Exhibit E.

In the following staff report, staff details the rulemaking procedures, provides a brief history of the Commission's filing fee revenues, describes the research and analysis performed by staff, and provides the reasoning behind each regulation amendment. The majority of the

Commission's fees are contained within section 13055 of the regulations, and this section has received the majority of the proposed amendments. However, there are several other sections that are related to fees, and amendments to sections 13169, 13255 and 13576 complement the changes made to section 13055.

The proposed amendments include the following:

1. Increased fee amounts
2. New fee categories for:
 - a. Federal Consistency Certifications
 - b. Boundary Determinations
 - c. Appeals pursuant to sections 30602 and 30603(a)(5) of the Coastal Act
 - d. Written exemptions from CDPs
3. Escalator clause which would allow the Commission to update the fees each year according to inflation without undertaking the rulemaking process
4. Two new provisions for fee reductions: one for affordable housing and one for green building

Staff had four main goals when drafting the proposed amended regulations. These goals were: to determine fees that are commensurate with the amount of work necessary for the Commission and staff to review applications; to determine fee amounts that are comparable to local governments in the Coastal Zone; to not unduly burden homeowners and small business owners; and to create a fee schedule that is fair and reasonably simple to implement.

RULEMAKING PROCEDURES

Once the Commission votes to commence the rulemaking process, staff will initiate the detailed procedures required under the Administrative Procedure Act (APA) and implemented by the OAL that the Commission must follow before amending its regulations. (Government Code § 11340 *et. seq.*) These procedures will take a number of months to complete. Before the Commission can vote to amend its regulations, staff must submit the initial rulemaking package to the OAL, and the OAL must publish the Commission's Notice of Proposed Rulemaking. Then, the Commission must allow public comment on the proposed amendments for a period of at least 45 days. When the Commission votes on the regulations following the public comment period, it can approve or reject the amendments. If the Commission wishes to approve amendments that are different from those circulated for public comment, it must notify the public and make the text of the modified amendments available for an additional public comment period of either 15 or 45 days, depending on the extent of the changes. (Prior to starting an additional public comment period, it may be necessary for the Commission to hold additional public hearings concerning the modifications to identify the specific changes it wishes to propose.) If the Commission approves amendments to its regulations, the amendments must then

be submitted to the OAL for their review and approval.¹ If the amendments are approved by OAL, they will become legally effective after they are filed with the Secretary of State. A flowchart of the rulemaking process is attached as Exhibit E.

STAFF RECOMMENDATION

Staff recommends that the Commission direct staff to begin the regulatory process of increasing filing fees. Following is a brief review and explanation of the proposed modifications. The rulemaking package would be substantially based on the package being presented today. We recommend that the Commission vote to begin the process.

MOTION

The staff recommends a **YES** vote on the following motion:

MOTION: *“I move that the Commission direct its staff to commence the rulemaking process for adopting amendments to sections 13055, 13169, 13255.0, 13255.2 and 13576 and adopting new section 13255.1 of the Commission’s regulations.”*

Passage of the above motion will result in adoption of the following resolution:

RESOLUTION

The Commission hereby directs the staff to commence the rulemaking process to revise sections 13055, 13169, 13255.0, 13255.2 and 13576 of, and add 13255.1 to, the Commission’s regulations.

COASTAL COMMISSION FILING FEE REVENUE

The Coastal Commission has been collecting permit filing fees since its inception. Exhibit F gives a summary of filing fees from FY 1976-1977 through FY 2005-2006. The average income in the 15 years of the current 1991 fee structure is \$456,336. The 15 year high is \$799,987 and 15 year low is \$424,840. Since the passage of the Coastal Act of 1976, all filing fees collected by the Commission were deposited in the state General Fund from FY 1976-1977 through FY 1998-1999.

Starting in FY 1999-2000 legislation (Chapter 782, 1997) redirected all filing fees from the General Fund to the State Coastal Conservancy’s Coastal Access Account. The purpose of the redirection of the filing fees was to use coastal filing fees for critical coastal access projects including operation and maintenance of access ways that can not be funded from bond funds. Fines and penalties resulting from the resolution of coastal permit violation are deposited in the State Coastal Conservancy’s Violation and Remediation Account.

¹The Office of Administrative Law has 30-working days to review the amendments under the APA. If the Office of Administrative Law does not approve the amendments under the APA, it could return them for further Commission action, which could trigger additional public notice and comment periods.

In February 2004, the Legislative Analyst's Office (LAO) issued its analysis of the FY 2004-2005 Budget Bill and focused on the Coastal Commission's funding structure and its filing fees. The 2004 LAO report recommended that the Legislature take action to reduce the Commission's general fund allocation by \$5.8 million (the amount estimated to cover permitting and enforcement costs). The LAO also recommended that a special fund be set up to hold the increased filing fees and fund the Commission's work. All permit and penalty fees previously received by the Coastal Conservancy would be directed to the proposed new Special Fund.

On March 10, 2004, the Commission sent comments to the LAO and Legislative Committees. The following is a brief synopsis of the comments.

Summary of the Coastal Commission's Position on the February 2004 LAO recommendation:

- The Commission is **not opposed** to the Legislature raising fees for the Commission's regulatory work and directing a portion of the increased revenue to the General Fund.
- The Commission is **opposed** to a cost recovery special fund system that directly provides funding for the Commission's regulatory and enforcement program. The Commission is also **opposed** to a \$5.8 million General Fund reduction in the Commission's FY 04-05 budget.
- The Commission is **opposed** to the reduction or elimination of permit fees and violation penalties that are currently transferred to the State Coastal Conservancy.

During the subsequent legislative hearings in 2004, the legislative sub-committees agreed with the Commission's position that a full cost recovery special fund system was not the best approach. The legislative sub-committees did strongly encourage the Commission to increase its filing fees to be comparable to local government fees. The sub-committees also proposed budget trailer bill language to direct the Commission to raise its fees, exempt the Commission from the Office of Administrative Law process, and redirect all filing fee increases to the General Fund. The intent of the budget trailer bill language was to have increased filing fees go to the General Fund so that the Commission could be authorized additional resources because the increased filing fees would be deposited in the General Fund and could offset possible augmentations to the Commission's budget. The Conservancy would have kept a base amount of coastal filing fees each fiscal year. The budget trailer bill language did not make it through the conference committee and final FY 04-05 budget negotiations and so no changes were made and all Commission filing fees continued to go to the Coastal Conservancy access fund.

During the FY 05-06 budget process the legislative sub-committees approved augmentations to the Commission's budget. Once again there was budget trailer bill language that would have directed increased filing fees be directed to the General Fund. The budget trailer bill language was not included in the final budget and the budget augmentations were vetoed by the Governor.

For FY 06-07 (the fiscal year that ends June 30, 2007) the legislative budget sub-committees encouraged the Commission to raise filing fees and approved a budget augmentation of 11 positions and proposed budget trailer bill language that would have redirected increased filing fees to the General Fund. The budget trailer bill language was not included in the final budget. The Governor vetoed three of the 11 legislatively approved positions. The Governor did approve a Commission budget augmentation of 8 positions and \$850,000 for FY 06-07. The Commission staff assigned one of the new 8 positions as Lead Analyst (Madeline Cavalieri) to work on preparing this proposed package of fee increases. After completion of the fee increase project Ms. Cavalieri will return to work on local coastal program and statewide planning assignments.

All the Commission's filing fees currently go to the Coastal Conservancy's Coastal Access Account. Any redirection of increased permit fees to the General Fund would require legislative action.

SUMMARY OF PROPOSED AMENDMENTS

I. Background

The fees the Commission currently charges applicants are comparatively low and do not cover the costs for the Commission's regulatory program or even for permit review. The Commission's filing fees (authorized under Section 30620(c) of the Coastal Act and set forth in Title 14, Section 13055 of the Commission's Administrative Regulations - copy attached) have not been raised since 1991. The Commission's current filing fees range from \$200 for administrative permits to \$20,000 for large industrial permits. These are substantially lower than the fees charged by local governments with certified LCPs.

Staff performed an extensive review of the 1991 filing fee update process. In 1991, the fees were raised for the first time since the Commission's first fee structure was established in 1973. The filing fee update process of 1991 differed from the current process because then Governor Pete Wilson had declared a State Fiscal Emergency and requested additional revenue from all possible resources. Therefore the Commission developed the fees under the OAL's Emergency Regulations process.

In 1991, the Commission's fee update was relatively simple. The fee categories that had been created in 1973 were increased by a factor of 8, and a handful of new categories were created. The new categories included: separate fees for small, medium and large houses, residential grading fees, fees for lot line adjustments, amendments, extensions, reconsiderations, waivers, assignments, continuances and after-the-fact permits. In 1991, the Commission had considered a more moderate increase of 3.14 times the original fee, which was the increase in inflation from 1973 to 1991 calculated using the California Consumer Price Index. However, this option was rejected because it was found to be too small of an increase, considering the increasing complexity of project review and numerous court cases which required more review of projects from the Commission and Commission staff.

As in 1991, staff has concluded that an increase based on inflation is not sufficient to address the time and effort it takes to review projects in the current environment. The change in inflation

from 1991 to 2007, calculated using the California CPI, is approximately 1.5. Adjusting the Commission's fees to reflect this small increase would result in fees from \$307 for an administrative permit, to \$30,725 for a large industrial permit.

If the Commission were to simply increase all existing fee categories by a factor of 8, as they did in 1991, some fees would be disproportionate to the time spent by staff to review the applications, and some fees would be disproportionate to each other. For example, the fee for a 12,000 square foot commercial building would be \$16,000 more than the fee for an 8,000 square foot commercial building. Exhibit G is a chart showing the 1991 fee update and the effect of the exact same increase on the current fees.

Staff has performed detailed analysis of filing fees; staff has reviewed the feasibility of a cost recovery system, examined the Commission's FY 2005-2006 actions, and has performed a survey of the filing fees of various government agencies. This detailed analysis will be required by the OAL for justifying changes in the Commission's Administrative Regulations to increase fees. The analysis has also informed staff's determination of the most appropriate filing fees.

Staff has proposed two new provisions for fee reductions for affordable housing and for green building. These provisions are found in §13055(h)(2) and (h)(3) and are discussed below, in sections III.h.2 and III.h.3 of this report.

II. Summary of Research Performed by Staff

a. Cost Recovery versus Flat Fees

Many government agencies charge filing fees based on cost recovery. In these agencies, all staff involved in the review of a project track the time spent on each filing, and the applicant is charged accordingly. Cost recovery systems cause more complicated applications to be charged more, and less complicated applications to be charged less. This puts the full burden of developing in sensitive areas on the applicant. It can also result in much higher fees for projects that require review from scientists, lawyers or other specialists. A drawback of cost recovery systems is that the cost of staff review to the applicant is difficult to project.

The Commission does not have the staff structure to support a cost recovery system. It is time consuming for analysts to track their time, it would require additional staff in the accounting department, and it may result in applicants disputing the amount of time spent analyzing their applications. For these reasons, staff has determined that a cost recovery system could disrupt the integrity of staff review, and would ultimately be the wrong choice for the Commission.

Flat fees allow staff to spend the time necessary to review each application thoroughly. However, although flat fees are simple to administer and predictable for the applicant, it is difficult to determine the best fee for each category of development. Based on a comprehensive review of the Commission's review process and of comparable fees charged by local governments, staff has determined the most appropriate fees.

b. Analysis of FY 2005-2006 Commission Actions

Staff analyzed Commission actions for FY 2005-2006 (July 1, 2005 – June 30, 2006) to determine the specific types and quantities of applications received each year. The research revealed that many Commission action items are not associated with any filing fee. These items include local coastal program (LCP) amendments, appeals, public agency filings, and federal consistency certifications.

A summary of the analysis of FY 2005-2006 Commission actions is attached as Exhibit H. As can be seen in Table 1, the Commission acted on 1,022 items. Of these, 627 were subject to a public hearing and 395 were not subject to a public hearing (e.g. waivers, immaterial extensions, etc.). Of the 627 subject to public hearing, 8% were appeals, 10% were major LCP amendments and 1% were consistency certifications.

Exhibit H also shows a detailed analysis of public agency action items and after-the-fact (ATF) action items. In Table 2, you can see that the category with the highest percentage of public agency applicants is amendments, 33%, followed by regular items, 27%, consent items, 21%, and administrative items, 6%. The data also show a surprisingly high percentage of ATF permits. The category with the highest percentage of ATF permits is amendments, 25%, followed by appeals, 22%, regular items, 20% and administrative permits 6%.

1. Public Agency Applications

Because a large percentage of Commission and staff review time is spent on public agency applications, staff considered the option of charging public agencies filing fees. However, Government Code section 6103 prevents state agencies from charging other governmental entities filing or processing fees. Several state agencies, including the Bay Conservation and Development Commission (BCDC) have statutory exemptions from section 6103 so that they can charge public agencies fees. The Commission would need its own statutory exemption from 6103 if it were to begin charging public agencies filing fees.

2. Local Coastal Program Amendments

The Coastal Act requires the Commission to certify amendments to LCPs before they take effect. Sometimes, local governments amend LCPs to update their development standards for large areas comprising many parcels if not the entire area subject to the LCP. Often, however, the primary motivation for an amendment to an LCP is to allow for a single development. In these instances, although the project developer/landowner is the primary beneficiary of the LCP amendment, that developer/landowner is not required to pay fees to the Commission for review of the amendment. Staff has determined that the sponsors of these projects should be required to pay filing fees to offset the cost of Commission and staff time expended in reviewing such “project-driven” LCP amendments.

As currently written the Coastal Act does not allow the Commission to charge for “project-driven” LCP amendments. Public Resources Code section 30620(c)(1) states that the Commission may require payment of a fee for any filing *except* for “local coastal program

submittals.” An amendment to the Coastal Act would be required before the Commission could start charging for project-driven LCP amendments.

3. Appeals and Revocations

In FY 2005-2006, 8% of the Commission’s public hearing action items were appeals. Appeals help the Commission ensure the Coastal Act is being upheld in areas where the local government has obtained permit authority. Staff explored ways to charge fees for appeals, and has determined that it would be inappropriate to do so. The appellant, not the applicant, files the appeal, and charging the appellant a fee for an appeal could unduly discourage future appeals and public participation.

However, there are two circumstances in which charging for an appeal would be appropriate. One is when a CDP for an energy or public works project is denied by a local government, and the project proponent appeals that denial to the Commission. In this case, the applicant is filing the appeal. Subsection 13055(b)(5)(B) of the proposed regulations establishes a fee for appeals to the Commission pursuant to Public Resources Code section 30603(a)(5) of a denial of a major public works project or energy facility. Because the Commission does not charge public agencies filing fees, this would in no way affect public agency projects.

Section (b)(5)(B) also includes a filing fee for an appeal pursuant to Coastal Act section 30602 of a denial by a local government of a CDP prior to certification of an LCP. Pursuant to section 30602, all such denials can be appealed to the Commission.

Coastal Act section 30620(c)(1) specifically allows the Commission to charge filing fees for revocations. However, this would be similar to charging fees for appeals; a fee in this case may discourage requests for revocations which help the Commission uphold the standards of the Coastal Act. The Commission does not currently charge fees for revocations and staff is not recommending a change through this approval.

4. Federal Consistency Certifications

Under sections 307(c)(3)(A) and (B) of the Coastal Zone Management Act (CZMA), the Commission is authorized to conduct consistency reviews of projects that require a federal license or permit and affect the coastal zone. The CZMA requires an applicant for such a permit to submit to the Commission a “consistency certification.” These certifications require a significant amount of Commission and staff time to review and require the same level of review as all other CDP applications. However, there is currently no mechanism for charging a fee for the Commission’s review. In section (b)(5)(A), staff proposes to create a filing fee for federal consistency certifications. The fee amount would be the same as that for a coastal development permit. Fees for consistency review, however, cannot be required until this regulation amendment is approved by NOAA’s Office of Ocean and Coastal Resource Management (OCRM) for incorporation into the California Coastal Management Program (CCMP).

c. Survey of Government Agency Filing Fees

Staff has determined that the Commission's filing fees should be updated so that they are comparable to those charged by other state and local agencies. Staff performed a thorough analysis of other agencies' fees, which included fee types and amounts, and the authority that enables different agencies to charge fees. Staff also performed a full comparison between the Commission's current fees and the planning fees of the following five local agencies: County of Sonoma, County of San Mateo, County of Santa Barbara, City of Huntington Beach and City of Oxnard. These particular local governments were chosen for three main reasons: their fee categories are relatively similar to the Commission's; the majority of their fees are flat fees, not fees based on cost recovery; and, they represent both rural and urban areas of the Coastal Zone. Using this survey, staff has determined fee amounts for the Commission that are comparable to those of other local governments. A summary of the survey results is included as Exhibit I and Exhibit J.

1. Survey Methodology

The survey of local governments was relied on to develop a general idea of what planning fees are in the coastal zone. A direct comparison of the fees was impossible because different agencies have different fee categories, and because services for each category are grouped into the fees in different ways. For example, the County of San Mateo charges separate fees for design review and water quality review, but these services are included within the Commission's current fees. To resolve this conflict, staff obtained a minimum and maximum fee from each of the five agencies for each of the Commission's fee categories. Then, the mean average of the minimum and maximum fees for each category was calculated. Staff also conducted interviews with staff members from each of the agencies surveyed to ensure correct interpretation of the fee schedules. The fee schedules of the five local governments are attached as Exhibits K through O.

It is important to note that the fee comparison did not include the local governments' fees for environmental review, and therefore portray the local government review fees below what they actually are. Because local governments are generally the CEQA lead agency, they charge fees for the preparation of CEQA documents. These fees are substantial, and are often charged on a cost recovery basis. Although the Commission is often a responsible agency, not the lead agency, staff still performs an in-depth review of the lead agency's document. Recent court cases have underscored the need for the Commission to continue to review CEQA documents carefully before making findings.

In some cases, often with seawalls and piers, the Commission does act as the CEQA lead agency and prepares functionally equivalent documents, pursuant to the certification that the Secretary of Resources has granted to the Commission pursuant to section 21080.5 of the CEQA. However, these applications are not charged an additional fee on the basis of the Commission's status as lead agency. Instead, the CEQA review service is included in the normal fee.

III. Proposed Changes to Section 13055

The proposed section 13055 is attached as Exhibit A and is divided into 9 subsections, (a) through (i). To clarify the regulations, staff is proposing to divide the filing fees into two major categories: subsection (a) will address filing fees for CDPs and subsection (b) will address filing fees for all other filings, such as waivers and extensions. The remaining subsections, (c) through (i), clarify and expand upon the fees that are stated in subsections (a) and (b).

a. Filing Fees for Coastal Development Permits

Subsection (a) of the regulations is divided into eight sections: administrative permits, detached single-family residential permits, attached single-family residential permits, grading permits, industrial and commercial permits, amendments, emergency permits, and temporary permits.

1. Administrative Permits

The fee for administrative permits is \$200 and the proposed fee is \$2,500. The proposed fee of \$2,500 is less than the mean average of \$3,474 obtained in the local government survey.

2. Detached Single-Family Residences

Details

The current fee for homes less than 1,500 square feet is \$250 and the proposed fee is \$3,000. The fee for homes from 1,501 to 5,000 square feet is currently \$500 and the proposed fee is \$4,500. The fee for homes that are more than 5,001 square feet is currently \$1,000. Here, the proposed amendment creates an additional fee; the proposed fee for residences between 5,001 and 10,000 square feet is \$6,000, and the proposed fee for residences larger than 10,001 square feet is \$7,500.

In subsection (a)(2)(B), a new fee structure is proposed for detached single family developments of more than four residences. For these applications, the fee is based on the size of the residences being built. For residences of 1500 square feet or less, the fee is either \$15,000 or \$1,000 per residence, whichever is greater. For residences between 1,501 and 5,000 square feet, the fee is either \$22,500 or \$1,500 per residence, whichever is greater. For residences between 5,001 and 10,000 square feet the fee is either \$30,000 or \$2,000 per residence, whichever is greater. And for residences of 10,001 square feet or more, the fee is \$37,500 or \$2,500 per residence, whichever is greater. For all residential development, there is a maximum fee of \$100,000. For developments with residences of different sizes, the fee will be based on the average size of all the residences.

In subsection (2)(C), the proposed amendment adds the following definition for the term “square footage”: “As used herein, the term ‘square footage’ includes gross internal floor space of the main house, attached garage(s), and covered patios, plus any detached structures (e.g. guest houses, detached bedrooms, in-law units, patios or decks, detached garages, barns, art studios, tool sheds and other outbuildings.)”

Discussion

The local government survey's mean average filing fee for a single-family residence is almost \$6,000. Staff is proposing fees that are both below and above this average, depending on the house size. The Commission's proposed fees are \$3,000 for a house under 1,500 square feet, \$4,500 for a house between 1,501 and 5000 square feet, \$6,000 for a house between 5,001 and 10,000 square feet, and \$7,500 for a house that is 10,001 square feet or more. Higher filing fees are appropriate for larger houses because they cause more impacts than smaller houses and therefore require more Commission and staff time to review.

The Commission's current regulations lack a definition for square footage, but there is a definition included on the Commission's application form. Staff proposes to include a definition for square footage in the regulations which is slightly different than the definition stated on the application form. The definition on the form states square footage includes:

"...gross internal floor space of the main house, attached garage(s), covered patios, plus any detached structures intended for human habitation, (e.g. guest homes, detached bedrooms, in-law units); not including patios or decks open to the sky, detached garages, barns, art studios, tool sheds and other outbuildings not intended for human habitation."

Staff is proposing to amend this definition in section (a)(2)(C) so that the square footage includes:

"...gross internal floor space of the main house, attached garage(s), and patios, plus any detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings.)"

Staff is proposing to include patios and outbuildings in the total square footage of residential development because these structures cause resource impacts such as habitat disturbance and runoff in a similar way that the main portion of the residence does.

Currently, the regulations require each single-family house in a development to be charged separately. However, the fee structure would cause the following problem: because there is a maximum fee in subsection (f) of \$100,000 for residential development, if the full fee was charged for each residence in a large development, then the developer of a project with 22 residences between 1,501 and 5,000 square feet would be charged the same fee as a developer of a project with 200 single family homes of the same size. Both would be charged the maximum fee of \$100,000. To minimize this discrepancy, a separate fee structure has been included in section (a)(2)(B) for developments of more than four detached, single-family homes.

Although the maximum fee of \$100,000 is higher than the local government average obtained in the survey, staff has determined that this is the appropriate fee. Each house in a large development has an impact on the environment, and large developments present new complications for infrastructure planning that are not created by the development of one new single-family residence. Also, \$100,000 is still a small portion of the total development cost. A

hypothetical example might be a 100-unit detached single-family residential development, with homes of 3,000 square feet each. Assuming a construction cost of \$100 per square foot², and no additional cost of infrastructure, the \$100,000 filing fee would represent only .33% of the total project cost.

3. Attached Residential Units

The current regulations include the fee for up to four attached residential units together with the fee for lot line adjustments. The newly proposed fee of \$3,000 for lot line adjustments is not appropriate for up to 4 units because \$3,000 is the fee for one single-family residence of 1500 square feet or less. Instead, staff proposes to create a new subsection, (a)(3), for attached residential development.

Subsection (a)(3)(A) increases the fee for up to four attached residential units from \$600 to \$7,500. In subsection (a)(3)(B), staff proposes to increase the fees for attached residential developments of more than 4 units. The current minimum of \$2,000 has been increased to \$10,000, the per-unit cost of \$120 has been raised to \$750, and the maximum fee would be raised from \$20,000 to \$50,000. The maximum fee for attached residential development is proposed to be half as much as the maximum fee for detached, single-family development because single-family developments tend to be larger and therefore create more impacts on coastal resources. Also, attached residential units help concentrate development, which is encouraged by the Coastal Act.

4. Grading

Details

In subsection (a)(4), the regulations currently require a \$200 fee for residential projects that include more than 75 cubic yards of grading. The proposed amendments would change this in four ways. First, the grading fee would apply to all projects, not just residential. Second, the cutoff of 75 cubic yards that triggers an additional fee would be lowered to 50 cubic yards. Third, the fee structure would include five increments of grading amounts. And fourth, the fee would be raised. The new fees are proposed as follows: Fifty-one to 100 cubic yards of grading would be charged \$500; one-hundred one cubic yards to 1,000 cubic yards of grading would be charged \$750; one-thousand one cubic yards to 10,000 cubic yards of grading would be charged \$1,000; ten-thousand one cubic yards to 100,000 cubic yards of grading would be charged \$1,250; and projects with more than 100,001 cubic yards of grading would be charged \$1,500.

Discussion

The grading fee was first added to the regulations in 1991 to cover the cost of the additional time necessary to review the impacts of large amounts of grading. The 1991 fee schedule also included a \$5 fee for every additional 1,000 cubic yards of grading, but this additional fee was removed in 1998 because it was considered to be too small to warrant the calculation. However, an increased fee for more grading is appropriate because more grading causes more impacts and

² Estimate based on the International Code Council's 2006 Building Valuation Data.

requires more review. Staff is proposing to adopt the grading fee schedule put forth in the Uniform Building Code (UBC) and to apply it to all types of projects, not just residential projects. The UBC schedule will add more cubic yard increments, so that large amounts of grading will be charged a larger fee than small amounts of grading. This fee structure reflects the additional time required to review larger amounts of grading and the associated disturbances.

5. Commercial and Industrial Development

Details

Staff proposes to change the regulations so that when calculating the fee for commercial and industrial developments, the fee will be based upon either the gross square footage or the development cost, whichever is greater.

Staff proposes the following two fee schedules:

Fees based upon gross square footage

Square Footage	Current Fee	Proposed Fee
1000 or less	\$500	\$5,000
1001 to 10,000	\$2,000	\$10,000
10,001 to 25,000	\$4,000	\$15,000
25,001 to 50,000	\$8,000	\$20,000
50,001 to 100,000	\$12,000	\$30,000
100,001 or more	\$20,000	\$50,000

Fees based upon development cost

Development Cost	Current Fee	Proposed Fee
\$50,000 or less	N/A	\$3,000
\$50,001 to \$100,000	\$600	\$6,000
\$100,001 to \$500,000	\$2,000	\$10,000
\$500,001 to \$1,250,000	\$4,000	\$20,000
\$1,250,001 to \$2,500,000	\$8,000	\$25,000
\$2,500,001 to \$5,000,000	\$12,000	\$30,000
\$5,000,001 to \$10,000,000	\$20,000	\$50,000
\$10,000,001 to \$100,000,000	N/A	\$100,000
\$100,000,001 or more	N/A	\$250,000

Discussion

Currently, commercial and industrial developments are charged either by the total square feet of development or by the total development cost of the project. However, there is no indication in the regulations as to how to choose between the two different methods of calculating the filing fee. To clarify this, staff has proposed to amend the regulations to require the higher of the two fees be charged.

Also, the term development cost is used in the current regulations but is not defined. Staff proposes to add a definition of development cost which includes: “all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission’s jurisdiction.” This is the same definition that is used by the BCDC.

The fee structure for commercial and industrial development will also apply to residential development that is not based on square footage, such as new wells, seawalls, and remodeling projects. However, it is often the case that these types of residential projects are issued administrative permits, which have a proposed fee of \$2,500.

Major energy facilities are currently charged a flat fee of \$20,000. Staff considered proposing a higher flat fee as a part of this regulation update. However, staff determined that a flat fee for energy facilities is not appropriate given the wide range of energy projects that are expected to be developed in the future. New alternative energy facilities could potentially be far smaller in scope than traditional petroleum facilities. Therefore, staff has proposed that energy facilities be treated as any other industrial development. This will ensure that smaller energy projects are charged a smaller filing fee than very large energy projects.

6. Amendments

Staff proposes to raise the fee for immaterial amendments from \$200 to \$1,000. This increase would be commensurate with the increases seen in other categories. The fee for material amendments will remain as it is: 50% of the fee for the development that is being amended. This fee is necessary because material amendments require a comprehensive review of the entire project to determine the impacts they cause.

7. Emergency Permits

Emergency permits require expedited review and are difficult to process because a lot of information needs to be obtained and reviewed in a short period of time. Staff proposes to increase the fee for this category from \$200 to \$1,000. The proposed fee of \$1,000 is slightly lower than the local government average of \$1,286. The fee is credited towards the filing fee that the applicant is charged when they return for a regular permit.

8. Temporary Events

Temporary events in the coastal zone are often complicated by issues with sensitive habitats and public access. The review required for temporary events permits is at least as comprehensive as that required for administrative permits, and therefore staff proposes to increase the fee from \$500 to \$2,500.

b. Filing Fees for Filings Other than Coastal Development Permits

1. Extensions and Reconsiderations

The current fees for extensions and reconsiderations are \$200 for single-family homes and \$400 for all other developments. Staff proposes a modest increase in this category: \$500 for single-family homes and \$1,000 for all other developments.

2. Waivers

In section (b)(2), staff proposes a modest increase in the fee for waivers: from \$200 to \$500.

3. Exemptions

In section (b)(3), staff has proposed a fee of \$250 for a written exemption from a permit. Written exemptions are often requested by project applicants who are unsure if they need a Coastal Commission permit before starting their project. Exemptions often require many hours of staff research.

4. Continuances

The first request for continuance made by a permit applicant is always free of charge and is intended to allow the applicant time to respond to the Commission's review. Subsequent requests for continuance made by the applicant are currently charged \$200. Staff is proposing to increase this fee to \$1,000 because continuances require time before the Commission, clerical staff time, and additional costs for the materials required to notice, mail, and re-print staff reports. Continuances requested by staff or by the Commission are free of charge.

5. Federal Consistency Certifications and Appeals

Subsection (b)(5) includes filing fees for federal consistency certifications and for certain appeals. Appeals are discussed in section II.b.3 of this report, and federal consistency certifications are discussed in section II.b.4 of this report.

6. Boundary Determinations

Currently, there is no fee for boundary determinations. Mapping staff regularly performs informal as well as formal boundary determinations. Informal determinations are those that are simple to evaluate, and do not require a written notice. Formal determinations can be quite complex and require written notice. They take approximately 16 hours of staff time to perform. Staff proposes a fee of \$250 for formal determinations.

Charging fees for boundary determinations will require amendments to sections 13255 and 13576 of the Commission's regulations. Those amendments are discussed below, in sections V and VI of this report.

7. Boundary Adjustments

The Commission may adjust the boundary of the Coastal Zone pursuant to Coastal Act section 30103(b). Boundary adjustments require staff reports and review by the Commission, and they generally require a level of review similar to that required for reviewing a new house. Therefore, staff proposes a fee of \$5,000 for boundary adjustments. The current fee regulation found in 13255.2 has not been updated since the Commission's first regulations were adopted in 1973, and the fee structure is based on the size of the parcel that will be affected by the adjustment. However, staff has determined that the time it takes to review a boundary adjustment has little relationship with the size of the parcel, which is why staff is proposing only one fee. Also, note that subsection 13255.2(d) allows a fee waiver for boundary adjustments that do not require substantial staff review.

c. Automatic Fee Escalator

During the 1991 fee update process, the Commission received a comment which said that the proposed fee increase was too large and that the fees should have been raised more often, but in smaller increments, to lessen the impact of the increase. Staff agreed with this comment, and hoped to continually update the fees. However, amending the regulations requires an enormous amount of staff time and effort, and it has now been 16 years since the fees were last updated. To resolve this, staff is now proposing to include an automatic fee escalator in the regulations. This fee escalator will allow the Commission to adjust its fees each year by the amount of inflation determined by the California Consumer Price Index. The fee escalator can be found in section (c) of the proposed regulations. It states that each year, the new fees as adjusted by the California Consumer Price Index will become effective July 1. Staff will calculate the new fees after the Department of Industrial Relations publishes the annual index value, and then will adjust the fee schedule that is issued to the public and posted on the Commission's website. Although future changes to the fee regulations will certainly be necessary to reflect changes in development along the coast, this automatic escalator will ensure that the Commission's revenue is increasing at least at the rate of inflation, and that future fee increases will not be as substantial as the current one.

d. After-the-Fact Permits

Subsection (d) is for after-the-fact (ATF) Permits. ATF permits enable the Commission to authorize already completed development, when that development can be found to be consistent with the Coastal Act. Staff proposes the fee for ATF permits to be five times the normal fee. Local governments in the Coastal Zone charge from 2 to 9 times the regular filing fee for ATF permit authorization. This is because ATF permits require more review than normal permits. Often, more site visits than usual are required to analyze the site as it would have been before the unpermitted development occurred. It is far more difficult to assess environmental impacts and to devise conditions for mitigating environmental impacts after development has occurred. To ensure that the few ATF permits that do not require substantial staff time are not overcharged, the proposed regulations allow the executive director to reduce the ATF filing fee when appropriate. However, the fee would never be allowed to be less than two times the regular filing fee.

The proposed regulations also clarify that the ATF fee is only charged for the portion of the application which has been developed without a permit. This is important because often times, applicants request ATF approval of development at the same time that they apply for a larger development. For example, an already completed well might be applied for at the same time that an applicant applies for a permit to build a house. In this circumstance, the proposed regulations would require ATF fees only for the portion of the project that was carried out without a permit.

e. Land Divisions

Under the Commission's current regulations, if an applicant requests a permit for a subdivision and construction of residences, the applicant is only charged the fee for review of the residences. This exemption from the fee for subdivision review is inconsistent with the staff time required to review the two elements of the project. A subdivision requires Commission and staff review time, regardless of when the residences are built. The proposed subsection (e) removes the exemption from subdivision fees when an applicant proposes both subdivision and construction of residences.

The existing regulations have the fee for subdivisions equal to the fee for single family residences, so that each new lot created by a subdivision is charged the same fee as a single family residence. However, the current regulations have three different fees for three different sizes of residences, and the regulation regarding subdivisions does not say which fee should be applied. To clarify this, staff proposes that the fee for subdivision should be \$3,000 for each of the first four lots, and \$500 for each additional lot. The fee of \$3,000 was chosen because it is the proposed fee for the smallest house on the fee schedule. The fee was reduced to \$500 for each lot over 4 lots because the level of review required for 20 lots, is generally not 20 times that required for the review of 1 lot.

Staff has also included filing fees for conditional certificates of compliance in subsection (e). Conditional certificates of compliance legalize lots that were subdivided in a manner that did not conform to legal requirements that were applicable to that subdivision at the time it occurred. They require a similar level of review as for an application for a new subdivision.

The fee for lot line adjustments is currently \$600, and the new fee is proposed to be \$3,000. This is the same fee as is proposed for the creation of one new lot through a subdivision. This is an appropriate fee because the Commission and staff must review the impacts of the new configuration of two lots on the development potential or existing development and also on the surrounding development.

f. Different types of Development in one application

The existing regulations require applicants to pay separate fees for different types of development, even if they are included in one application. Staff is not proposing to change this. However, the current maximum fee is \$20,000, which is also the highest current fee for any one fee category. Staff is proposing to raise the maximum fee to the highest proposed fee for any one

fee category: \$250,000. Staff is also proposing to limit the fees for residential development, so that the maximum fee is \$100,000.

g. Additional Reasonable Expenses

Staff is proposing to make a minor change to subsection (g). Staff proposes deleting the words “in consideration of” and replacing them with “processing”, to clarify the language and make it consistent with the language of section 30260(c)(1) of the Coastal Act.

h. Fee Reductions

1. Requested by Commission

Subsection (h)(1) is an existing regulation which allows the Commission to reduce fees where they feel it is necessary or appropriate.

2. Affordable Housing

Staff thinks that a reduction of filing fees for affordable housing would be appropriate encouragement for new affordable housing in the Coastal Zone. In subsection (h)(2), staff has proposed a fee reduction for certain affordable housing developments.

Government Code section 65915 and Government Code section 65590 require local governments to provide density bonuses and other incentives for the construction of affordable housing. Several local governments in the Coastal Zone, including County of Marin, City/County of San Francisco, County of San Mateo and the City of San Diego, now offer the option of deferred or reduced filing fees for affordable housing.

The Coastal Act also addresses the need to encourage affordable housing. Section 30604(g) of the Coastal Act states:

“The Legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.”

3. Green Building

Coastal Act section 30253 requires new development to minimize energy consumption. Green buildings can significantly reduce the energy required to construct and operate commercial, industrial and residential buildings. The energy reduction can come from using sustainable building materials, incorporating development with public transportation, designing more efficient heating and cooling, and designing buildings that utilize efficient lighting.

Reducing fees for green buildings is a powerful incentive the Commission can utilize to encourage new development to go beyond the requirements of the Coastal Act in energy conservation.

The problem with a fee reduction for green building is that we do not yet have procedures in place to implement it. The challenge with creating a “green” standard which would qualify applicants for a fee reduction is that standards for green building are constantly changing as new technology becomes available. Staff considered the option of using LEED Certification as the standard for green building, but it presents several challenges. One challenge is that LEED Certifications are issued after construction is complete, not at the time the permit is issued. Also, the LEED certification puts a high priority on indoor air quality, which is not an issue that is addressed by the Coastal Act, and therefore would be inappropriate for basing a Coastal Commission fee reduction on.

Staff is working within the Climate Change Task Force to identify green building standards that further the intent of Coastal Act policies. The findings of the task force could be used to implement the green building fee reduction.

i. Increase or Decrease in Filing Fee

The current regulations have a subsection which addresses a situation in which the applicant pays for an administrative permit, but then the project, or project circumstances, change in a way that requires a regular permit. In this situation, the regulations require the applicant to either pay the regular filing fee before the public hearing, or prior to the issuance of the permit.

Staff is proposing to expand this section to require applicants to pay the filing fee of the final project application that is reviewed. If a project changes so that the fee would be larger, then an increased fee would be charged. And if a project changed so that the fee would be smaller, then a refund would be given, but only in circumstances where staff has not already performed substantial work on the initial application.

For example, if an applicant is proposing to subdivide a property into 3 lots and build 3 homes, but then changes the project to subdivide the property into 5 lots with 5 homes, then the applicant would be required to pay the fee necessary for the review of 5 lots with 5 homes. If, however, the applicant initially proposed to subdivide the property into 5 lots with 5 homes, but decided very early on in the review process to subdivide the property into 3 lots with 3 homes, a refund would be given. If the applicant were to reduce the scope of the project late in the review process, or after the staff report was written, they would not be eligible for a refund.

IV. Proposed Changes to Section 13169

Section 13169 of the Commission’s regulations, attached as Exhibit B, describes permit extensions. Permit extensions can be requested by applicants that have not begun their project before the original permit’s expiration. Often, it is found that there have not been changed circumstances, and a permit extension can be granted. However, when changed circumstances are found by the Commission, the applicant is required to submit additional information regarding the changed circumstances, and then a de novo review of the permit is performed.

The current regulations do not require the applicant to pay a filing fee when changed circumstances have been found. However, the current application form conflicts with this, and does require payment of a fee when changed circumstances have been found. The time it takes to perform a de novo review of a permit under changed circumstances is similar to the time and effort it takes to review a new application. Therefore, staff proposes to amend section 13169 to require submittal of the appropriate filing fee before the de novo review, as called for in the current application form.

V. Proposed Changes to Sections 13255

Section 13255, attached as Exhibit C, currently applies only to coastal zone boundary adjustments. Staff is proposing to broaden the scope of this section to include boundary determinations. The request for boundary determination is defined in the proposed section 13255.1 as a request for a written determination of the precise location of a particular parcel in relation to the boundary of the coastal zone.

Also in section 13255.2(d), staff has moved the fee for boundary adjustments to section 13055(b)(7). This allows the fee to be subjected to the escalator clause found in section 13055(c), and it also helps keep all of the fee amounts in 13055 so that future fee updates will not require amendments to more than one section of the regulations.

VI. Proposed Changes to Section 13576

Section 13576, attached as Exhibit D, applies to maps created after LCP certification that show adopted boundaries. This section also applies to the process for revising and interpreting boundary determinations. Staff proposes to add a new subsection to 13576. The new subsection (c) would require a fee for interpretation or revision of boundaries on post-certification maps, and a fee for determining the location of a parcel in relation to the boundaries shown on the map.

VII. Next Steps

After the Commission authorizes staff to commence the rulemaking process the following steps will occur:

1. Staff will submit the initial rulemaking package to OAL and OAL will publish the "Notice of Proposed Rulemaking".
2. During the 45-day comment period, the Commission will hold a public hearing and receive public testimony regarding the proposed amendments. This public hearing will most likely occur in October, 2007.
3. After the hearing, the Commission will make desired changes to the amendments and then vote to adopt the new regulations.

4. Staff will submit the final rulemaking package to OAL. Once OAL approves the package, the amended regulations will be filed with the Secretary of State and will become legally effective.

The rulemaking process is explained in more detail in Exhibit E.

List of Exhibits

- A. Proposed Amendments to section 13055
- B. Proposed Amendments to section 13169
- C. Proposed Amendments to section 13255
- D. Proposed Amendments to section 13576
- E. Flowchart of Rulemaking Process
- F. Coastal Commission Revenues
- G. Chart of 1991 Fee Update
- H. Summary of Fiscal Year 2005-2006 Commission Actions
- I. Local Government Survey Results
- J. Chart of Local Government Fees, Current Commission Fees and Proposed Commission Fees
- K. Sonoma County Planning Fees
- L. San Mateo County Planning Fees
- M. Santa Barbara County Planning Fees
- N. City of Huntington Beach Planning Fees
- O. City of Oxnard Planning Fees

DRAFT §13055

ARTICLE 4. SCHEDULE OF FILING FEES FOR FILING AND PROCESSING PERMIT APPLICATIONS AND OTHER FILINGS

§ 13055. Fees.

(a) ~~Permit filing and processing fees~~Filing fees for processing coastal development permit applications shall be as follows:

- (1) ~~Two hundred dollars (\$200)~~\$2,500 for any development qualifying for an administrative permit.
- (2) (A) For up to 4 detached, single-family residences ~~a single-family residence~~, the fee for each residence shall be based on the square footage of the proposed residence as shown in the following table:

Square Footage of Proposed Residence	Fee
1500 or less	\$250 <u>\$3,000</u>
1501 to 5000	\$500 <u>\$4,500</u>
5001 or more to 10,000	\$1000 <u>\$6,000</u>
10,001 or more	<u>\$7,500</u>

(B) For more than 4 detached, single-family residences, the fee shall be as follows:

- (1) For residences of 1500 square feet or less, the fee shall be \$15,000 or \$1,000 per residence, whichever is greater, but not to exceed \$100,000;
- (2) For residences of 1501 to 5000 square feet, the fee shall be \$22,500 or \$1,500 per residence, whichever is greater, but not to exceed \$100,000;
- (3) For residences of 5001 to 10,000 square feet, the fee shall be \$30,000 or \$2,000 per residence, whichever is greater, but not to exceed \$100,000;
- (4) For residences of 10,001 or more square feet, the fee shall be \$37,500 or \$2,500 per residence, whichever is greater, but not to exceed \$100,000.

For developments that include residences of different sizes, the fee shall be based upon the average square footage of all the residences.

(C) As used herein, the term "square footage" includes gross internal floor space of the main house, attached garage(s), and patios, plus any detached structures (e.g.,

EXHIBIT A

Proposed Amendments
to §13055
Page 1

DRAFT §13055

guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings.)

- ~~(3) Six hundred dollars (\$600) for lot line adjustments, or for divisions of land where there are single family residences already built and only one new lot is created by the division or~~
- (3) (A) ~~f~~For multi-family units up to 4 attached residential units the fee shall be \$7,500. up to four (4) units.
- (4) (B) For more than 4 attached residential units, the fee shall be ~~Two thousand dollars (\$2,000)~~\$10,000 or ~~one hundred twenty dollars (\$120)~~\$750 per unit, whichever is greater, but not to exceed ~~twenty thousand dollars (\$20,000)~~\$50,000. for multi-unit residential development greater than four (4) units.
- (54) All residential projects (whether single or multi-unit) that include more than ~~75-50~~ cubic yards of grading shall be subject to an additional fee of ~~two hundred dollars (\$200)~~as shown on the following table:-

<u>Cubic Yards of Grading</u>	<u>Fee</u>
<u>51 to 100</u>	<u>\$500</u>
<u>101 to 1000</u>	<u>\$750</u>
<u>1001 to 10,000</u>	<u>\$1,000</u>
<u>10,001 to 100,000</u>	<u>\$1,250</u>
<u>100,001 or more</u>	<u>\$1,500</u>

_____ This fee does not apply to residential projects that qualify for administrative permits.

- (65) For office, commercial, convention, or industrial (including energy facilities as defined in Public Resouces Code section 30107) development, and for all other development not otherwise identified in this section, the fee shall be ~~based upon~~ based upon either the gross square footage as shown in (5)(A) or the development cost as shown in the following table: (5)(B) whichever is greater.

(A) Fees based upon gross square footage shall be as follows:

<u>Square Footage of Proposed Proposed Development</u>	<u>Fee</u>
<u>1000 or less</u>	<u>\$500\$5,000</u>
<u>1001 to 10,000</u>	<u>\$2,000\$10,000</u>
<u>10,001 to 25,000</u>	<u>\$4,000\$15,000</u>
<u>25,001 to 50,000</u>	<u>\$8,000\$20,000</u>

EXHIBIT A
Proposed Amendments
to §13055
Page 2

DRAFT §13055

50,001 to 100,000	\$12,000 <u>\$30,000</u>
100,001 or more	\$20,000 <u>\$50,000</u>

- (7) ~~Twenty thousand dollars (\$20,000) for major energy production and fuel processing facilities, including but not limited to, the construction or major modification of offshore petroleum production facilities, tanker terminals and mooring facilities, generating plants, petroleum refineries, LNG gassification facilities and the like.~~
- (8) ~~(B)(1) For changes in intensity of use; for office, commercial, convention or industrial development not otherwise identified in this section; and for all other development not otherwise identified in this section; the fee shall be based on the development cost as shown in the following table.~~ Fees based upon development cost shall be as follows:

Development Cost	Fee
<u>\$50,000 or less</u>	<u>\$3,000</u>
<u>\$50,001 to \$100,000 or less</u>	\$600 <u>\$6,000</u>
<u>\$100,001 to \$500,000</u>	\$2,000 <u>\$10,000</u>
<u>\$500,001 to 1,250,000</u>	\$4,000 <u>\$20,000</u>
<u>\$1,250,001 to 2,500,000</u>	\$8,000 <u>\$25,000</u>
<u>\$2,500,001 to 5,000,000</u>	\$12,000 <u>\$30,000</u>
<u>\$5,000,001 or more to \$10,000,000</u>	\$20,000 <u>\$50,000</u>
<u>\$10,000,001 to \$100,000,000</u>	<u>\$100,000</u>
<u>\$100,000,001 or more</u>	<u>\$250,000</u>

(2) As used herein, the term "development cost" includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.

- (96) ~~Two hundred dollars (\$200)~~\$1,000 for immaterial amendments to coastal development permits, and fifty percent (50%) of the permit fee that would currently apply to the permitted development for material amendments to coastal development permits.

- (107) ~~Two hundred dollars (\$200)~~\$1,000 for emergency permits. A fee paid for an emergency permit shall be credited toward the fee charged for the follow-up coastal development permit.

- (11) ~~Two hundred dollars (\$200) for extensions and reconsiderations of coastal development permits for single family dwellings.~~

- (12) ~~Four hundred dollars (\$400) for extensions and reconsiderations of all other coastal development permits.~~

EXHIBIT A

Proposed Amendments
to §13055
Page 3

DRAFT §13055

- ~~— (13) Two hundred dollars (\$200) for a "de minimis" waiver of a coastal development permit application pursuant to section 30624.7 of the Coastal Act and for a waiver pursuant to sections 13250(c) and 13253(c) of these regulations.~~
- ~~— (14) One hundred dollars (\$100) for a second continuance and any subsequent continuance requested by the applicant and approved by the commission. There is no fee charged for the first continuance requested by the applicant.~~
- (158) ~~Five hundred dollars (\$500)~~ \$2,500 for temporary events that require a permit, unless the application is scheduled on the administrative calendar, in which case the fee shall be ~~two hundred dollars (\$200)~~ \$1,000.

(b) Filing fees for filings other than coastal development permit applications shall be as follows:

- (1) (A) \$500 for either an extension or reconsideration of coastal development permit for a single-family dwellings.
 - ~~— (B) \$1,000 for an extension or reconsideration of any other coastal development permit.~~
 - (2) \$500 for a "de minimis" waiver of a coastal development permit application pursuant to Public Resources Code section 30624.7 and for a waiver pursuant to sections 13250(c) and 13253(c) of this title.
 - (3) \$250 for any written confirmation of exemption from permit requirements of Public Resources Code section 30600.
 - ~~— (4) \$1,000 for any continuance requested by the applicant, except the first continuance.~~
 - (5) The filing fee for:
 - (A) any certification of consistency that is submitted to the Commission pursuant to sections 307(c)(3)(A) or (B) of the Coastal Zone Management Act of 1972 (16 USC section 1456(c)(3)(A),(B)), or
 - (B) any appeal to the Commission pursuant to Public Resources Code sections 30602 or 30603(a)(5) by an applicant of a denial of a coastal development permit application
- shall be determined in accordance with the provisions of subsection (a).

EXHIBIT A

Proposed Amendments
to §13055
Page 4

DRAFT §13055

(6) The request for a boundary determination pursuant to either section 13255.1 or 13576(c) shall be accompanied by a filing and processing fee of \$250. For a request for a boundary determination pursuant to section 13255.1 or 13576(c)(2) that pertains to two or more parcels, the fee shall be paid on a per parcel basis.

(7) The request for a boundary adjustment pursuant to section 13255.2 shall be accompanied by a filing and processing fee of \$5,000.

(c) The fees established in this section shall be increased annually by an amount calculated on the basis of the percentage change from the year in which this provision becomes effective in the California Consumer Price Index for Urban Consumers as determined by the Department of Industrial Relations pursuant to Revenue and Taxation Code Section 2212. The increased fee amounts shall become effective on July 1 of each year. The new fee amounts shall be rounded to the nearest dollar.

(db) Fees for an after-the-fact (ATF) permits application shall be ~~doubled~~ five times the amount specified in section (a) unless such added increase is ~~s~~ are waived ~~reduced~~ by the Executive Director when it is determined that the permit could be processed by staff without significant additional review time resulting from the processing of the violation either:

(1) the ATF permit application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or

(2) the owner did not undertake the development for which the owner is seeking the ATF permit,

but in no case shall such reduced fees be less than double the amount specified in section (a) above. For applications that include both ATF development and development that has not yet occurred, the ATF fee shall apply only to the ATF development. In addition, payment of an ATF fee shall not relieve any persons from fully complying with the requirements of Division 20 of the Public Resources Code or of any permit granted thereunder or from any penalties imposed pursuant to Chapter 9 of Division 20 of the Public Resources Code.

(ee) Where a development consists of a land division including, but not limited to, lot line adjustments or issuance of a conditional certificate of compliance pursuant to Government Code section 66499.35(b), each lot shall be considered as one single family residence for the purpose of calculating the application fee the fee shall be \$3,000 for each of the first four lots, plus \$500 for each additional lot. If an application includes both subdivision and the construction of residences, the fee shall be based upon the construction of the proposed residences with no additional fee for the subdivision. Conversion to condominiums shall be considered a division of the land.

DRAFT §13055

(fd) ~~Except as provided in subsection (e) above, if~~ If different types of developments are included in one permit application, the fee shall be the sum of the fees that would apply if each development was proposed in a separate application. However, in no case shall the fee for residential development exceed \$100,000 and in no case shall the fee for all other development such application exceed twenty thousand dollars (\$20,000)\$250,000.

(ge) In addition to the above fees, the commission may require the applicant to reimburse it for any additional reasonable expenses incurred in ~~its consideration of~~ processing the permit application, including the costs of providing public notice.

(hf) The fees specified in sections (a) and (b) may be modified under the following circumstances:

- (1) The executive director shall waive the application fee where requested by resolution of the commission.
- (2) The executive director of the commission may waive the filing and processing fee in full or in part for an application for a housing development that contains housing units the occupancy of which by persons of low or moderate income as defined in Health and Safety Code section 50093 is assured for the period of time specified in Government Code section 65915(c)(1).
- (3) The executive director of the commission may waive the filing and processing fee in full or in part for an application that displays extraordinary characteristics which substantially benefit coastal resources, such as sustainable site and building design, water and energy efficiency, habitat protection and public transportation elements.

(ig) The required fee shall be paid in full at the time an application is filed. However, applicants for an administrative permit shall pay an additional fee after filing if the executive director or the commission determines that the application cannot be processed as an administrative permit. The additional fee shall be the amount necessary to increase the total fee paid to the regular fee. The regular fee is the fee determined pursuant to ~~sections (a)(2)-(15), (b) (f) above~~ this section. In addition, if the executive director or the commission determines that changes in the nature or description of the project that occur after the initial filing result in a change in the amount of the fee required pursuant to this section, the applicant shall pay the amount necessary to change the total fee paid to the fee so determined. If the change results in a decreased fee, a refund will be due only if no significant staff review time has been expended on the original application. If the change results in an increased fee, ~~The~~ additional fee shall be paid before the permit application is scheduled for hearing by the commission. If the fee is not paid prior to commission action on the application, the commission shall impose a special condition of approval of the permit. Such special condition shall require payment of the additional fee prior to issuance of the permit.

ARTICLE 6. EXTENSION OF PERMITS

§ 13169. Extension of Permits.

(a) Prior to the time that commencement of development under a permit granted by either the regional commission or the commission must occur under the terms of the permit or Section 13156, the applicant may apply to the executive director of the commission for an extension of time not to exceed an additional one year period. The executive director shall not accept the application unless it is accompanied by all of the following:

- (1) evidence of an approved, unexpired permit,
- (2) evidence of the applicant's legal interest in the property involved in the permit,
- (3) the fee specified in section 13055(b)(1) of these regulations, and
- (4) stamped envelopes addressed to each person specified in section 13054 of these regulations and each person who testified, orally or in writing at prior permit hearing(s).

(b) For those applications accepted, the executive director shall determine whether there are changed circumstances that may affect the consistency of the development with the policies of Chapter 3 of the Coastal Act or with a certified local coastal program, if applicable. If the executive director determines that there are no changed circumstances that may affect consistency of the development, he or she shall mail notice of such determination including a summary of the procedures set forth in this section to all parties the executive director has reason to know may be interested in the application including all persons identified in section 13054 of these regulations and all persons who participated in previous permit hearings. The applicant shall post such notice at the project site within three (3) days of the executive director's mailing of the notice to interested parties. The executive director shall also report the determination to the commission to provide the commission with an opportunity to object to the executive director's determination. The time for commencement of development shall be extended for one year from the expiration date of the permit if both of the following occur:

- (1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and
- (2) three commissioners do not object to the executive director's determination.

(c) If the executive director received a written objection to his or her determination but concludes that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act or a certified local coastal program, if applicable, the executive director shall report this conclusion to the commission at the same time that the executive director reports the determination to the commission in

DRAFT §13169

accordance with subsection (b) above. The executive director shall provide a copy of the letter(s) of objection to the commission with the report. If three commissioners object to the extension on grounds that there may be changed circumstances that affect consistency, the executive director shall schedule the extension for hearing(s) in accordance with subsection (d) below. If three commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

(d) If the executive director receives an objection to his or her determination and concludes that the objection identifies changed circumstances that may affect the consistency of the development or if the executive director determines that due to changed circumstances the proposed development may not be consistent, the application shall be scheduled for a hearing on whether there are changed circumstances that affect consistency. The executive director shall provide notice of such hearing to any person(s) the executive director has reason to know would be interested in the matter. The executive director shall prepare a report for the hearing that describes any pertinent changes in conditions or circumstances relating to each requested permit extension.

(1) If three (3) commissioners determine that there are changed circumstances that affect consistency of the development with Chapter 3 policies of the Coastal Act or with a certified local coastal program if applicable, the extension shall be denied and upon payment of the filing fee specified in section 13055(a) of these regulations for an application for a coastal development permit the development shall be set for a full hearing of the commission pursuant to Subchapter 1 of these regulations. However, except as otherwise provided in the preceding sentence, the applicant shall not be required to file a new permit application but instead, shall submit any information that the executive director determines is necessary to evaluate the effect of the changed circumstances.

(2) If no such determination is made by three commissioners, the time for commencement of development shall be extended for one year from the expiration date of the permit.

(e) Any extensions applied for prior to the expiration of the permit shall automatically extend the time for commencement of development until such time as the commission has acted upon the extension request; provided, however, that the applicant shall not undertake development during the period of automatic extension provided in this section.

(f) The procedures specified in this section shall apply to extensions of all permits approved by the commission, including those approved on appeal, on the consent calendar and as administrative permits.

EXHIBIT B

Proposed Amendments
to §13169
Page 2

DRAFT §13255

Subchapter 8. Minor Adjustments to the Coastal Zone Boundary

ARTICLE 1. BOUNDARY ADJUSTMENT AND BOUNDARY DETERMINATION REQUESTS

§ 13255.0. Scope.

This subchapter shall govern (a) the request for a determination of the precise location of a particular parcel or area of land in relation to the boundary of the coastal zone, and (b) the request, review and implementation of proposed minor adjustments to the inland boundary of the coastal zone pursuant to Public Resources Code Section 30103(b). Boundary adjustments made pursuant to this subchapter shall be determinative for all purposes with respect to the California Coastal Act of 1976.

§ 13255.1. Request for Boundary Determination

Any request for a written determination by the Commission of the precise location of a particular parcel or area of land in relation to the boundary of the coastal zone shall be accompanied by payment of the fee set forth in Section 13055(b)(6).

§ 13255.12. Request for Boundary Adjustment.

(a) The owner of the affected lot or parcel, the local government of jurisdiction, or the executive director of the commission may propose that the inland boundary of the coastal zone be adjusted to avoid bisecting any lot or parcel, or to conform the boundary to readily identifiable natural or manmade features. The request to adjust the boundary shall be made in writing to the commission.

(b) The request for a boundary adjustment shall be accompanied by sufficient information to enable the commission to determine whether the proposed adjustment is consistent with Public Resources Code Section 30103(b). This information shall include:

- (1) Name and address of the owner of the affected lot or parcel.
- (2) Names and addresses of all occupants of the affected lot or parcel.
- (3) A description and documentation of the applicant's legal interest in the affected lot or parcel.
- 4) Names and addresses of all owners and occupants of all lots or parcels wholly or partially within 100 feet of the affected lot or parcel and the addresses of all such lots or parcels;
- (5) A map of suitable scale to show the present and proposed location of the coastal

EXHIBIT C

Proposed Amendments
to §13255
Page 1

DRAFT §13255

zone boundary, all lots or parcels within 100 feet of the affected lot or parcel, and the existence and location of all readily identifiable natural and manmade features;

(6) A description of the existing use of the affected lot or parcel and the nearby lands.

(7) A discussion of the reasons is for the request that the coastal zone boundary be adjusted.

(c) The person requesting the adjustment shall post a conspicuous notice of the proposed adjustment at the time the request is submitted to the commission. The form and location of the posted notice shall be similar to that required by Section 13054(b) for permit matters.

(d) The request for a boundary adjustment shall be accompanied by a filing and processing fee as set forth in Section 13055(b)(7). ~~to be paid by check or money order in an amount determined as follows:~~

- ~~— (1) Twenty five dollars (\$25) if the portion of the lot or parcel affected by the adjustment is less than or equal to five acres in area.~~
- ~~— (2) Fifty dollars (\$50) if the portion of the parcel affected by the adjustment is greater than five acres but less than or equal to forty acres in area.~~
- ~~— (3) One hundred dollars (\$100) if the portion of the parcel affected by the adjustment is greater than forty acres but less than or equal to one thousand acres in area.~~
- ~~— (4) Two hundred and fifty dollars (\$250) if the portion of the parcel affected by the adjustment is greater than one thousand acres in area.~~

The executive director of the commission may waive the filing and processing fee in full or in part where the request concerns the same lot or parcel considered for a previous boundary adjustment or permit application where no substantial staff work is required or where the request is made by the local government of jurisdiction.

§ 13255.23. Notification Requirements.

The person requesting the adjustment shall provide notice to affected parties, property owners and occupants of any parcel within 100 feet of any boundary of the affected parcel and to any other persons known to be interested in the proposed boundary adjustments. This notice shall comply with the requirements prescribed in Section 13054 for permit matters.

DRAFT §13576

ARTICLE 18. MAP REQUIREMENT AND BOUNDARY DETERMINATION CRITERIA

§ 13576. Map(s) of Areas of Commission Permit and Appeal Jurisdiction.

(a) In conjunction with final Local Coastal Program certification or the delegation of coastal development permit authority pursuant to Public Resources Code Section 30600.5, whichever occurs first, the Commission shall, after public hearing, adopt a map or maps of the coastal zone of the affected jurisdiction that portrays the areas where the Commission retains permit authority pursuant to Public Resources Code Sections 30603(a)(1) and (a)(2), or 30600.5(d). These maps shall be drawn based on the criteria for permit and appeal boundary determinations, set forth in Section 13577 below, and will serve as the official maps of the Commission's permit and appeal jurisdiction. The Commission, in consultation with the local government, shall update these maps from time to time, where changes occur in the conditions on which the adopted maps were based, or where it can be shown that the location of the mapped boundary does not adequately reflect the intended boundary criteria. Revisions of the adopted maps shall be based on precise boundary determinations made using the criteria set forth in Section 13577. The revised maps shall be filed with the affected jurisdiction within 30 days of adoption by the Commission. In addition, each adopted map depicting the permit and appeal jurisdiction shall include the following statement:

"This map has been prepared to show where the California Coastal Commission retains permit and appeal jurisdiction pursuant to Public Resources Code Sections 30519(b), 30603(a)(1) and (a)(2) and 30600.5(d). In addition, development may also be appealable pursuant to Public Resources Code Sections 30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where permit and appeal jurisdiction is retained by the Commission"

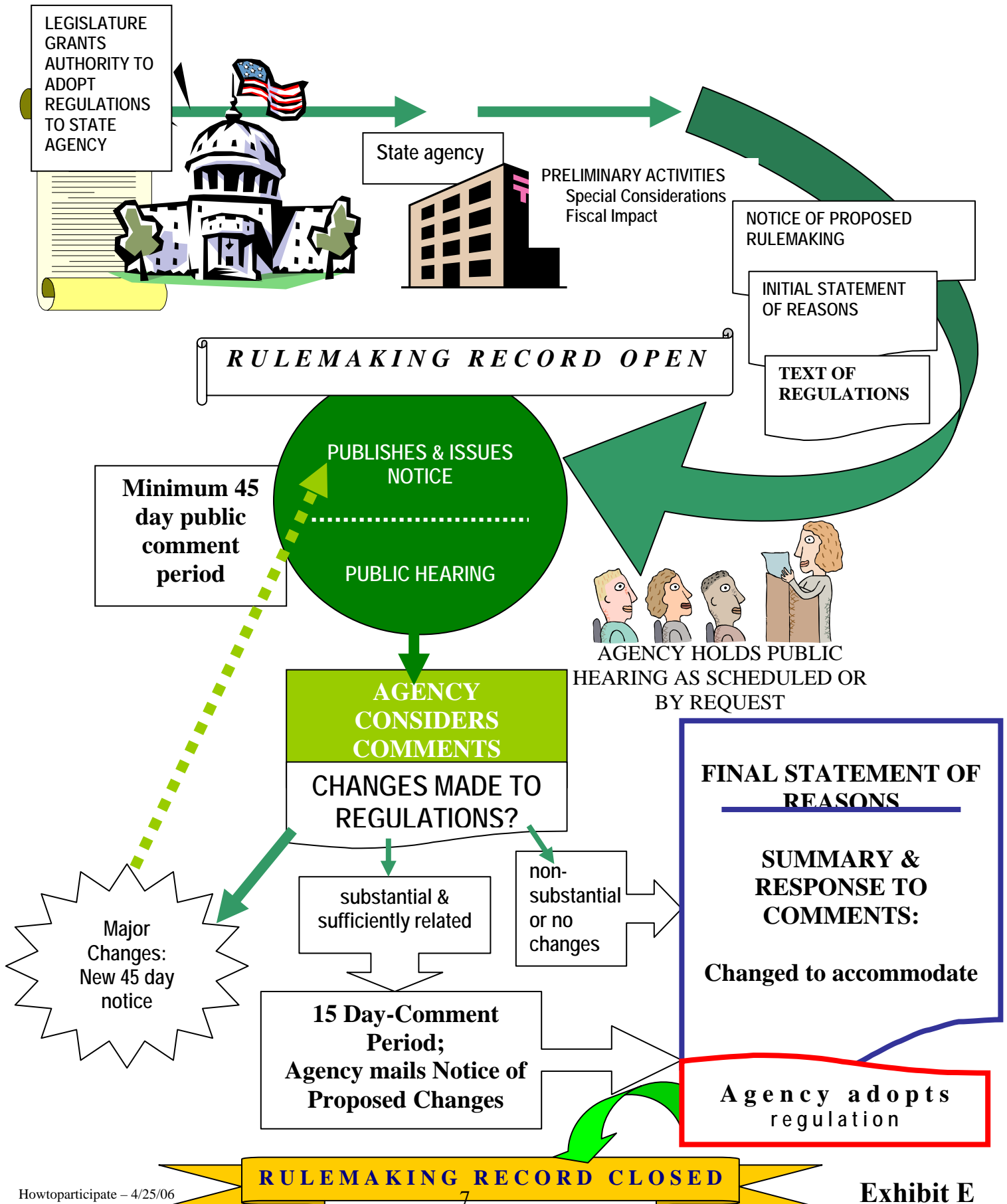
(b) In the case of local governments which have received Commission approval of their Phase III (implementation) Work Program and Budget prior to January 1, 1980, the permit and appeal area maps shall be adopted by the Commission prior to the certification becoming effective pursuant to Section 13547 of the Commission's regulations.

(c) Any request for a written determination for either (1) interpretation or revision of any boundary shown in any permit and appeal jurisdiction map approved pursuant to subsection (a), or (2) a determination of the precise location of a particular parcel or area of land in relation to any boundary shown on any such map, shall be accompanied by payment of the fee set forth in Section 13055(b)(6).

EXHIBIT D

Proposed Amendments
to §13576
Page 1

The Rulemaking Process



CALIFORNIA COASTAL COMMISSION REVENUES

FISCAL YEAR	PERMIT FEES		FINES & PENALTIES	
	GENERAL FUND	COASTAL ACCESS ACCOUNT (TO STATE COASTAL CONSERVANCY ^{2/})	VIOLATION REMEDATION ACCOUNT	
1976-77	\$ 370,665			
1977-78	600,479			
1978-79	443,198			
1979-80	308,495			
1980-81	309,000			
1981-82	279,000			
1982-83	220,578			
1983-84	230,253			
1984-85	176,763			
1985-86	185,428		\$ 54,000	^{3/}
1986-87	149,010		35,000	
1987-88	138,000		48,000	
1988-89	113,000		26,000	
1989-90	140,000		10,000	
1990-91	126,864		57,000	
1991-92 ^{1/}	799,987		48,000	
1992-93	494,987		137,000	
1993-94	529,328		64,000	
1994-95	637,891		115,000	
1995-96	535,404			
1996-97	424,840		133,000	
1997-98	644,172		137,000	
1998-99	609,161		89,100	
1999-00		\$ 664,628	19,000	
2000-01		664,944	23,000	
2001-02		608,708	89,348	
2002-03		516,100	143,044	
2003-04		504,431	461,900	
2004-05		515,310	159,500	
2005-06		519,457	159,689	

^{1/}Permit Fee rates were raised in 1991 to the current level.

Average since FY 1991-92 15 Years = \$ 456,336
 15 year High = \$799,987; 15 year Low = \$424,840

^{2/} Legislation (Chapter 782, 1997) redirected all permit fees from the General Fund to the State Coastal Conservancy. Legislation (Chapter 1618, 1982) established the Violation Remediation Account in the State Coastal Conservancy for fines and penalties resulting from enforcement of violations.

^{3/} Violation remediation revenue is not available for the years 82-83 through 84-83. It is possible that it was consolidated with other types of revenue in the Governor's Budget, or that there was no revenue collected in those years. Revenue data is also not available for 1996-97.

1991 Fee Update*

Fee Category	1973 Fee	1991 Fee (8x 1973 fee)	Fee Option (8x 1991 fee)
Administrative	\$25	\$200	\$1,600
Emergency	\$25	\$200	\$1,600
Single-Family Residence	\$50		
SFR under 1500 s.f.		\$250	\$2,000
SFR from 1501 to 5000 s.f.		\$500	\$4,000
SFR more than 5000 s.f.		\$1,000	\$8,000
Lot-line Adjustment	\$75	\$600	\$4,800
Up to 4 multi-family units	\$75	\$600	\$4,800
More than 4 multi-family units	\$250 or \$15/unit but not to exceed \$2,500	\$2,000 or \$120/unit but not to exceed \$20,000	\$16,000 or \$960/unit but not to exceed \$160,000
Development cost less than \$100,000	\$75	\$600	\$4,800
Development cost between \$100,000 and \$500,000	\$250	\$2,000	\$16,000
Development cost between \$500,000 and \$1,250,000	\$500	\$4,000	\$32,000
Development cost between \$1,250,000 and \$2,500,000	\$1,000	\$8,000	\$64,000
Development cost between \$2,500,000 and \$5,000,000	\$1,500	\$12,000	\$96,000
Development cost between \$5,000,000 and \$10,000,000	\$2,500	\$20,000	\$160,000
Development cost more than \$10,000,000	\$2,500	\$20,000	\$160,000
Commercial or Industrial less than 1,000 s.f.	\$250	\$500	\$4,000
Commercial or Industrial between 1,000 and 10,000 s.f.	\$250	\$2,000	\$16,000
Commercial or Industrial between 10,000 and 25,000 s.f.	\$500	\$4,000	\$32,000
Commercial or Industrial between 25,000 and 50,000 s.f.	\$1,000	\$8,000	\$64,000
Commercial or Industrial between 50,000 and 100,000 s.f.	\$1,500	\$12,000	\$96,000
Commercial or Industrial more than 100,000 s.f.	\$2,500	\$20,000	\$160,000
Minor Amendments	\$0	\$200	\$1,600
Major Amendments	\$0	50% of fee	50% of fee
Extensions and Reconsiderations of Single-Family Residences	\$0	\$200	\$1,600
Extensions and Reconsiderations of other Development	\$0	\$400	\$3,200
Waiver	\$0	\$200	\$1,600
Continuance	\$0	\$100	\$800
Grading over 75 c.y.	\$0	\$200	\$1,600

*This chart is meant to provide a comparison between previous fees. Not all fee categories are represented.

Fiscal Year 2005/2006 Commission Actions

Table 1. Total Actions by Category

DeMinimis Waivers	214
Regular	178
Consent	102
Immaterial Extensions	77
Administrative	71
LCPA (not minor)	61
Immaterial Amendments	57
Amendments	52
Appeals	51
Waivers	47
Emergency	45
Consistency Determinations	23
Cease and Desist	15
LRDP	9
Consistency Certifications	7
Reconsiderations	3
Energy	2
Extensions	2
PWP	2
Revocation	2
Boundary Adjustment	1
NOID	1
Total Actions	1022

Table 2. Public Agency Share of Actions

Total Amendments	52
Total Amendments (Public Applicant)	17
% Public	33%
Total Regular	178
Total Regular (Public Applicant)	48
% Public	27%
Total Consent	102
Total Consent (Public Applicant)	21
% Public	21%
Total Administrative	71
Total Administrative (Public Applicant)	4
% Public	6%

Table 3. ATF Share of Actions

Total Amendments	52
Total Amendments (ATF)	13
% ATF	25%
Total Appeals	51
Total Appeals (ATF)	11
% ATF	22%
Total Regular	178
Total Regular (ATF)	36
% ATF	20%
Total Administrative	71
Total Administrative (ATF)	4
% ATF	6%

Local Government Survey*

CCC Fee Category	CCC Fee	Sonoma Co. Fee		San Mateo Co. Fee		Santa Barbara Co. Fee		Huntington Beach Fee		Oxnard Fee	
		minimum	maximum	minimum	maximum	minimum	maximum	minimum	maximum	minimum	maximum
Waiver	\$200	N/A	N/A	\$287	\$287	\$249	\$249	N/A	N/A	\$679	\$679
Administrative Permit	\$200	\$2,550	\$5,777	\$2,040	\$2,040	\$1,088	\$1,997	\$2,894	\$6,582	\$3,888	\$5,887
Single Family Residential <1,500 sq. feet	\$250	\$4,116	\$10,439	\$3,747	\$13,668	\$3,750	\$6,603	\$4,429	\$5,175	\$3,461	\$3,954
Single Family Residential 1,501<5,000 sq. feet	\$500	\$4,116	\$10,439	\$3,747	\$13,832	\$3,750	\$6,603	\$4,429	\$5,175	\$3,461	\$3,954
Single Family Residential >5,001 sq. feet	\$1,000	\$4,116	\$10,439	\$3,747	\$13,953	\$3,750	\$6,603	\$4,429	\$5,175	\$3,461	\$3,954
Attached Residential 2-4 units	\$600	\$4,116	\$11,395	\$3,747	\$13,953	\$3,750	\$6,603	\$4,429	\$5,175	\$3,461	\$6,538
Attached Residential 5-16 units	\$2,000	\$8,075	\$18,918	\$3,747	\$16,172	\$7,230	\$17,674	\$10,767	\$12,460	\$3,461	\$7,163
Attached Residential 17- 166 units	\$120/unit	\$11,963	\$67,518	\$3,747	\$16,172	\$7,230	\$17,674	\$10,767	\$12,915	\$3,461	\$18,065
Attached Residential >167 units	\$20,000	\$60,563	\$67,842	\$3,747	\$16,172	\$7,230	\$17,674	\$10,767	\$12,915	\$3,461	\$18,065
Lot line adjustment	\$600	\$1,008	\$4,538	\$2,655	\$2,655	\$4,952	\$5,384	\$552	\$552	\$1,875	\$1,875
Grading >75 c.y.	\$200	\$222	\$222	\$1,482	\$1,482	\$646	\$646				
Commercial/Industrial <1,000 sq. feet	\$500	\$4,116	\$10,439	\$3,747	\$13,668	\$3,750	\$6,603	\$9,156	\$11,491	\$4,217	\$8,058
Commercial/Industrial 1,001<10,000 sq. feet	\$2,000	\$4,116	\$10,439	\$3,747	\$13,955	\$3,750	\$17,674	\$9,156	\$11,491	\$4,217	\$8,058
Commercial/Industrial 10,001<25,000 sq. feet	\$4,000	\$4,116	\$11,391	\$3,747	\$15,653	\$14,433	\$17,674	\$9,156	\$11,491	\$4,217	\$8,058
Commercial/Industrial 25,001<50,000 sq. feet	\$8,000	\$4,116	\$11,391	\$3,747	\$15,774	\$14,433	\$17,674	\$9,156	\$11,491	\$4,217	\$8,058
Commercial/Industrial 50,001<100,000 sq. feet	\$12,000	\$4,116	\$12,337	\$3,747	\$16,459	\$14,433	\$17,674	\$22,368	\$24,703	\$4,217	\$18,558
Commercial/Industrial >100,001 sq. feet	\$20,000	\$4,116	\$12,337	\$3,747	\$16,459	\$14,433	\$17,674	\$22,368	\$24,703	\$4,217	\$18,558
Emergency permit	\$200	N/A	N/A	N/A	N/A	\$1,421	\$1,784	N/A	N/A	\$969	\$969
Immaterial amendment	\$200	N/A	N/A	N/A	N/A	\$249	\$249	\$1,357	\$2,028	\$706	\$706
Material amendment	50% of fee	N/A	N/A	N/A	N/A	\$249	\$8,207	\$2,118	\$4,018	\$3,303	\$3,303
Extension or reconsideration for single- family residences	\$200	N/A	N/A	\$881	\$881	\$249	\$249	\$340	\$340	\$376	N/A
Extension or reconsideration for all other developments	\$400	N/A	N/A	\$881	\$881	\$249	\$3,635	\$340	\$340	N/A	N/A
Temporary Events	\$500	N/A	N/A	N/A	N/A	\$467	\$467	\$1,810	\$1,810	\$67	\$67

*See survey methodology described in the staff report

Exhibit I

Local Government Survey*

CCC Fee Category	CCC Current Fee	Local Government Average	Local Government Minimum	Local Government Maximum	CCC Proposed Fee
Waiver	\$200	\$405	\$249	\$679	\$500
Administrative Permit	\$200	\$3,474	\$1,088	\$6,582	\$2,500
Single Family Residential <1,500 sq. feet	\$250	\$5,934	\$3,461	\$13,668	\$3,000
Single Family Residential 1,501<5,000 sq. feet	\$500	\$5,951	\$3,461	\$13,832	\$4,500
Single Family Residential >5,001 sq. feet	\$1,000	\$5,963	\$3,461	\$13,953	\$6,000
Attached Residential up to 4 units	\$600	\$6,317	\$3,461	\$13,953	\$7,500
Attached Residential 5-16 units	\$2,000	\$10,567	\$3,461	\$18,918	\$7500 to \$12,000
Attached Residential 17-166 units	\$120/unit	\$16,951	\$3,461	\$67,518	\$750/unit
Attached Residential >167 units	\$20,000	\$21,844	\$3,461	\$67,842	\$50,000
Lot line adjustment	\$600	\$2,605	\$552	\$5,384	\$3,000
Grading <75 c.y.	\$200	\$783	\$222	\$1,482	\$1,000
Commercial/Industrial <1,000 sq. feet	\$500	\$7,525	\$3,747	\$13,668	\$5,000
Commercial/Industrial 1,001<10,000 sq. feet	\$2,000	\$8,660	\$3,747	\$17,674	\$10,000
Commercial/Industrial 10,001<25,000 sq. feet	\$4,000	\$9,994	\$3,747	\$17,674	\$10,000
Commercial/Industrial 25,001<50,000 sq. feet	\$8,000	\$10,006	\$3,747	\$17,674	\$20,000
Commercial/Industrial 50,001<100,000 sq. feet	\$12,000	\$13,861	\$3,747	\$24,703	\$30,000
Commercial/Industrial >100,001 sq. feet	\$20,000	\$13,861	\$3,747	\$24,703	\$50,000
Emergency permit	\$200	\$1,286	\$969	\$1,784	\$1,000
Immaterial amendment	\$200	\$883	\$249	\$2,028	\$1,000
Material amendment	50% of fee	\$3,533	\$249	\$8,207	50% of fee
Extension or reconsideration for single-family residences	\$200	\$474	\$249	\$881	\$1,000
Extension or reconsideration for all other developments	\$400	\$1,054	\$249	\$3,635	\$2,000
Temporary Events	\$500	\$781	\$67	\$1,810	\$2,500

*See survey methodology described in staff report

PROJECT REVIEW APPLICATION FEE SCHEDULE

Adopted by the Board of Supervisors, Ordinance Number 5657, Effective: July 1, 2006

Fee Item

C-ADA APPEALS

1011 To Board of Zoning Adjustments, Planning Commission or Board of Supervisors 940.00

B-ACC ADMINISTRATIVE CERTIFICATE OF COMPLIANCE

1000 Level I (mapped legal description) **AT COST - Minimum - per lot 715.00
1001 Level II **AT COST - Minimum - per lot 1,288.00
1005 Ag Preserve Consistency Determination **AT COST - Minimum = 726.00

C-AGP AGRICULTURAL AND TIMBER PRESERVES

1002 Preserve Establishment 2,028.00
1003 Contract Phase-out (10 years) 417.00
1004 Preserve Modifications 962.00
1052 CEQA Exemption Determination 29.00
1155 Associated Zone Change (to TP or WA) 826.00

C-CMO CERTIFICATE OF MODIFICATION

1074 Certificate of Modification (Major Subdivision) 1,644.00
1084 Certificate of Modification (Minor Subdivision) 1,644.00
0332 Health Review - Certification of Modification 211.00
0121 Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum) 226.00
0435 Planning Referrals to Sanitation 150.00
0611 Planning Referrals to County Surveyor 149.00
0615 Public Road Review 414.00
0610 PRAC (Project Review Advisory Committee) Hearing One Hour Minimum = 776.00
0710 Drainage Review Referral Fee 346.00
0730 Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review 661.00
2120 Agricultural Commissioner Review 216.00

Environmental Review Fees:

1052 CEQA Exemption Determination 29.00
1054 Referral Fee to Regional Archeology Lab (collect with base fee) 77.00
1057 Environmental Review Committee's Review per hour 227.00
1056 Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.) **AT COST - Minimum = 333.00
1055 Level I (no technical reports - Negative Declaration) 1,948.00
1053 Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec) **AT COST - Minimum = 2,984.00
1058 Level III (EIR Consultant with Staff review and processing) **AT COST - Minimum = 2,984.00

B-CPN COASTAL PERMIT - NO HEARING

1024 Coastal Permit Level I (with other approval or without Public Hearing) 1,010.00

For Residences, Do Not Apply Referral Fees

1005 Ag Preserve Consistency Determination **AT COST - Minimum = 726.00
0334 Health Review, Public Sewer and Public Water 158.00
0337 Health Review, Well OR Septic 1,339.00
0121 Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum) 226.00
0615 Public Road Review 414.00
1052 CEQA Exemption Determination 29.00

Drainage Review:

0704* Major Developments
(MJS/UP/DR >4 units **or** more than 1 acre **or** in flood plain) **AT COST - Minimum = 2,991.00
Plus per unit 324.00
0731* Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments 888.00
0705* Minor Developments (MNS/UP/DR <= 4 units **or** less than 1 acre **or** not in flood plain) 1,056.00
0732* Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments 484.00
0750 SUSMP Program Development Fee 25.00

Exhibit K
Page 1 of 9

CONTINUED NEXT PAGE

C-CPH**COASTAL PERMIT - WITH HEARING**

1024	Coastal Permit Level I (with other approval or without Public Hearing)	1,010.00
1025	Coastal Permit Level II (with Public Hearing) **AT COST - Minimum = 2,576.00 (Single Family Residential or related uses, agricultural use, and accessory structures)	
For Residences, Do Not Apply Referral Fees		
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0337	Health Review, Well <u>OR</u> Septic	1,339.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
0615	Public Road Review	414.00
0435	Planning Referrals to Sanitation	150.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	**AT COST - Minimum = 1,946.00
0710	Drainage Review Referral Fee	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	661.00
Drainage Review:		
0704*	Major Developments (MJS/UP/DR >4 units or more than 1 acre or in flood plain)	**AT COST - Minimum = 2,991.00
	Plus	per unit 324.00
0731*	Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments	888.00
0705*	Minor Developments (MNS/UP/DR <= 4 units or less than 1 acre or not in flood plain)	1,056.00
0732*	Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments	484.00
0750	SUSMP Program Development Fee	25.00
Environmental Review Fees:		
1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

C-CCC**CONDITIONAL CERTIFICATE OF COMPLIANCE**

1030	Conditional Certificate of Compliance	per lot 2,125.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0337	Health Review, Well <u>OR</u> Septic	1,339.00
0615	Public Road Review	414.00
0610	PRAC (Project Review Advisory Committee) Hearing	One Hour Minimum = 776.00
0435	Planning Referrals to Sanitation	150.00
0710	Drainage Review Referral Fee	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	661.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
2120	Agricultural Commissioner Review	216.00
Environmental Review Fees:		
1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

AB-ADR**DESIGN REVIEW - ADMINISTRATIVE or to DRC, NO PUBLIC HEARING REQUIRED**

1048	Administrative Design Review <= 1,000 square feet	400.00
1049	Administrative Design Review > 1,000 square feet	967.00
	(Small commercial/industrial projects revisions, Scenic & Biotic Resource evaluations)	
1032	Administrative Design Review Residential > 4,000 square feet	**AT COST - Minimum = 1,248.00

Exhibit K
Page 2 of 9

CONTINUED NEXT PAGE

1005	Ag Preserve Consistency Determination	..	**AT COST - Minimum = 726.00
1040	Master Sign Program	..	1,344.00
1039	Minor Alteration (ie. sign, awning)	..	178.00
1033	Commercial, Industrial, Subdivision, Level I (Building size less than 10,000 square feet)	..	733.00
1034	Commercial, Industrial, Subdivision, Level II (Building size 10,000-50,000 square feet)	..	1,048.00
1035	Commercial, Industrial, Subdivision, Level III (Building size larger than 50,000 square feet)	..	1,634.00

Applicable Health and drainage referral fees apply to all Design Review except Signs and Residential Level I, and may not apply to Administrative Design Review, Design Review following Use Permit approval, and Revisions in certain cases

1052	CEQA Exemption Determination	..	29.00
0334	Health Review, Public Sewer <u>and</u> Public Water	..	158.00
0337	Health Review, Well <u>OR</u> Septic	..	1,339.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	..	226.00
0710	Drainage Review Referral Fee	..	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	..	661.00
0615	Public Road Review	..	414.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	..	**AT COST - Minimum = 1,946.00

C-DRH DESIGN REVIEW - WITH HEARING

1041	Residential Projects Level I (Single Detached Planned Developments)	..	2,398.00
1042	Residential Projects Level II (All others)	..	3,354.00
1043	Commercial, Industrial, Subdivision, w/Hearing Level I (Building size less than 10,000 square feet)	..	2,398.00
1044	Commercial, Industrial, Subdivision, w/Hearing Level II (Building size 10,000-50,000 square feet)	..	3,350.00
1045	Commercial, Industrial, Subdivision, w/Hearing Level III (Building size larger than 50,000 square feet)	..	4,296.00
1005	Ag Preserve Consistency Determination	..	**AT COST - Minimum = 726.00
1047	Revision to File/Extension of Time	..	991.00

Applicable Health and drainage referral fees apply to all Design Review except Signs and Residential Level I, and may not apply to Administrative Design Review, Design Review following Use Permit approval, and Revisions in certain cases

0334	Health Review, Public Sewer <u>and</u> Public Water	..	158.00
0337	Health Review, Well <u>OR</u> Septic	..	1,339.00
0119	County Fire Marshal Review (\$113.00 per hour)	.. 2 hour minimum	226.00
0615	Public Road Review	..	414.00
0435	Planning Referrals to Sanitation	..	150.00
2120	Agricultural Commissioner Review	..	216.00
0710	Drainage Review Referral Fee	..	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	..	661.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	..	**AT COST - Minimum = 1,946.00

Drainage Review:

0704*	Major Developments		
	(MJS/UP/DR >4 units or more than 1 acre or in flood plain)	..	**AT COST - Minimum = 2,991.00
	Plus	..	per unit 324.00
0731*	Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments	..	888.00
0705*	Minor Developments (MNS/UP/DR <= 4 units or less than 1 acre or not in flood plain)	..	1,056.00
0732*	Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments	..	484.00
0750	SUSMP Program Development Fee	..	25.00

Environmental Review Fees:

1052	CEQA Exemption Determination	..	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	..	77.00
1057	Environmental Review Committee's Review	.. per hour	227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	..	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	..	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	..	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	..	**AT COST - Minimum = 2,984.00

A-DUA DWELLING UNIT ALLOTMENTS

1091	Dwelling Unit Allotments	..	each 44.00
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Exhibit K
Page 3 of 9

CONTINUED NEXT PAGE

HEARING FEE

1175	Additional fee if hearing required	776.00
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C-LLA LOT LINE ADJUSTMENT - MAJOR

1060	Major Level II (with Public Hearing and Environmental Review)	1,981.00
1060	Additional Lots (2 Maximum)	per lot 998.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
1062	Extension of Time	260.00
1063	Revision to File	862.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
0119	County Fire Marshal Review (\$113.00 per hour)	2 hour minimum 226.00
0615	Public Road Review	414.00
0435	Planning Referrals to Sanitation	150.00
0611	Planning Referrals to County Surveyor	149.00
0610	PRAC (Project Review Advisory Committee) Hearing	One Hour Minimum = 776.00
0605	Surveyor Processing Fee	185.00
2120	Agricultural Commissioner Review	216.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

B-LLA LOT LINE ADJUSTMENT - MINOR

1061	Minor Level I (No Public Hearing)	1,008.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
1062	Extension of Time	260.00
1063	Revision to File	862.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
0615	Public Road Review	414.00
0605	Surveyor Processing Fee	185.00
1052	CEQA Exemption Determination	29.00

C-MJS MAJOR SUBDIVISION

1070	Major Subdivision	**AT COST - Minimum = 3,900.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
1072	Extension of Time	2,160.00
1073	Revision to File	2,336.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0335	Health Review, Well and/or Septic	1,479.00
"	Plus	per lot 50.00
0119	County Fire Marshal Review (\$113.00 per hour)	2 hour minimum 226.00
0615	Public Road Review	414.00
0610	PRAC (Project Review Advisory Committee) Hearing	One Hour Minimum = 776.00
0435	Planning Referrals to Sanitation	150.00
0611	Planning Referrals to County Surveyor	149.00
2120	Agricultural Commissioner Review	216.00
0329 *	Department of Real Estate Letter (Well or Septic)	142.00
0710	Drainage Review Referral Fee	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	661.00

Exhibit K
Page 4 of 9

CONTINUED NEXT PAGE

Drainage Review:

0704*	Major Developments (MJS/UP/DR >4 units or more than 1 acre or in flood plain)	**AT COST - Minimum = 2,991.00
	Plus	per unit 324.00
0731*	Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments	888.00
0705*	Minor Developments (MNS/UP/DR <= 4 units or less than 1 acre or not in flood plain)	1,056.00
0732*	Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments	484.00
0750	SUSMP Program Development Fee	25.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	**AT COST - Minimum = 1,946.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00
<i>Subdivision Map Review fees (to be collected at the time of Subdivision Map Review by the Surveyor)</i>		
1075*	Planning	per lot 170.00
0626*	Surveyor	1,565.00
0626*	Plus	per lot 87.00
0325*	Health Review (for projects not served by public sewer)	per lot 48.00

C-MNS MINOR SUBDIVISION

1080	Minor Subdivision	2,166.00
"	Plus	per lot 325.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
1082	Extension of Time	2,160.00
1083	Revision to File	1,869.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0335	Health Review, Well and/or Septic	1,479.00
"	Plus	per lot 50.00
0119	County Fire Marshal Review (\$113.00 per hour)	2 hour minimum 226.00
0615	Public Road Review	414.00
0610	PRAC (Project Review Advisory Committee) Hearing	One Hour Minimum = 776.00
0435	Planning Referrals to Sanitation	150.00
0611	Planning Referrals to County Surveyor	149.00
2120	Agricultural Commissioner Review	216.00
0710	Drainage Review Referral Fee	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	661.00
0329 *	Department of Real Estate Letter (Well or Septic)	142.00

Drainage Review:

0704*	Major Developments (MJS/UP/DR >4 units or more than 1 acre or in flood plain)	**AT COST - Minimum = 2,991.00
	Plus	per unit 324.00
0731*	Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments	888.00
0705*	Minor Developments (MNS/UP/DR <= 4 units or less than 1 acre or not in flood plain)	1,056.00
0732*	Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments	484.00
0750	SUSMP Program Development Fee	25.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	**AT COST - Minimum = 1,946.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

Exhibit K
Page 5 of 9

CONTINUED NEXT PAGE

Subdivision Map Review fees (to be collected at the time of Subdivision Map Review by the Surveyor)

1075*	Planning	per lot	170.00
0626*	Surveyor		1,565.00
0626*	Plus	per lot	87.00
0325*	Health Review (for projects not served by public sewer)	per lot	48.00

NEW MILLS ACT

1095	Contract Establishment, Amendment or Cancellation	**AT COST - Minimum =	300.00
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AB-ORD ORDINANCE DETERMINATIONS AND INTERPRETATIONS

1089	Level I (waiver of covered parking)	358.00
1090	Level II (Legal Non-conforming Determination)	945.00

C-GPA PLAN AMENDMENTS - GENERAL

1100	General Plan Amendment	**AT COST - Minimum =	3,340.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum =	726.00
0334	Health Review, Public Sewer <u>and</u> Public Water		158.00
0337	Health Review, Well <u>OR</u> Septic		1,339.00
0615	Public Road Review		414.00
0435	Planning Referrals to Sanitation		150.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)		226.00
2120	Agricultural Commissioner Review		216.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

C-SPA PLAN AMENDMENTS - SPECIFIC

1102	Specific Plan Amendment - Level I (ie: concurrent with General Plan Amendment)	802.00
1101	Specific Plan Amendment	**AT COST - Minimum = 3,340.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0337	Health Review, Well <u>OR</u> Septic	1,339.00
0615	Public Road Review	414.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
0435	Planning Referrals to Sanitation	150.00
2120	Agricultural Commissioner Review	216.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

SITE EVALUATION

1065	Site Inspection, File record or research/consultation	**AT COST - per hour	125.00
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C-USE USE PERMITS

1142	Minor Use Permit - with hearing waiver (i.e. accessory structures)	481.00
1130	Level I	1,852.00
	(Telecommunications facility, Yard reduction in PC District, UP Modification up to 15% in use permit intensity, no significant change in use or siting of uses and facilities.)	
1131	Level II (All uses not identified as Level I)	**AT COST - Minimum = 4,167.00

Exhibit K
Page 6 of 9

CONTINUED NEXT PAGE

1132	Planned Development & Precise Development Plans	**AT COST - Minimum = 5,284.00
1145	Surface Mining Permit/Reclamation Plan/Extensions/Revisions	**AT COST - Minimum = 5,251.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
(For the extensions and revisions collect additional review fees, as appropriate, at Planner's discretion.)		
1137	Extension of Time	1,845.00
1138	Revision to File	3,042.00
All level II and surface mining and reclamation use permits are subject to the following fees;		
some of these fees will apply to Level I, at planner's discretion:		
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0337	Health Review, Well <u>OR</u> Septic	1,339.00
0338	Large Capacity Water Well Monitoring	162.00
0339	Very Large Capacity Water Well Monitoring	432.00
0119	County Fire Marshal Review - Level II and Planned Dev. (\$113.00 per hour)	2 hour minimum 226.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
0615	Public Road Review	414.00
2120	Agricultural Commissioner Review	216.00
0435	Planning Referrals to Sanitation	150.00
1140*	Approved Permit Condition Compliance Review - to be collected prior to building permit issuance and/or prior to initiating use	**AT COST - Minimum = 1,946.00
Drainage Review:		
0710	Drainage Review Referral Fee	346.00
0730	Storm Water Pollution Prevention (NPDES) Planning Referrals to Drainage Review	661.00
0704*	Major Developments	
	(MJS/UP/DR >4 units or more than 1 acre or in flood plain)	**AT COST - Minimum = 2,991.00
	Plus	per unit 324.00
0731*	Storm Water Pollution Prevention (NPDES) Drainage Review Major Developments	888.00
0705*	Minor Developments (MNS/UP/DR <= 4 units or less than 1 acre or not in flood plain)	1,056.00
0732*	Storm Water Pollution Prevention (NPDES) Drainage Review Minor Developments	484.00
0750	SUSMP Program Development Fee	25.00
Environmental Review Fees:		
1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00
C-VAR VARIANCE PERMITS		
1150	Variance Permits	2,937.00
1151	Revision to File/Extension of Time	1,869.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
0615	Public Road Review	414.00
1052	CEQA Exemption Determination	29.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
0435	Planning Referrals to Sanitation	150.00
2120	Agricultural Commissioner Review	216.00
AB-VMG VOLUNTARY MERGER		
1170	Voluntary Merger	172.00
C-ZCE ZONE CHANGE		
1155	Level I (i.e., condition of LLA or subdivision approval, change to HD, B7, TP, WA)	826.00
1156	Level II (all other)	**AT COST - Minimum = 2,922.00
1005	Ag Preserve Consistency Determination	**AT COST - Minimum = 726.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0337	Health Review, Well <u>OR</u> Septic	1,339.00
0119	County Fire Marshal Review (\$113.00 per hour)	2 hour minimum 226.00
0615	Public Road Review	414.00

Exhibit K
Page 7 of 9

CONTINUED NEXT PAGE

2120	Agricultural Commissioner Review	216.00
0435	Planning Referrals to Sanitation	150.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

B-ZPE ZONING PERMITS THAT REQUIRE POSTING

1160	Level III with posting (Mobile Homes, Aviaries, Large Family Daycare, Telecommunication Facilities, Cultural Events)	985.00
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For Cultural Events and Mobile Homes, apply Health Fee (Public Sewer and Public Water) and no Fire or Public Works Fees. For Residences, Do Not Apply Referral Fees. For all other permits, fees will apply:

0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
0615	Public Road Review	414.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
1052	CEQA Exemption Determination	29.00
2120	Agricultural Commissioner Review	216.00

B-ZPE-2 ZONING PERMITS WITH ENVIRONMENTAL REVIEW

1160	Level III with posting (Telecommunication Facilities, Grading/Fill in Biotic Resource Zone, Timber Conversion)	985.00
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0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
0615	Public Road Review	414.00
0121	Fire Safe Standards Review (\$113.00 per hour, 2 hour minimum)	226.00
2120	Agricultural Commissioner Review	216.00

Environmental Review Fees:

1052	CEQA Exemption Determination	29.00
1054	Referral Fee to Regional Archeology Lab (collect with base fee)	77.00
1057	Environmental Review Committee's Review	per hour 227.00
1056	Peer Review of Technical Reports (Traffic, Geology, Hydrology, etc.)	**AT COST - Minimum = 333.00
1055	Level I (no technical reports - Negative Declaration)	1,948.00
1053	Level II (Expanded Initial Study - w/ tech reports - Mitigated Neg Dec)	**AT COST - Minimum = 2,984.00
1058	Level III (EIR Consultant with Staff review and processing)	**AT COST - Minimum = 2,984.00

AB-ZPE ZONING PERMITS WITHOUT DESIGN REVIEW OR POSTING

1165	Level I (Home Occupation, Ag Employee Unit on Permanent Foundation)	82.00
1166	Level II (i.e. second units, guest house, etc.)	479.00
0334	Health Review, Public Sewer <u>and</u> Public Water	158.00
0336	Health Review, Well <u>OR</u> Septic	441.00
1052	CEQA Exemption Determination	29.00

***FEES TAKEN IN AFTER PROJECT APPROVAL:** These fees are not taken in at the initial Planning Project Review application submittal.

****APPLICATIONS CHARGED AT COST:** Planning fees for development projects identified within this fee schedule as charged "AT COST" will be charged on an actual cost basis. A minimum fee, as specified within Ordinance 5657, shall be required at the time the application for each such project is submitted. After staff review of the application, a preliminary estimate of costs will be provided to the applicant if the costs are expected to exceed the minimum fee. In this case an additional fee will be required prior to initiation of work on the project. Should actual costs exceed the amount of the fee, work on the project may be halted and the applicant will be billed for additional costs.

AGRICULTURAL COMMISSIONER REVIEW: Fees effective July 1, 2006 per Board of Supervisors Resolution Number 06-0347.

Exhibit K
Page 8 of 9

CONTINUED NEXT PAGE

COUNTY FIRE MARSHAL AND FIRE SAFE STANDARDS REVIEW: Fees effective July 1, 2006 per Board of Supervisors Resolution Number 06-0349.

OTHER DEVELOPMENT RELATED FEES: Other development related fees which may be required later in the development process include, but are not necessarily limited to, the following: building and grading permit fees, review fees for engineered drainage plans, Improvement Plan review fees, road impact fees, park impact fees and school impact fees.

CONCURRENT APPLICATIONS: When taking in concurrent multiple applications for a project, each base fee applies but only one referral fee (ie: Health, Drainage Review, Fire Services, Public Road, Surveyor) and one Environmental review fee applies. If the referral fee varies by project type, the highest fee will apply.

A CONVENIENCE FEE UP TO 3% WILL BE APPLIED ON ALL CREDIT CARD TRANSACTIONS.

Planning Service Fee Schedule

Established by Board of Supervisors Resolution Numbers 66665 and 67300, (adopted June 8, 2004 and May 17, 2005). Effective August 9, 2004 (#66665) and July 18, 2005 (#67300).

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit		Review by Design Review Committee New Use	3,489	Land Clearing Permit	
.....451		Addition to Existing Use	1,782	State or County Scenic Road Corridor	3,489
Agricultural Preserve and Farmland Security		Environmental Review		Other	1,782
Contract - Less Than 40 Acres	6,941	Categorical Exemption	287	Land Division	
Contract - 40 Acres or More	5,783	Initial Study and Negative Declaration	2,234	San Mateo County Fire Review	
Non-Renewal	1,782	Environmental Impact Report		First 4 lots	199
Cancellation - Immediate	5,783	Processing Fee	5,783	Each additional 4 lots	199
Archeological/Historical Research		Preparation	Cost plus 10%	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
.....66		Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Architectural Review in State Scenic Highway Corridor		Environmental Document Recording Fee	81	Lot Line Adjustment	2,655
Exemption	572	Exceptions		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Any New Use	3,489	Fence Height	670	Major Subdivision	
Addition to an Existing Use	1,782	Off-Street Parking		First 5 Lots or Units	15,549
San Mateo County Fire		Administrative	2,648	Each Additional Lot or Unit	287
Review Fee	173	w/Public Hearing, add	2,648	Minor Subdivision	10,371
(See note # 7)		Street Improvement	3,489	Merger (by request of property owner)	0
Coastal Development Permit		Tandem Parking (new second dwelling unit)	1,782	Unmerger (Government Code Section 66451.30)	2,655
Exemption	287	Home Improvement	1,782	Landscape Plan Review	
Staff Level	1,782	w/Public Hearing, add	1,706	Up to 10,000 sq. ft. parcel	287
Public Hearing	3,489	Extension of any Permit		10,001 to 25,000 sq. ft. parcel	451
Biologic Report	287	.....881		25,001 sq. ft. to 1 acre parcel	572
Confined Animal Permit		General Plan Amendment		Over 1 acre	1,257
Certificate of Exemption	114	.....15,549		Revised plans	169
Initial Permit		General Plan Conformity		Large Family Day Care Facility Permits	
No Hearing Required	900	.....3,489		.....557	
Hearing Required	1,800	Geotechnical Review		w/Staff Level Coastal Development Permit, add	557
Permit Self-Renewal (six years)	None	Basic Fee (no report)	622	Legal Counsel Surcharge	
Permit Review (three years)	450	Basic Fee (report required)	2,656	.....5%	
Credit Card Surcharge		Review by Geologist (basic fee)	940	Major Development Pre-Application Procedure	
.....2%		(See note #4 below)		.....1,534	
Department of Public Works		Grading Permits		Natural Resource Permits	
Review Fee	400	Exemption	572	Drilling Permit	
Density Analysis		1 - 100 cubic yards (cby)	1,482	Exploratory	11,532
PAD, RM, TPZ Districts		101 - 1,000 cby	3,489	Production	5,783
Less Than 40 Acres	803	1,001 - 5,000 cby	5,333	Inspection	1,190
40 to 200 Acres	1,615	5,001 - 10,000 cby	5,783		
201 Acres or More	3,098	10,001 - 100,000 cby	8,213		
S-11, RH, S-104 Districts	451	100,001 - cby and above	9,633		
Design Review (DR District)					
Exemption	451				
Second Units, staff level	451				

San Mateo County Planning & Building Division

Permit	Fee	Permit	Fee
Surface Mining Permit (less than 200 tons/day)		Street Name Change	
Initial/Renewal	5,783	.....	3,489
Inspection	1,190	Timberland Preserve Zone (TPZ, TPZ-CZ)	
Surface Mining Permit (200 tons/day and up)		Minor Development Permit	878
Initial/Renewal	11,532	Concept Plan	3,489
Inspection	1,190	Development and Timber Management Plan (DTM)	3,405
Surface Mining Reclamation Plan	2,869	Timber Management Plan	572
Inspection	1,190	Tree Permits	
Timber Harvesting Permit		Significant Trees	
Initial	5,783	Removal	
Inspection	1,190	1st 3 trees	154 ea.
Renewal	4,362	4th thru 6th trees	89 ea.
Topsoil Permit		Trees beyond 6th	60 ea.
Initial	3,489	Trimming (RH/DR District only)	
Inspection	1,190	.....	One-half of the above
Noise Report Review		Heritage Trees	
.....	287	Removal, per tree	451
Planned Agricultural Permit		Trimming	229
.....	4,574	Text Amendment	
Farm Labor Housing	0	.....	15,549
Public Noticing		Use Permit - Standard	
.....	136	Initial	4,650
Research		Renewal/Amendment	3,489
Per hour over 1.0 hours	122	Inspection	572
Resource Management District (RM, RM-CZ)		Farm Labor Housing	0
Minor Development Review - Certificate of Compliance	572	4-H Projects	See Note #6
Development Review Procedure		Second Dwelling Units	4,680
Environmental Setting Inventory (ESI)		Use Permits - Special	
Previous ESS Approval	1,782	Auto Wrecking Permit	
No Previous ESS	3,489	Initial	5,783
Final Development Plan	3,489	Renewal/Amendment	3,489
Rezoning		Inspection	572
.....	15,549	Kennel/Cattery Permit	
Sewage Capacity Transfer		Initial	3,489
.....	294	Renewal/Amendment	572
Specific Plan		Inspection	572
BART Station Area Specific Plan (per gross square feet of development)	0.089	Variance	
County to obtain reimbursement in accordance with Government Code Section 65453		Administrative	1,782
Stormwater Pollution Prevention Program		w/Public Hearing, add	1,706
Basic Fee.....	258	NOTES:	
(See note #5)		1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be	double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown. 2. Notwithstanding the fee schedule listed above, total costs of all fees for permits, excluding a Variance Permit fee, required to: (1) construct a new single-family residence or additions/remodels to same, or a second dwelling unit (new or legalized); or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$5,614 in FY 2004/05 provided that all permits are applied for and processed concurrently. 3. The Planning Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Planning Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Planning Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Planning Director in writing. 4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis. 5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County time beyond will be charged at the hourly rate of staff involved. 6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project. 7. San Mateo County Fire Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Confined Animal Permits. 8. All planning and building fees are waived for new affordable housing projects, as mandated by Board of Supervisors Resolution No.62405.

County of Santa Barbara Land Development Fees
Effective January 2007

TOTAL BASE FEE CURRENT	P&D FEE	FEE* TYPE	BLDG FEE* TYPE	FEE * PARKS TYPE	FEE * FIRE TYPE	CNTY CONSL TYPE	FEE * SURVEYOR TYPE	FLOOD CTRL FEE * TYPE	ROADS FEE * TYPE	FEE * WATER TYPE	ENVIR HEALTH FEE * TYPE	COB FEE * TYPE	APCD FEE * TYPE
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MINISTERIAL PERMITS

Coastal Development Permits & Community
Plans Areas not associated with
a discretionary project

Agricultural Structures:

Addition to Ag Structure	442	442	F										
Greenhouses < 300 sq ft	313	313	F										
Greenhouses 300 - 9,999 sq ft	855	830	F	25	F								
Greenhouses 10,000 - 19,999 sq ft	1,371	1,346	F	25	F								
New Agricultural Structures	919	894	F	25	F								

Residential Structures:

Accessory Structures	507	507	F										
Addition to Residential Structures	571	571	F										
Fences, Walls, Pools, Spas	313	313	F										
Guest houses/Pool houses/Artist studios	636	636	F										
New Residential or Residential Second Unit	1,088	1,088	F										

Commercial/Industrial Structures:

Minor Alterations	442	442	F										
New or Addition to Existing Structure	1,161	1,088	F							73	F		

Other Review:

Change of Use	517	442	F	75	F								
Demolition	636	636	F										
Emergency Permit (Coastal Zone Only)	1,784	1,346	F	75	F	363	F						
Energy/Public Works Facilities	813	571	F			242	F						

Other Development:

Carnival and Other Temporary Uses	467	442	F	25	F								
Est Value < \$100,000	646	571	F	75	F								
Est Value \$100,000 - \$499,999	826	701	F	125	F								
Est Value \$500,000+	1,859	1,734	F	125	F								
Exempt from CDP, Revision, Time Extension	249	249	F										
Simple Permit Exemption	120	120	F										
Home Occupation	274	249	F	25	F								
Trailers	571	571	F										
Tree/Brush Removal	701	701	F										

Grading Plan Review & Permit:

Grading < 500 cubic yards	646	571	F	75	F								
Grading 500 - 1,499 cubic yards	905	830	F	75	F								
Grading 1,500-4,999 cubic yards	1,163	1,088	F	75	F								
Grading > 5,000 + cubic yards	2,583	2,508	F	75	F								

Land Use Permits not associated with Discretionary Project

County of Santa Barbara Land Development Fees
Effective January 2007

	TOTAL BASE FEE CURRENT	P&D FEE	FEE* TYPE	FEE* BLDG TYPE	FEE * PARKS TYPE	FEE * FIRE TYPE	CNTY CONSL TYPE	FEE * SURVEYOR TYPE	FEE * FLOOD CTRL TYPE	FEE * ROADS TYPE	FEE * WATER TYPE	ENVIR HEALTH TYPE	COB FEE * TYPE	FEE * APCD TYPE
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New Structures:

Agricultural New Structure LUP	632	313	F						20 F	299 F				
Habitable Residential New Structure LUP	834	442	F						20 F	299 F	73 F			
Residential Develop with Special Constraints or Zon Clearance	1,609	1,500	D								109 F			

Additions & Changes of Use:

Agricultural/Residential Structure Addition LUP	607	197	F	75 F						299 F	36 F			
Commercial Addition/Change of Use LUP	553	442	F	75 F							36 F			
Residential Develop with Special Constraints or Zon Clearance	1,609	1,500	D								109 F			

Other Development & Review:

Fences, Walls, Pools, Spas, LUP	249	249	F											
Carnival & Other Temp Use	467	442	F	25 F										
Home Occupation	274	249	F	25 F										
Demolition, Revision, Exemption, Time Extension	249	249	F											
Simple Permit Exemption	120	120	F											
Emergency Permit	1,421	1,346	F	75 F										
Other Development	442	442	F											
Energy/Public Works Facilities	442	442	F											

DISCRETIONARY PERMITS

Land Use Permits, Coastal Development Permits, Map, and Lot Line Adjustment Clearance (including projects within the Special Area Overlay) associated with discretionary project

LUP following Zon Admin or Director Discretion Decision	701	701	F											
LUP following Plann Comm or Board Discretion Decision	1,500	1,500	D											
Parcel Map/LLA Clearance - No Conditions	534	442	F			92 F								
Parcel Map/LLA Clearance - Conditions	1,543	1,346	F	75 F		92 F								30 F
Tract Map Clearance	3,560	3,000	D	75 F		92 F	363 F							30 F

Design Review:

Board of Architectural Review - Conceptual	184	184	F											
Board of Architectural Review (Preliminary & Final)	507	507	F											
Montecito Board of Architectural Review	274	274	F											
BAR Discussion or Continuance (applicant requested)	150	150	F											
Community Design Guidelines Review	249	249	F											
BAR Site Visit	1,411	1,411	F											
Specific Area Noticing	225	225	F											
BAR Field Inspection	245			245 F										

Agricultural Preserves:

Assumption Contracts	0	-	F				0 F							
Ag Preserve Cancellation	3,585	2,250	F				605 F	730 F						
Contract Modification or Replacement	0	-	F				0 F	0 F						
Contract Non-renewal	1,209	1,088	F				121 F	*see advisory						
New Ag Preserve Contract	0	-	F				0 F	0 F						
Rezone/Comp Plan Change	0	-	F				0 F							
Farm Land Security Zone Contracts	0	-	F				0 F							

County of Santa Barbara Land Development Fees
Effective January 2007

	TOTAL BASE FEE CURRENT	P&D FEE	FEE* TYPE	BLDG FEE* TYPE	PARKS FEE* TYPE	FIRE FEE* TYPE	CNTY CONSL FEE* TYPE	SURVEYOR FEE* TYPE	FLOOD FEE* CTRL TYPE	ROADS FEE* TYPE	WATER FEE* TYPE	ENVIR HEALTH FEE* TYPE	COB FEE* TYPE	APCD FEE* TYPE									
Appeals to Decision-Makers:																							
Appeal to Board of Supervisors (Pay Clk of BD)	443	300	F				103	F					40	F									
Appeal to Planning Commission	403	300	F				103	F															
Coastal Development Permit with Hearing	3,750	1,500	D		75	F	242	F	130	F	543	F	145	F	1055	F	60	F					
Conditional Use Permits:																							
Conditional Use Permit Amendment - Director Review	6,872	5,519	F							753	F		600	F									
Conditional Use Permit - Major (New or Revised)	9,622	5,000	D	125	F	225	F	463	F	968	F	455	F	1,273	F	363	F	600	F	150	F		
Conditional Use Permit - Minor	4,655	2,624	F	125	F	75	F	92	F			195	F	799	F	145	F	600	F				
Conditional Use Permit - Minor for Residential 2nd Unit in Ag Zone	4,841	2,624	F	125	F	75	F	278	F			195	F	799	F	145	F	600	F				
Conditional Use Permit Trailer Renewal	1,407	1,129	F			278	F																
Substantial Conformity Determination	1,561	1,500	D				61	F															
Cond Certificate of Compliance																							
	4,549	3,528	F	75	F		278	F	363	F				305	F								
Development Plans:																							
Development Plan Amendment - Director Review	8,207	6,681	F								830	F	36	F	600	F			60	F			
Development Plan - Director Review (New or Revise)	7,230	3,000	D	175	F	225	F	1,111	F	61	F	260	F	907	F	36	F	1,205	F	250	F		
Development Plan - PC (New or Revised)	14,433	8,000	D	175	F	225	F	1,111	F	968	F	650	F	1,413	F	436	F	1,205	F	250	F		
Development Plan - ZA (New or Revised)	13,716	8,951	F	175	F	225	F	1,111	F	121	F	390	F	997	F	291	F	1,205	F	250	F		
Substantial Conformity Determination	1,561	1,500	D				61	F															
Determination of Similar Use - Planning Commission	1,742	1,500	D				242	F															
General Plan Amendments	8,789	8,000	D				484	F					305	F									
General Plan Consistency (sec 65402)	1,742	1,500	D				242	F															
General Plan Consistency (sec 65402) - Non-Complex	406	406	F																				
Limited Exceptions Determination	1,500	1,500	D																				
Maps:																							
Lot Line Adjustment Planning Commission	5,384	3,000	D	125	F	75	F	185	F	363	F	200	F	325	F	511	F		600	F			
Lot Line Adjustment Zoning Administrator	4,952	3,000	D	125	F	75	F	185	F	61	F	200	F	195	F	511	F		600	F			
Lot Line Adjustment Modification Prerecordation	3,121	3,000	D				121	F															
Parcel Map Waiver	2,168	1,500	D				363	F										305	F				
Recorded Map Modification	3,873	3,000	D	75	F		363	F	130	F								305	F				
Tentative Map Modification	4,884	3,000	D	175	F		555	F	363	F	65	F	623	F	73	F				30	F		
Tentative Parcel Map Plann Comm	11,432	5,000	D	175	F	300	F	1,111	F	363	F	160	F	390	F	1,472	F	291	F	2,110	F	60	F
Tentative Parcel Map Zoning Administrator	8,499	3,000	D	175	F	300	F	1,111	F	121	F	160	F	260	F	1,057	F	145	F	2,110	F	60	F
Tract Map (less than 49 lots)	16,689	8,000	D	175	F	450	F	1,111	F	1,210	F	425	F	500	+\$10/lot	2,095	F	363	F	2,110	F	250	F
Tract Map (more than 50 lots)	20,175	8,000	D	175	F	450	F	3,702	F	1,452	F	425	F	500	+\$10/lot	2,748	F	363	F	2,110	F	250	F
Mining Reclamation Plans	8,638	5,000	D	835	F		968	F		390	D	990	F					305	F		150	F	
Modification of Conditions	3,945	3,582	F				363	F															
Oak Tree Tier 4 Permit	1,500	1,500	D																				
Oil & Gas Production/Exploration Plans	7,652	5,000	D	175	F		968	F		759	F							150	F		600	F	
Ordinance Amendments	6,210	5,000	D				1210	F															
Rezone	9,920	8,000	D				968	F		130	F	551	F					150	F		121	F	
Consistency Rezone	2,541	2,420	F				121																
Site Visit	442	442	F																				
Site Investigation (Bldg)	75			75	F																		
Specific Plan	14,838	8,000	D				1,815	F		390	D	3,637	F	291	F			305	F		400	F	
Substantial Conformity Determination	1,561	1,500	D				61	F															

County of Santa Barbara Land Development Fees
Effective January 2007

	TOTAL BASE FEE CURRENT	P&D FEE	FEE* TYPE	BLDG FEE* TYPE	FEE * PARKS TYPE	FEE * FIRE TYPE	CNTY CONSL TYPE	FEE * SURVEYOR TYPE	FLOOD FEE * CTRL TYPE	ROADS FEE * TYPE	WATER FEE * TYPE	ENVIR HEALTH FEE * TYPE	COB FEE * TYPE	APCD FEE * TYPE
Time Extensions Planning Commission	3,635	3,453	F				182	F						
Time Extensions Zoning Administrator	2,237	2,237	F											
Variance	2,180	1,500	D	75	F		605	F						
Zoning Modifications	4,028	3,786	F				242	F						

MISCELLANEOUS REVIEW

Consultations:

Consultation	249	249	D											
Building Consultation per half hour	50			50	F									
Pre-Application	1,500	1,500	D											

Landscape Plan Review:

Landscape Review Minor	313	313	F											
Other Landscape Review	701	701	F											
Performance Security & Administration	313	313	F											
Drainage Plan Review	75			75	F									

Other Ordinances & Regulations:

Alcoholic Beverage Control Affidavit	116	116	F											
Hardship Determinations - Non-conforming use/structure	1,540	1,540	F											
Permit Revocation	4,815	3,000	D				1,815	F						
Montecito GMO Exemption (Not Hardship)	305	184	F				121	F						
Montecito GMO Hardship Exemption	1,984	1,500	D				484	F						
Montecito GMO Points Allocation	1,314	830	F				484	F						
Overall Sign Plan	3,786	3,786	F											
Road Naming Existing Road	1,181	946	F			185	F	50	F					
Road Naming - New road	1,065	830	F			185	F	50	F					
Temporary Second Dwelling Agreement & Site Visit	571	571	F											
Special Problems Area Intake Review	184	184	F											
Sign Certificate of Compliance	313	313	F											
Surface Mining Annual Inspection - Minor	553	313	F	175	F				65	F				
Surface Mining Annual Inspection - Moderate	1,006	701	F	175	F				130	F				
Surface Mining Annual Inspection - Extensive	1,935	1,500	D	175	F				260	F				

Permit Compliance:

Permit Compliance Minor	500	500	D											
Permit Compliance Major	1,500	1,500	D											

ADVISORIES:

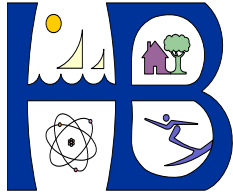
(F)-Fixed Fees are non-refundable.
(D) Deposit will be held on account. Applicant will pay monthly invoices.
Appeals located in the Coastal Zone which qualify under State of Calif Public Resources Code Section 30603 are exempt from appeal fees.
Multiple permit applications for Planning and Development:
Ministerial Cases with Fixed Fees: Collect highest ministerial fee +\$100 for each additional fixed fee
Discretionary Cases with Fixed Fees: Collect entire fee for each discretionary case type
Deposit Cases: Collect highest deposit
Grading and design review fees will be collected in full.

OTHER DEPARTMENT FEE PROCEDURES:
-If more than one deposit amount, collect larger deposit only.
-If more than one fixed fee, for Fire, Flood or Water collect only the larger fixed fee.
-Do not collect Fire Dept. fees for projects located in Montecito, Carpinteria, Summerland or Orcutt Fire Districts
-Conditional Use Permit in existing building with urban area - just collect for County Counsel, Fire, building (and EHS if well or septic)
-Lot Line Adjustments (PC or ZA) with no potential structures or building potential - waive Roads and EHS
-Minor Conditional Use Permits where structure exists and CUP is just for use and for fences and walls - waive Fire, Building, and EHS
-CDP's with hearings for additions with public water and sewer - waive EHS and Parks
-County Counsel & EHS reserve the right to change fee if estimated costs are exceeded
-Water Fees effective 6/28/04. Collect fee only if storm water treatment control BMPs required.
Ag Contract Non-Renewal - Collect \$270 F for Surveyor when a portion of the property is to be taken out of the contract.

Notice: To legalize a zoning violation, applicants must pay permit fees plus a penalty fee equal to all applicable permit fees up to \$2,000.

G:\group\admin\fee schedule\land dev fee spreadsheet effective jan 15, 2007\text change1.xls

Revised Text 5/07



CITY OF HUNTINGTON BEACH

PLANNING DEPARTMENT

FEE SCHEDULE

CITY COUNCIL APPROVED NOVEMBER 21, 2005
EFFECTIVE JANUARY 20, 2006

PLANNING COMMISSION ACTIONS:		FEE*
Annexation Request	10000100.42480	\$17,119
Coastal Development Permit**	42415	4,429
Conditional Use Permit:		
New Residential	42420	8,552
Commercial/Industrial/Mixed Use less than ½ Block	42420	6,941
Mixed Use, ½ Block or Greater	42420	20,153
Entitlement Continuance	42425	298 ¹
Development Agreement		Full Hourly Cost
Original Contract or Significant Amendment	42430	30,512 Dep.+ costs
Minor Amendment	42430	18,342 Dep.+ costs
Annual Review (Planning Commission Hearing)	42430	3,837
Annual Review (Administrative Review)	42430	3,382
Entitlement Plan Amendment		
New Hearing	42435	4,018
No Change to Conditions - Director Review	42440	2,028
General Plan Amendment - GPAMajor	42445	32,948
General Plan Amendment - GPA Minor	42445	17,998
General Plan Conformance	42445	4,251
Local Coastal Program Amendment	42450	7,306
Reversion to Acreage	42480	2,875
Special Permit	42480	2,052 each
Tentative Tract Map	42460	21,150+ 30/lot
Variance	42465	3,455
Zoning Map Amendment	42470	19,271
Precise Plan of Street Alignment	42480	13,205
Mobile Home Park Conversion Review	42470	25,878
Zoning Text Amendment-Major	42475	15,178
Zoning Text Amendment-Minor	42475	8,437

* Includes 4.1% automation fee

¹

Plus costs for Notice of Publication, if applicable

** Coastal Development Permit reduced 50% when processed concurrently with a Conditional Use Permit, Tentative Map or Variance

ZONING ADMINISTRATOR ACTIONS:		FEE*
Coastal Development Permit**		
Single Family Dwelling	10000100.42605	2,894
All Others	42605	3,014
Conditional Use Permit	42610	3,568
Conditional Use Permit (Fences)	42610	1,973
Entitlement Continuance	42615	210 ¹
Entitlement Plan Amendment		
New Hearing	42620	2,118
No Change to Conditions - Director Review	42620	1,357
Temporary Use Permit	42630	1,810+500 bond if applicable
Tentative Parcel Map	42635	4,068
Tentative Parcel Map Waiver	42635	1,788
Tentative Tract Map	42460	7,034 + 30/lot
Variance	42640	2,446

ENVIRONMENTAL REVIEW:		FEE*
Environmental Assessment	10000100.42705	\$7,255
Mitigated Negative Declaration	42705	2,082 (+ EA Study Fee)
Mitigation Monitoring: Mitigated Negative Declaration Environmental Impact Report	42705	2,206 2,593 (+10% of EIR)
Environmental Impact Report (EIR)- <u>Consultant Prepared</u>	42710	56,092 Dep. + costs
Environmental Impact Report (EIR)- <u>Staff Prepared</u>	42710	112,586 Dep. + costs

* Includes 4.1% automation fee

¹

Plus costs for Notice of Publication, if applicable.

STAFF REVIEW AND SERVICES:		FEE*
Address Assignment Processing	10000100.42755	\$882/project
Address Change/Single Tenant Assignment	42755	253
Administrative Permit	42820	
List 1: Outdoor Dining, Eating and Drinking Establishments, Fence Extensions (<8'), Personal Enrichment Services, and Home Occupations	42820	552
List 2: Parking Reduction, Carts & Kiosks, Waiver of Development Standards, Medical Marijuana Dispensaries, Non-conforming structure additions	42820	937
List 3: Privacy Gates, Game Centers, Accessory Dwelling Units, Manufactured Home Parks	42820	1,063
Animal Permits	42820	184
Categorical Exclusion letter (coastal)	42820	210
CC&R Review	42760	1,012
Certificate of Compliance	42765	513
Design Review Board	42775	902
Extension of Time	42820	340
Final Parcel Map	42780	1,093
Final Tract Map	42780	1,508
Initial Plan, Zoning & Review (land use changes, zone changes, conceptual plans)	42785	262
Limited Sign Permit	42790	635
Lot Line Adjustment / Lot Merger	42820	552
Planned Sign Program		
Single User and Amendments to Existing Programs	42790	710
Multiple Users	42790	1,170
Preliminary Plan Review:		
Single Family Residential	42795	746
Multi-Family Residential (up to 9 units)	42795	1,693
Multi-Family Residential (10+ units)	42795	2,148
Non-Residential	42795	2,335
Sign Code Exception – Staff	42625	812
Sign Code Exception – Design Review Board	42625	1,569
Site Plan Review	42820	4,323
Temporary and Promotional Activity Sign Permit	42800	76
Temporary Sales/Event Permit	42805	281
Zoning Letter:		
Flood Verification	42810	80
Staff Review		149

Zoning Research/Information	42810	87/hr. (min. 1 hr.)
Planning Consultation/Meeting Fee (per planner)	42810	114/hr. (min. 1 hr.)

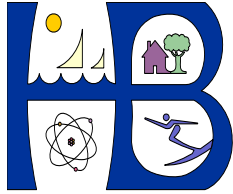
* Includes 4.1% automation fee

APPEALS:		FEE*
To Planning Commission		
Single family owner appealing decision of own property	10000100.42815	\$1,287
	42815	1,569
Others	42815	494
Appeal of Director's Decision (PC Public Hearing)	42815	416
Appeal of Director's Interpretation (PC Non-Public)		
To City Council (file w/ City Clerk's Office)		
Single family owner appealing decision of own property	42815	\$1,541
Others	42815	2,379

OTHER FEES:		FEE*
Downtown Specific Plan Fee	42820	\$831 per acre
Outdoor Dining:	42820	
License Agreement Application Fee		30
License Agreement Use Charge		0.01/sq.ft.
License Agreement Code Enforcement Fee		4/sq. ft.
Park and Recreation Fee (see attached)		
Traffic Impact Fee		See Dept. of Public Works

* Includes 4.1% automation fee

ADDITIONAL FEES MAY BE REQUIRED:
ENTITLEMENTS FOR DEVELOPMENT INCLUDE INITIAL REVIEW OF PLANS AND ONE SUBSEQUENT REVISION SUBMITTAL. REVIEW OF PLANS IN EXCESS OF ONE REVISION SHALL BE CHARGED THE FULLY BURDENED HOURLY RATE.
ALSO SEE DEPARTMENTS OF PUBLIC WORKS, FIRE, AND THE BUSINESS LICENSE DIVISION FOR ADDITIONAL FEES



CITY OF HUNTINGTON BEACH

PLANNING DEPARTMENT

Park and Recreation Fees

CITY COUNCIL APPROVED JUNE 17, 2002
EFFECTIVE JULY 17, 2002

Pursuant to City Council Ordinance No. 3562, and Resolution Nos. 2002-56 and 2002-57 adopted on June 17, 2002, park in-lieu fees for residential developments involving a subdivision map are as follows:

PROJECTS REQUIRING A SUBDIVISION MAP (20900209.47115)

Tract Map No./Parcel Map No:

Park and Recreation Fee Formula Per Chapter 254:

$$\frac{5 (\# \text{ units} \times 2.68)}{1,000} \times \text{Per acre value of project site}^* = \text{Park In Lieu Fee}$$

* Based on City-approved site-specific appraisal of project site

CITY COUNCIL APPROVED DECEMBER 16, 2002
EFFECTIVE DECEMBER 16, 2002

Pursuant to City Council Ordinance No. 3596, and Resolution No. 2002-129 adopted on December 16, 2002, park fees for commercial and industrial developments and residential developments not requiring a subdivision map are as follows:

PROJECTS NOT REQUIRING A SUBDIVISION MAP (20900209.47280)

Commercial and Industrial Floor Area = \$0.23/square foot

Residential Floor Area (includes garages) = \$0.86/square foot

Date Fees Paid:	Plan Check No.:
Receipt No.:	
Job Location:	
Tentative Tract Map No./Tentative Parcel Map No.:	



**PLANNING PERMIT
FEE SCHEDULE**

*Effective fees as of September 26, 2006
C.C. Reso No. 12, 906, 12,976 & 13,161*

ADMINISTRATIVE PERMITS

GENERAL

Art Proposal Review.....	\$1,020.60
CBD Design Review-Major.....	1,344.00
CBD Design Review-Minor.....	387.45
CBD Sign (OTC) Review.....	84.00
Certificate of Compliance.....	672.20
Development Design Review.....	4,250.40
Home Occupation Permit.....	63.00
Large Family Day Care.....	364.35
Minor Modification.....	789.60
*Additional DS fee, Commercial/Industrial.....	84.26
*Additional DS fee, Residential.....	52.61
Pre-Application ¹	1,999.20
*Additional DS fee, Commercial/Industrial.....	112.35
*Additional DS fee, Residential.....	70.14
Street Naming/Renaming.....	1,992.90
Street Vacations.....	1,615.95
Temporary Use Permit.....	67.20
*Additional Security Deposit ²	315.00
Time Extension, Admin Permits (MNMD).....	375.90
Wireless Administrative Permit.....	3,345.30
Zone Clearance.....	67.20

RESIDENTIAL

Mobile Home Review.....	621.60
Residential Care Facility.....	621.60
Second Unit Review.....	621.60

COASTAL

Coastal Exemption Determination.....	679.35
Administrative Modification.....	705.60
Development Review.....	3,888.15
Emergency.....	969.15

MAPS

Lot Line Adjustment.....	1,875.30
*Additional DS fee.....	34.65 per lot plus 1,827.00
Lot Merger.....	2,127.30
*Additional DS fee.....	16.80 per lot plus 1,827.00

ENVIRONMENTAL FEES

CEQA Exempt Project.....	127.05
Initial Study/Negative Declaration.....	2,718.45
Mitigated Neg.Dec & Monitoring.....	5,416.95
Fire Prevention EIR Review.....	714.00
(EIR cost may vary with project scope, based on contract)	

MISCELLANEOUS FEES

Annual Subscription – Agenda Summary.....	37.00
Annual Subscription – Meeting Minutes.....	37.00
City Attorney Deposit, major projects.....	10,500.00
Notice of Land Use Restrictions and Conditions.....	15.00
Planning Permit Enforcement-Regular/OT.....	84.00
Overtime.....	115.50
Property Owners List/Map (for each data set).....	121.80
Recorded Documents.....	20.00
Standard Form Letter.....	106.05

DOCUMENTS

General Plan.....	45.00
Zoning Ordinance (Chapter 16).....	20.00
Local Coastal Plan.....	10.00
Coastal Zoning Ordinance (Chapter 17).....	10.00
Specific Plans.....	10.00
Zoning Maps.....	15.00
Landscape Brochure.....	1.00
Compact Disc Copies.....	12.00

DISCRETIONARY PERMITS

GENERAL

Annexation.....	\$4,767.00
Density Bonus.....	2,888.55
Development Agreement.....	2,209.20
Development Agreement Amendment.....	799.05
Development Plan.....	4,126.50
General Plan Amendment.....	10,167.15
General Plan Consistency.....	1,707.30
Major Modification.....	3303.30
*Additional DS fee, Commercial/Industrial.....	140.44
*Additional DS fee, Residential.....	87.68
Planned Development Permit	
Commercial/Industrial.....	5302.50
Residential.....	3622.50
Pre-Zoning.....	2944.20
Special Use Permit	
Alcohol.....	1391.25
Commercial/Industrial.....	5,067.30
Minor.....	2317.35
Residential.....	4,082.40
Wireless Facility.....	5,525.10
Specific Plan Amendment.....	5,149.20
Specific Plan Review.....	6,075.30
Zone Change.....	3,091.20
Zone Text Amendment.....	5,789.70
Zone Variance.....	1,875.30

COASTAL

Coastal Development Permit	
Commercial/Industrial.....	4,216.80
Residential.....	3,460.80
Coastal Plan Amendment.....	9,807.00
Coastal Plan Consistency.....	1,505.70
Coastal Variance.....	1,556.10

MAPS

Final Map.....	2,201.33
*Additional DS fee.....	36.75 per lot + 1,480.50
Parcel Map Waiver.....	1,875.30
*Additional DS fee.....	370.65
Tentative Map.....	5,882.10
*Additional DS fee.....	17.85 per lot + 833.70
Vesting Tentative Map.....	4,987.50

DEVELOPMENT ADVISORY COMMITTEE

Development Services DAC Review Fees	
Commercial/Industrial.....	561.75
Residential.....	350.70
Fire Prevention DAC Review Fees	
Commercial.....	928.20
Industrial.....	838.95
Residential, 1-7 SF or 1-3 MF.....	311.85
Residential, 8-49 SF or 4 or more MF.....	936.60
Residential, 50 or more SF.....	1,338.75
Parks DAC Review Fees	
Commercial/Industrial.....	210.00
Drainage Basins.....	210.00
Freeway/Street/Highway.....	193.20
Medians.....	105.00
Residential.....	273.00
Architectural DAC Review.....	141.75

APPEALS

Wireless Communication Facility, to	
Planning Commission.....	1,321.00
All other City appeals.....	500.00

**Exhibit O
Page 1 of 1**

NOTICE: As of January 23, 2006, the fees provided on this fee summary include a 5 percent surcharge in accordance with City Council Resolution No. 12,976.

1 - Initial filing deposit, which represents 150% of the average cost to process this particular permit. The actual charge may vary depending upon the amount of time actually required to process the permit. The total charge may not exceed the filing fee deposit without previous approval by the Planning Division Manager. If the Manager Determines that additional costs beyond the deposit amount are justified, Planning staff will ask the applicant to deposit additional funds to cover the estimated additional costs. Planning staff will process refunds to the applicant if the actual costs are less than the original deposit or any additional amount deposited by the applicant.
2 - Amount of deposit established by City Ordinances No. 1633 and 1836.