

**REPORT TO CITY COUNCIL
Council Agenda of 12/12/17**



Richard Jamar, Public Works Director (Interim)

SUBJECT Analysis of Wastewater Fund and Operations Study (Study).

RECOMMENDATION Accept Study and authorize payment to collaborative authors.

DISCUSSION

On October 28, 2014, the City accepted a consultant-generated **City of Guadalupe Wastewater Collection System & Treatment Plant Master Plan ("Master Sewer Study")**. From that Study a Wastewater CIP program was recommended. As fiscal clarity has emerged in the City's financial position, it has become clear the WW Enterprise funds were not available to implement the original CIP recommendations, and new strategies were necessary.

Administration commission a small study to review Wastewater Operation and Financial condition, and evaluate pathways to implement the CIP.

The Study goals were:

A. Operations

- a. Cost and Operations Analysis
- b. Odor Management
- c. Plant Capacity
- d. Control systems
- e. Capital Replacement Program

B. Financial

- a. Project Capital Expenditures
- b. Prepare Proforma

C. Deliverables

- a. Report containing A & B above
- b. Spreadsheet for Finance/PWD manipulation to evaluate rate increase scenarios

Overview of Report

The report provided an overview of the history, expansion, and changes to the Wastewater Treatment Plant (WWTP). It follows with the current operational challenges including the major problem of odor control. The Study identifies likely poor management of sludge operations leading to plant failure and major modifications.

The Study identifies the known deficiency of first-order models, of which the 2014 Master Sewer Study is included. A second-order model includes calibration using data from live flows. Due to the time, equipment, and consultant costs to obtain this next level of hydraulic model refinement, the decision was to limit the costs to the City. In addition, first-order models tend to be conservative as estimated flows are based on 'book' values.

The Study identifies six (6) paths to CIP implementation, either individually or in combination.

1. Proceed with the Master Sewer Study CIP.
2. Defer programmed CIP projects until adequate funds are available
3. Seek Energy Design through California Legislative Code 4217 to fund projects
4. Proceed with capital project deferral and rate increases, to minimize required rate increases and extend project completion time.
5. Reconfigure WWTP from operationally and sludge-inefficient Biolac system to AIPS and introduce new sludge management technology.
6. Field verify all sewer flows before proceeding with any collection system upgrades/line replacement.

Item 6. above, is currently on the 12/12/17 Consent Calendar for approval. That request is the least expensive alternative to improve the accuracy of the Master Sewer Study. With an improved Study, the authors feel the new conclusions will likely reduce the number of CIP projects, and that can lead to significant savings for the City.

FISCAL IMPACT

1. Co-Author's fee of \$6,000 for WWTP and CIP analysis
2. Co-Authors fee of \$6,000 for financial evaluation of CIP, using City Finance revenue and operational cost data.
3. Potential savings of \$0, to Tens or Hundreds of Thousands of dollars in deferred or unnecessary CIP projects.

ATTACHMENTS

Report: Analysis of Wastewater Fund and Operations Study

Draft Report

City of Guadalupe Analysis of Wastewater Fund and Operations

Prepared at the request of:

**Cruz Ramos, City Manager
City of Guadalupe**

Introduction

It is our pleasure to present this draft report for the evaluation of the City of Guadalupe's Wastewater Enterprise Operation. Three professionals, Rick Sweet, Shannon Sweeney, and Lisa Long, conducted the evaluation, which consisted of evaluation of plant issues as well as examination of the enterprise fund to assess adequacy of the fund to sustain present operations, upcoming maintenance and plant improvements. Following is our findings, presented in two parts: Technical Report and Options, and Financial Analysis.

Technical Report and Options

Wastewater treatment

The City of Guadalupe wastewater treatment plant has gone through several iterations over the last two decades. Originally, the plant consisted of clarification and anaerobic digestion. The plant process was converted to AIPS (Advanced Integrated Pond System) in 2003. This process consisted of a series of ponds with aeration. Unfortunately, this process was not effective, possibly because of insufficient sludge management and insufficient aeration. Under this configuration, the plant struggled to meet regulatory requirements. In 2008, the process was converted to a Biolac system which uses a fraction of the footprint of the AIPS system but a considerable amount of energy. This process acts like activated sludge. Unfortunately, no digestion was built into the system. The

solids are dewatered using a screw press, but because the sludge has not been digested, the undigested sludge is likely the cause of significant odors in the vicinity of the plant.

The collection system consists of three lift stations and several miles of pipe. The three lift stations are in various states of disrepair, are either oversized or undersized for their conditions, or lack adequate easements for safety equipment for proper operation and maintenance.

In 2014, Michael K Nunley Associates prepared a master plan for the City of Guadalupe wastewater treatment and collection systems. In that document, they documented numerous capital projects along with engineering estimates and anticipated dates of implementation. The master plan is a well-written document and comprehensive in its identification of the City of Guadalupe needs. However, the City faces financial shortages that are preventing it from being able to proceed with the capital projects as listed. Because there are inadequate funds at this time to proceed with all the projects, this evaluation takes into account system priorities and considers options for how to proceed.

The City has six options to consider either individually or in combination. The following paragraphs discuss each of the options so that City of Guadalupe can make the best choice for its community.

The options are as follows:

1. Proceed with the master plan as prepared by Michael K Nunley Associates – raise rates sufficiently to pay for projects.
2. Defer capital projects sufficiently to maintain positive cash flow until adequate funds are available- maintenance funds will need to be increased to provide adequate maintenance until capital projects can proceed.
3. Seek out energy design – build projects that use energy cost savings to fund projects using California legislation 4217.- 2005 CA 600 Code Sections
4. Proceed with a combination of capital project deferral and rate increase to reduce both the rate increase and length of time until project completion. 4217.10-4217.18
5. Reconfigure the wastewater treatment plant back to AIPS. Chapter 3.2
6. Field verify all sewer line flows before proceeding with any collection system sewer line replacement. Energy Conservation Contracts

1. Proceed with master plan

This is the most expensive option. The City of Guadalupe does not have sufficient funds at this time to pursue all of the capital projects as listed in the master plan without a significant rate hike. This is also the most conservative of the options. By pursuing all the projects listed in the master plan, the City will be in the best position to meet current and future needs. In order to pursue this option, the City will need to raise sewer user rates by at least 60% percent. Appendix A includes the financial evaluation associated with this option.

Master plans tend to be conservative in their identification of projects. Sometimes, projects listed in master plans can be deferred either because the evaluation was overly conservative in the needs of the community, or the flow rates are different from those defined in the master plan. For instance, water conservation can lead to lower sewer flow rates. If a sewer line is identified as undersized prior to conservation, the pipeline may be adequately sized after water conservation is imposed. For this reason, it is always beneficial to field test flow conditions before proceeding with a capital sewer line replacement project.

2. Defer capital projects

Because master plans tend to be conservative in nature, it may be possible to defer some capital projects until the City is in a better financial position to implement them. Appendix B includes the financial evaluation associated with the deferral of some capital projects.

Collections system capital projects should always be field verified for need before implementing them. Master planning documents often rely on hydraulic models to determine whether or not collections system pipes have sufficient hydraulic capacity. However, they are only models that attempt to demonstrate what is really going on. Hydraulic models do not always capture reality, and therefore it is valuable to field verify conditions. Refer to the section on this report on flow metering for options for field verifying hydraulic capacity. pg 6, item #4

Some capital projects can be deferred if funding is available to address maintenance until the capital project can be completed. For instance, the capital project involving the effluent ditch may be deferred only if sufficient maintenance funds are available each year to repair erosion until the ditch can be replaced with a pipe.

3. Energy turnkey services

California government code 4217 allows public agencies to construct facilities that develop energy conservation, and provides public agencies the significant flexibility in developing funding agreements to pay the capital costs for these projects. Although the government code allows contracts to be let without bidding, it is highly recommended that the public agency seeks a request for proposals from Energy Service companies (ESCO's) that can perform the evaluation of projects, seek out funding, and implement projects. Before entering into a contract for project implementation, the public agency must hold a public hearing with findings related to cost savings. Projects with any nexus to energy savings can be included in the suite of projects chosen to be implemented under this program, including some of the capital projects included in the master plan for the wastewater treatment plant, as well as the work needed at the lift stations. The ESCO simply needs to demonstrate that the financial benefit of the suite of projects outweighs the cost of those projects. Projects can include any energy project associated with any facilities within the city, including water, wastewater, public safety, or administration. Some examples include more energy efficient lighting, air conditioning, solar panels, or pump replacements, just to name a few. The City of San Luis Obispo is already in the implementation phase of this program and the City of Santa Maria is just embarking on this program. The timeframe for implementing projects can range from 1 to 2 years. But the beauty of this program is that the cost savings of the program attract funding opportunities that can cover the capital costs of implementing the program. In the case of the City of Guadalupe wastewater treatment plant and collection system, it may be possible to fold the Pioneer Lift Station, Highway 1 Lift Station, Gularte Lift Station, influent Pump Station, and irrigation Pump Station into an energy savings program for a possible total of almost \$1.9 million in capital funds deferred because of financing opportunities available through this program. In addition, the city of Guadalupe they may realize savings associated with energy projects and other public facilities throughout the city.

4. Combination of deferring capital and raising rates.

This option will vary depending upon which capital projects are deferred. Appendix B also includes an illustration of one financial evaluation associated with this option.

5. Restore AIPS process at wastewater treatment plant

The success of this option depends on several factors including the following:

- Obtaining permission from the Regional Water Quality Control Board to restore AIPS.
- Maintaining flow below X. 0.95 MGD?
- Developing and maintaining a successful sludge management program.
- Installing technology to provide the appropriate level of aeration.

Before proceeding with this option, it will be very important to ensure that the regulator, Regional Water Quality Control Board, accepts this as an option. Some ways to help gain regional board acceptance include the following:

- The AIPS system provides sludge digestion, improving air quality and facility acceptance to the neighbors.
- The current permit is still written for the AIPS system and was never rewritten for the Biolac system.
- Failure of the AIPS system originally was likely due to inadequate aeration and sludge management, both of which can be improved with current technology.
- Restoration to a lagoon style treatment process does not require as high wastewater certification as the Biolac system, making it easier for the city to meet its wastewater certification requirements.

The Blue Frog technology by Advanced Aeration, LLC is a relatively recent technology that can improve aeration and sludge management in lagoon treatment systems. In addition, it claims to use a fraction of the energy than traditional aeration devices. For this reason, this technology may be a viable candidate for the 4217 process discussed above.

In addition to good aeration, mixing, and sludge management for the future, literature suggests that this technology can also help to reduce the amount of sludge that has already built up in lagoons, such as at the City of Guadalupe's wastewater treatment plant.

This technology has already been installed in at least one California wastewater treatment plant, in Montague, California. This facility installed the blue frog technology in one of its lagoons to prove effectiveness before installing it throughout the plant. This is also an option at the city of Guadalupe facility, which is a way to verify the company's claims about sludge management, effectiveness, and ability to meet regulatory requirements. Appendix C contains a news article regarding the installation of this technology in Montague.

The article can also be found online at the following URL:
<http://www.waterworld.com/articles/2016/05/blue-frog-wastewater-treatment-system-installed-in-montague-calif.html>

6. Field verify sewer collections flows

For about \$10,000, the City can purchase a portable sewer Flowmeter to test sewer flows at critical locations throughout the collection system. All of the collection system gravity sewer line replacements should be field verified to determine actual need before spending tens to hundreds of thousands of dollars to replace what may be a perfectly serviceable sewer line.

Hydraulic models associated with master plans tend to consider a sewer line as at capacity at half to 5/8 of the diameter full. While not ideal, a sewer pipe can be operated in surcharge mode (the entrance and exit of a manhole are both completely full and the pipe is flowing under pressure). As long as sewage level in the manhole does not exceed ground-level, resulting in a sewer overflow, the pipe can remain in service. Field verifying actual flows over the course of a full week and considering potential upcoming contributions to each section of pipe in the sewer system, it is possible to make better decisions about need and priority. This may permit several gravity sewer line replacement projects to be deferred for one or more years beyond the project year listed in the master plan. If gravity pipeline replacement projects are deferred, it is highly recommended that annual cleaning of these lines be performed, as running them in surcharge mode does not allow for much loss of capacity due to debris or grease buildup.

Possible portable Flowmeter manufacturers include the Hach Sigma 950 and the x. It is also possible to hire a company to perform this testing. However, the process is fairly straightforward, and the agency benefits from owning this particularly valuable piece of monitoring equipment.

Financial Analysis

The financial analysis was tightly linked to the plant operations, maintenance, improvements and expansions identified above. Using projected expenditures, and projected revenues an Excel-based model pro forma has been developed. The goal was to design an expenditure plan that would, if possible, align with projected revenue.

The complete model includes separate analysis and charts for Fund 12 (Operations) and Fund 32 (Capital), as well as a presentation showing both funds combined. This draft report has been limited to presentation of both funds combined according to the various technical options presented above. Data used was provided by Annette Munoz, Director of Finance for the City of Guadalupe, and Shannon Sweeney, P.E. in her analysis of the ongoing O&M and a Capital Replacement Program for the Wastewater System.

Financial evaluation of Options #1, 2, and 4 are found in the Appendices as noted above, and includes the following:

- A chart showing graphical representation of the combined operations and capital wastewater funds, with the blue line indicating cash balance for each period.
- The capital plan used for that scenario, showing the timing of the capital projects as well as the dollar amounts.
- Rates used for the related scenario. Assumptions were made regarding growth in development and a conservative CPI increase of 1.5%.
- Brief notations regarding the cash flow behavior in that scenario.

Additionally, Appendix D contains information from the State of California regarding a Small Community Wastewater loan program. The state is no longer accepting applications for this program, however, something like it may come available in the future and could be considered as part of the City's overall plan.

It has been our pleasure to prepare this report for the City, and we look forward to discussing it with you in detail.

Respectfully submitted,

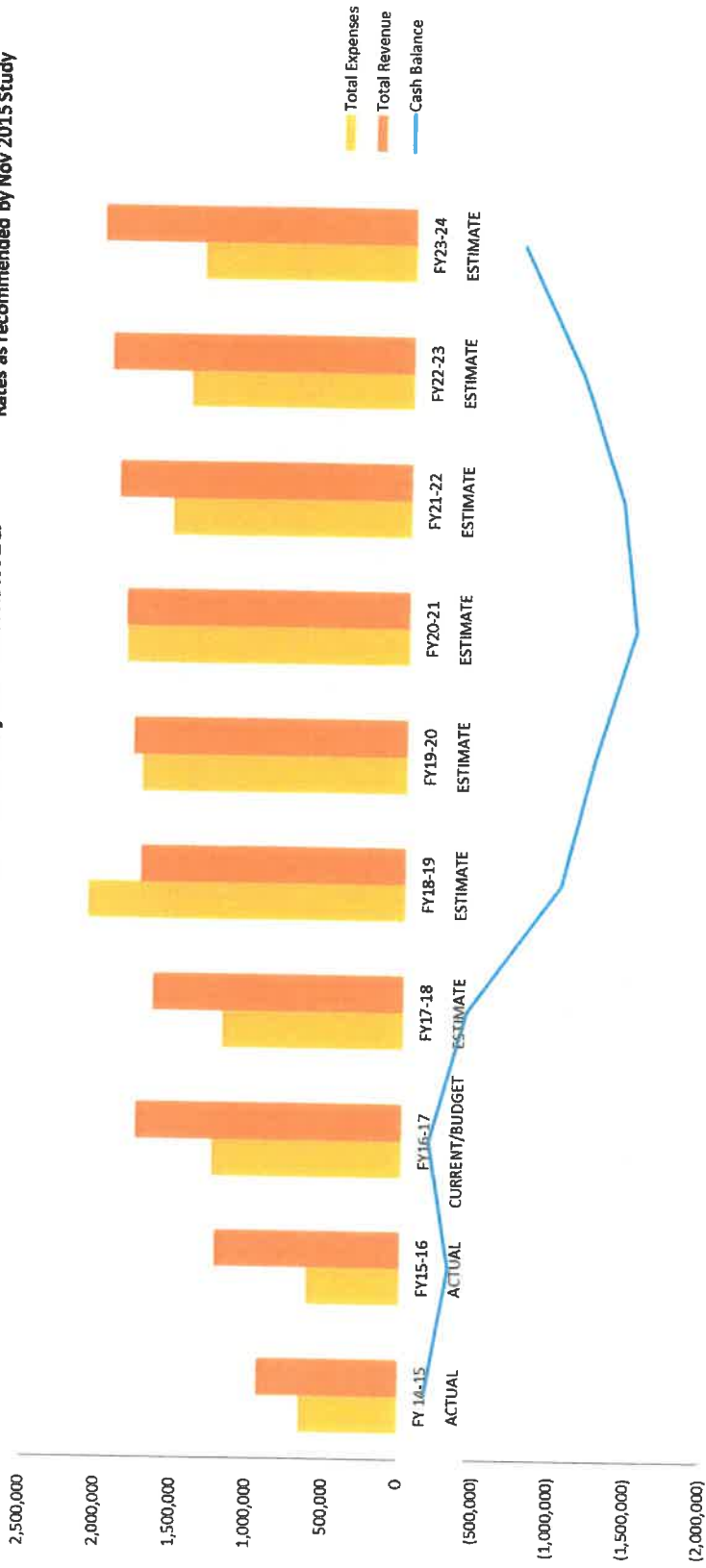
Rick Sweet, P.E.
Shannon Sweeney, P.E.
Lisa Long, BBA

Appendix A --

- In this option, the MKN master plan for capital is assumed, and the rates are those listed in the November 2015 Rate Study conducted by Bartle Wells Associates.
- The Bartle Wells rate study allowed for increases over the first three years of approximately 15.9%, 11.5%, and 6.5% respectively. Years following that time period were restricted to an assumed CPI increase of 1.5% annually.
- Cash flow is indicated by the blue line on the chart – with the current capital plan and rates, cash is not sufficient to maintain the system. It drops steadily to a low of -\$1.5 million in FY 2020-2021, and then begins to rise slowly. It does not recover to a positive cash balance until after FY 2023-24 – the end of this study. (This evaluation did not continue past FY 2023-24 in order to be conservative.)
- Also presented is an additional chart showing impact of a potential rate increase in order to sustain the capital plan as presented in the MKN master plan. In this scenario, rates would be increased approximately 60% in January 2019, with a potential rate decrease of approximately 10% the following two years. This would provide additional cash flow, although still slightly negative in FY 19/20, it begins to recover. Due to Proposition 218 requirements, a rate increase any sooner than Jan 2019 would likely not be possible.

City of Guadalupe Wastewater Fund 12/32 Combined

Proceed with MKN Master Plan
Rates as recommended by Nov 2015 Study



CAPITAL

ACCT	DESC	ACTUAL FY 14-15	ACTUAL FY 15-16	CURRENT/ BUDGET FY 16-17	ESTIMATE FY 17-18	ESTIMATE FY 18-19	ESTIMATE FY 19-20	ESTIMATE FY 20-21	ESTIMATE FY 21-22	ESTIMATE FY 22-23	ESTIMATE FY 23-24
3100	Buildings	0	0	0							
3150	Improve Other than Buildings	0	0	600,000							
3170	Land	0	0	0							
3200	Equipment	0	0	0							
	Subtotal WW Capital	0	0	600,000	0	0	0	0	0	0	0

CAPITAL PROJECTS

ACCT	DESC	ACTUAL FY 14-15	ACTUAL FY 15-16	CURRENT/ BUDGET FY 16-17	ESTIMATE FY 17-18	ESTIMATE FY 18-19	ESTIMATE FY 19-20	ESTIMATE FY 20-21	ESTIMATE FY 21-22	ESTIMATE FY 22-23	ESTIMATE FY 23-24
EWWCIP1	Preliminary CRP	\$ -	\$ -	\$ -	\$ 168,755	\$ 2,284	\$ -	\$ 6,276	\$ -	\$ 58,245	\$ 199,034
EWWCIP2	Pioneer Lift Station Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454,350	\$ -	\$ -	\$ -
EWWCIP3	Highway 1 Lift Station Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,880	\$ -	\$ -	\$ -
EWWCIP4	Gularte Lift Station Maintenance Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
EWWCIP5	Eleventh Street Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP6	12-inch Trunk Sewer	\$ -	\$ -	\$ -	\$ -	\$ 1,261,500	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP7	Campodonico Avenue Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,400
EWWCIP8	Pioneer Street Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,700
EWWCIP9	Tognazzi Avenue Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ 93,960	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP10	Carlfin Drive Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,104	\$ -	\$ -
EWWCIP11	Mahoney Lane Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP12	Surbird Lane Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP13	Riverview Development Gravity Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,880
EWWCIP14	Influent Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EWWCIP14A	Holding Pond, road Rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -
EWWCIP14B	Treated Effluent Pipeline/Holding Pond Rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
EWWCIP15	Irrigation Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 620,000	\$ -
EWWCIP16	Spray Irrigation System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FWWCIP1	Influent Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FWWCIP2	Grit Removal System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FWWCIP3	Extended Aeration Basin 2 in 2030 (assumed date)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Capital Projects	0	0	0	468,755	1,357,744	1,000,000	1,103,606	804,104	678,245	599,014
	Total Capital	0	0	600,000	468,755	1,357,744	1,000,000	1,103,606	804,104	678,245	599,014

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Sewer Service Evaluation

Table of Values Jan-16 1,820

Total Active Accounts-Normal 1,820

CPI Increase 1.50%

Sewer	# of Accounts	Current Rate	Monthly	Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
Sewer - Normal	1,820	35.15	\$ 63,973	40.74	48.38	48.10	49.84	50.59	51.35	51.35	52.12
Total Monthly			\$ 63,973								
Annual			\$ 447,811								
\$ Change			\$ 371,475								
			\$ 819,286								

Feb-16

Year 1 Values 1,824

Total 1,824

Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.20%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-17

Year 2 Values 1,827

Total 1,827

Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.20%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-18

Year 3 Values 1,867

Total 1,867

Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.07%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-19

Year 4 Values 1,947

Total 1,947

Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%	1.5%	1.5%

Jan-20

Year 5 Values 2,007

Total 2,007

Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%	1.5%

Jan-21

Year 6 Values 2,067

Total 2,067

Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%

Sewer Service Evaluation

Table of Values Jan-16 15,000

Total Active Accounts-Normal 15,000

CPI Increase 1.50%

Sewer	# of Accounts	Current Rate	Monthly	Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
Sewer - Recrets	87	35.15	\$ 3,058	40.74	48.38	48.10	49.84	50.59	51.35	51.35	52.12
Addr units (ccr)	15,087	1.47	\$ 22,050	1.70	2.02	2.05	2.08	2.12	2.15	2.15	2.18
Total Monthly			\$ 25,108								
Annual			\$ 146,840.70								
\$ Change			\$ 176,156.35								
			\$ 321,337								

Feb-16

Year 1 Values 15,030

Total 15,030

Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.20%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-17

Year 2 Values 15,060

Total 15,060

Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.20%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-18

Year 3 Values 15,060

Total 15,060

Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.09%	1.5%	1.5%	1.5%	1.5%	1.5%

Jan-19

Year 4 Values 15,080

Total 15,080

Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%	1.5%	1.5%

Jan-20

Year 5 Values 15,080

Total 15,080

Year 5 rate change	Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%	1.5%

Jan-21

Year 6 Values 15,080

Total 15,080

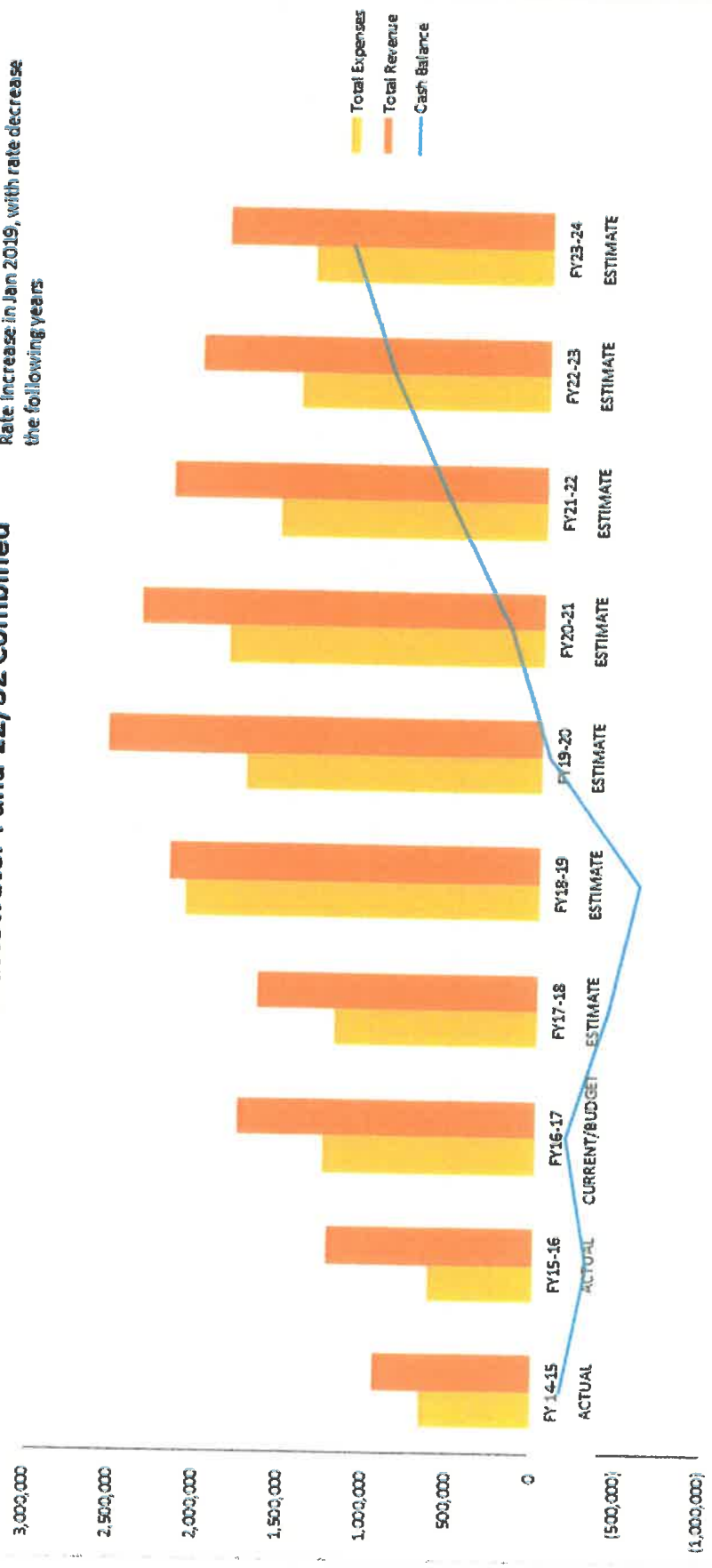
Year 6 rate change	Year 7 rate change	Year 8 rate change
0.00%	1.5%	1.5%

REVENUE SUMMARY

	FY 16/16	\$ Gain	Total Estimate	FY 16/17	\$ Gain	Total Estimate	FY 17/18	\$ Gain	Total Estimate	FY 18/19	\$ Gain	Total Estimate	FY 19/20	\$ Gain	Total Estimate	FY 20/21	\$ Gain	Total Estimate	FY 21/22	\$ Gain	Total Estimate	FY 22/23	\$ Gain	Total Estimate	FY 23/24	\$ Gain	Total Estimate
Residential	\$ 819,286	\$ 124,868	\$ 944,154	\$ 1,066,924	\$ 122,071	\$ 1,188,995	\$ 1,121,613	\$ 62,417	\$ 1,173,830	\$ 63,834	\$ 1,237,664	\$ 65,143	\$ 1,302,807	\$ 66,492	\$ 1,369,299	\$ 67,888	\$ 1,437,187	\$ 69,327	\$ 1,506,514	\$ 70,711	\$ 1,577,225	\$ 72,084	\$ 1,651,309	\$ 73,437	\$ 1,730,746	\$ 74,780	\$ 1,805,526
Commercial	\$ 321,297	\$ 24,344	\$ 345,641	\$ 7,447	\$ 353,088	\$ 6,604	\$ 359,692	\$ 6,888	\$ 366,580	\$ 7,172	\$ 373,752	\$ 7,456	\$ 381,208	\$ 7,740	\$ 388,948	\$ 8,014	\$ 396,962	\$ 8,272	\$ 405,234	\$ 8,530	\$ 413,764	\$ 8,788	\$ 422,452	\$ 9,046	\$ 431,498	\$ 9,304	\$ 440,202
Total	\$ 1,140,583	\$ 149,212	\$ 1,289,795	\$ 1,074,411	\$ 128,675	\$ 1,203,087	\$ 1,443,225	\$ 69,301	\$ 1,540,110	\$ 131,668	\$ 1,671,778	\$ 142,600	\$ 1,814,015	\$ 144,232	\$ 1,958,247	\$ 146,902	\$ 2,103,716	\$ 149,601	\$ 2,253,318	\$ 152,291	\$ 2,405,615	\$ 154,862	\$ 2,560,477	\$ 157,119	\$ 2,717,595	\$ 159,364	\$ 2,876,959

City of Guadalupe Wastewater Fund 12/32 Combined

Proceed with MKN Master Plan
Rate Increase in Jan 2019, with rate decrease
the following years



Sewer Service Evaluation

Table of Values	Jan-16	1,820
Total Active Accounts-Normal		
CPI Increase	1.50%	

Sewer - Normal	# of Accounts	Current Rate	Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change
Total Monthly	1,820	35.15	33.5%	11.5%	6.5%	50.0%	10.0%	10.0%	10.0%
Annual	63,975	\$ 74,295	\$ 83,005	\$ 91,303	\$ 99,326	\$ 107,024	\$ 114,884	\$ 122,914	\$ 131,124
\$ Change		\$ 371,476.87	\$ 484,028.24	\$ 547,918.08	\$ 604,371.28	\$ 664,336.44	\$ 727,801.13	\$ 795,376.87	\$ 867,163.67
		\$ 446,770.88	\$ 488,028.24	\$ 547,918.08	\$ 604,371.28	\$ 664,336.44	\$ 727,801.13	\$ 795,376.87	\$ 867,163.67
		\$ 945,798.81	\$ 1,046,844.31	\$ 1,145,187.34	\$ 1,241,742.56	\$ 1,341,672.88	\$ 1,445,199.27	\$ 1,552,378.74	\$ 1,663,347.34
		\$ 24,812	\$ 102,348	\$ 466,265	\$ 971,377	\$ 1,528,000	\$ 2,096,377	\$ 2,777,755	\$ 3,484,519

Year 1 Values	1,820
Year 2 Values	1,827
Year 3 Values	1,887
Year 4 Values	1,947
Year 5 Values	2,007
Year 6 Values	2,067
Year 7 Values	2,127

Year 1 rate change	33.5%
Year 2 rate change	11.5%
Year 3 rate change	6.5%
Year 4 rate change	50.0%
Year 5 rate change	10.0%
Year 6 rate change	10.0%
Year 7 rate change	10.0%

Sewer Service Evaluation

Table of Values	Jan-16	15,000
Total Active Accounts-Normal		
CPI Increase	1.50%	

Sewer - Normal	# of Accounts	Current Rate	Year 1 rate change	Year 2 rate change	Year 3 rate change	Year 4 rate change	Year 5 rate change	Year 6 rate change	Year 7 rate change
Total Monthly	15,000	1.47	15.9%	11.5%	6.5%	50.0%	10.0%	10.0%	10.0%
Annual	15,087	\$ 22,050	\$ 25,008	\$ 28,484	\$ 32,494	\$ 37,044	\$ 42,144	\$ 47,894	\$ 54,294
\$ Change		\$ 175,758.33	\$ 170,874.13	\$ 182,087.46	\$ 193,300.79	\$ 204,514.12	\$ 215,727.45	\$ 226,940.78	\$ 238,154.11
		\$ 146,541	\$ 170,874.13	\$ 182,087.46	\$ 193,300.79	\$ 204,514.12	\$ 215,727.45	\$ 226,940.78	\$ 238,154.11
		\$ 357,297	\$ 343,081.88	\$ 373,427.87	\$ 403,773.86	\$ 434,119.85	\$ 464,465.84	\$ 494,811.83	\$ 525,157.82
		\$ 26,328	\$ 14,528	\$ 26,348	\$ 38,168	\$ 50,018	\$ 61,868	\$ 73,718	\$ 85,568

Year 1 Values	15,000
Year 2 Values	15,087
Year 3 Values	15,060
Year 4 Values	15,060
Year 5 Values	15,060
Year 6 Values	15,060
Year 7 Values	15,060

Year 1 rate change	15.9%
Year 2 rate change	11.5%
Year 3 rate change	6.5%
Year 4 rate change	50.0%
Year 5 rate change	10.0%
Year 6 rate change	10.0%
Year 7 rate change	10.0%

REVENUE SUMMARY

Residential	\$ 819,288	\$ 124,512	\$ 843,799	\$ 102,048	\$ 1,046,844	\$ 1,068,884	\$ 1,090,924	\$ 1,112,964	\$ 1,135,004	\$ 1,157,044	\$ 1,179,084
Commercial	\$ 321,287	\$ 24,328	\$ 345,615	\$ 7,439	\$ 353,054	\$ 360,493	\$ 367,932	\$ 375,371	\$ 382,810	\$ 390,249	\$ 397,688
Total	\$ 1,140,575	\$ 148,840	\$ 1,189,414	\$ 109,487	\$ 1,400,898	\$ 1,429,317	\$ 1,458,256	\$ 1,488,135	\$ 1,514,843	\$ 1,546,732	\$ 1,576,772

Year 1 Values	87
Year 2 Values	87
Year 3 Values	87
Year 4 Values	87
Year 5 Values	87
Year 6 Values	87
Year 7 Values	87

Year 1 rate change	15.9%
Year 2 rate change	11.5%
Year 3 rate change	6.5%
Year 4 rate change	50.0%
Year 5 rate change	10.0%
Year 6 rate change	10.0%
Year 7 rate change	10.0%

REVENUE SUMMARY

Residential	\$ 819,288	\$ 124,512	\$ 843,799	\$ 102,048	\$ 1,046,844	\$ 1,068,884	\$ 1,090,924	\$ 1,112,964	\$ 1,135,004	\$ 1,157,044	\$ 1,179,084
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Year 1 Values	87
Year 2 Values	87
Year 3 Values	87
Year 4 Values	87
Year 5 Values	87
Year 6 Values	87
Year 7 Values	87

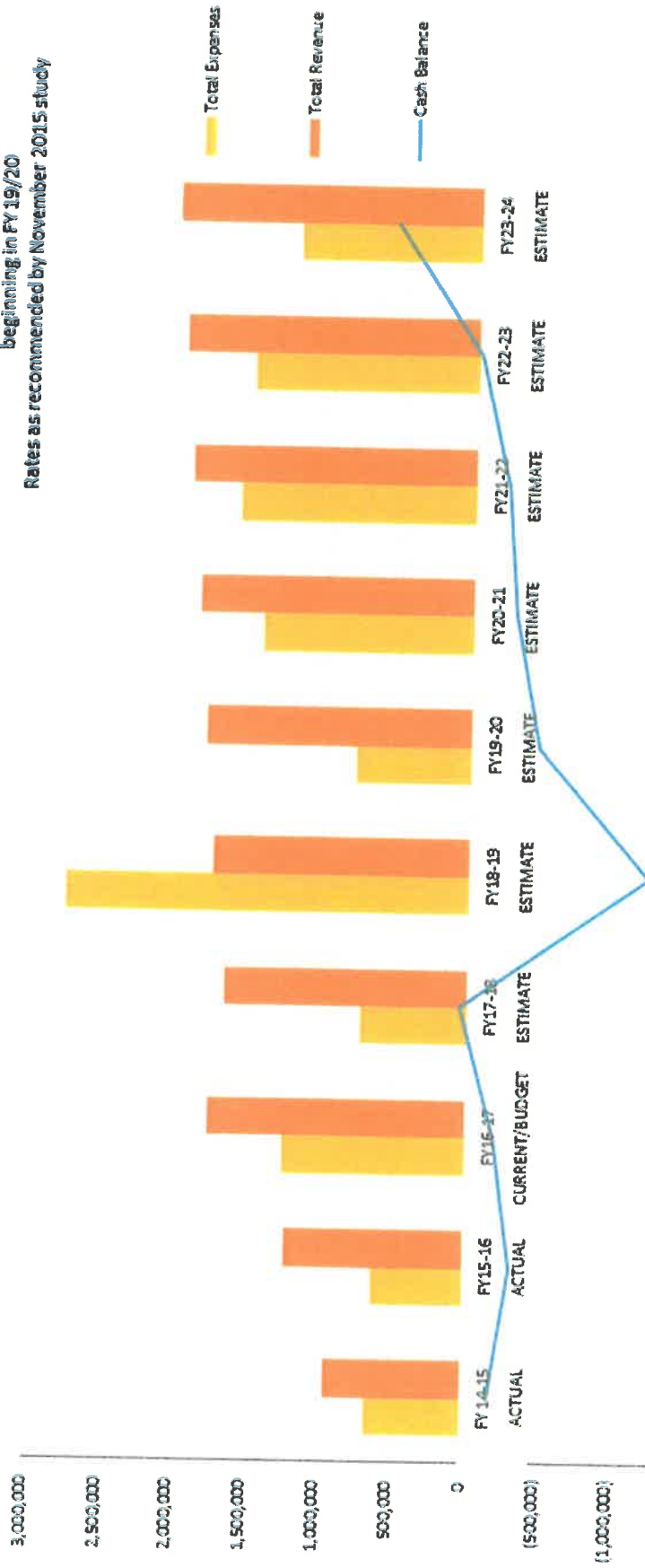
Year 1 rate change	15.9%
Year 2 rate change	11.5%
Year 3 rate change	6.5%
Year 4 rate change	50.0%
Year 5 rate change	10.0%
Year 6 rate change	10.0%
Year 7 rate change	10.0%

Appendix B –

- In this option, deferral of capital projects is considered to maintain positive cash flow until adequate funds are available – maintenance funds have been added to provide adequate maintenance until capital projects can proceed.
- The \$1 million Holding Pond project was postponed in this illustration, as well as all capital scheduled for FY 17/18 being pushed to FY 18/19.
- Rates remain as recommended in November 2015 Rate Study conducted by Bartle Wells Associates.
- Cash experiences a significant drop in FY 2018/19, and then begins to recover. This illustration may change if other capital projects are deferred as a result of flowmeters being used as indicated in Option #6.
- The second chart illustrates a combination of postponing capital and a rate increase. In this illustration, the same capital changes were made as above. A rate increase of 40% in January 2019 is shown, with a 10% rate reduction in the following 3 years to stabilize cash flow without excess collection from customers.

City of Guadalupe Wastewater Fund 12/32 Combined

Move FY 17/18 Capital - combine with FY 18/19
 Postpone \$1 million Holding Pond Road Rehab and
 Add \$30,000 annually for increased maintenance
 beginning in FY 19/20
 Rates as recommended by November 2015 study



Postpone
 Revised - plus add
 combined \$30K/year for
 with FY 17-18 maintenance

Cash avail for Capital	FY17-18	FY18-19	FY 18-19	FY 19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY19-20
	Mahoney Lane Gravity Sewer - \$300,000	12-inch Trunk Sewer - \$1,261,500	1,561,500			Carlin Drive Gravity Sewer - \$34,104	Treated Effluent Pipeline/Holding Pond Rehab - \$620,000	Surfbird Lane Gravity Sewer - \$107,880	Holding Pond, road Rehab - \$1,000,000
	Pioneer Lift Station Replacement - \$454,350		454,350			Gularte Lift Station Maintenance Project - \$20,000	Tognazzi Avenue Gravity Sewer - \$93,960	Pioneer Street Gravity Sewer - \$95,700	
						Influent Pump Station - \$35,000		Campodonico Avenue Gravity Sewer - \$196,400	
						Highway 1 Lift Station Replacement - \$607,880			
Total Cap projects	-	1,261,500	2,015,850	-	642,880	804,104	713,960	399,980	1,000,000

= possible to defer if flow testing results show capacity.

Sewer Service Evaluation

Table of Values		Jan-18
Total Active Accounts-Normal		1,820
CPI Increase	1.50%	
Growth in Development %		
Year 1	1.5%	48.10
Year 2	1.5%	46.43
Year 3	1.5%	48.38
Year 4	1.5%	48.10
Year 5	1.5%	48.84
Year 6	1.5%	50.59
Year 7	1.5%	51.35
Year 8	1.5%	52.12
Total		664,432

Table of Values		Jan-18
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Year 6	1.5%	50.59
Year 7	1.5%	51.35
Year 8	1.5%	52.12
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Table of Values		Jan-18
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Total		15,060

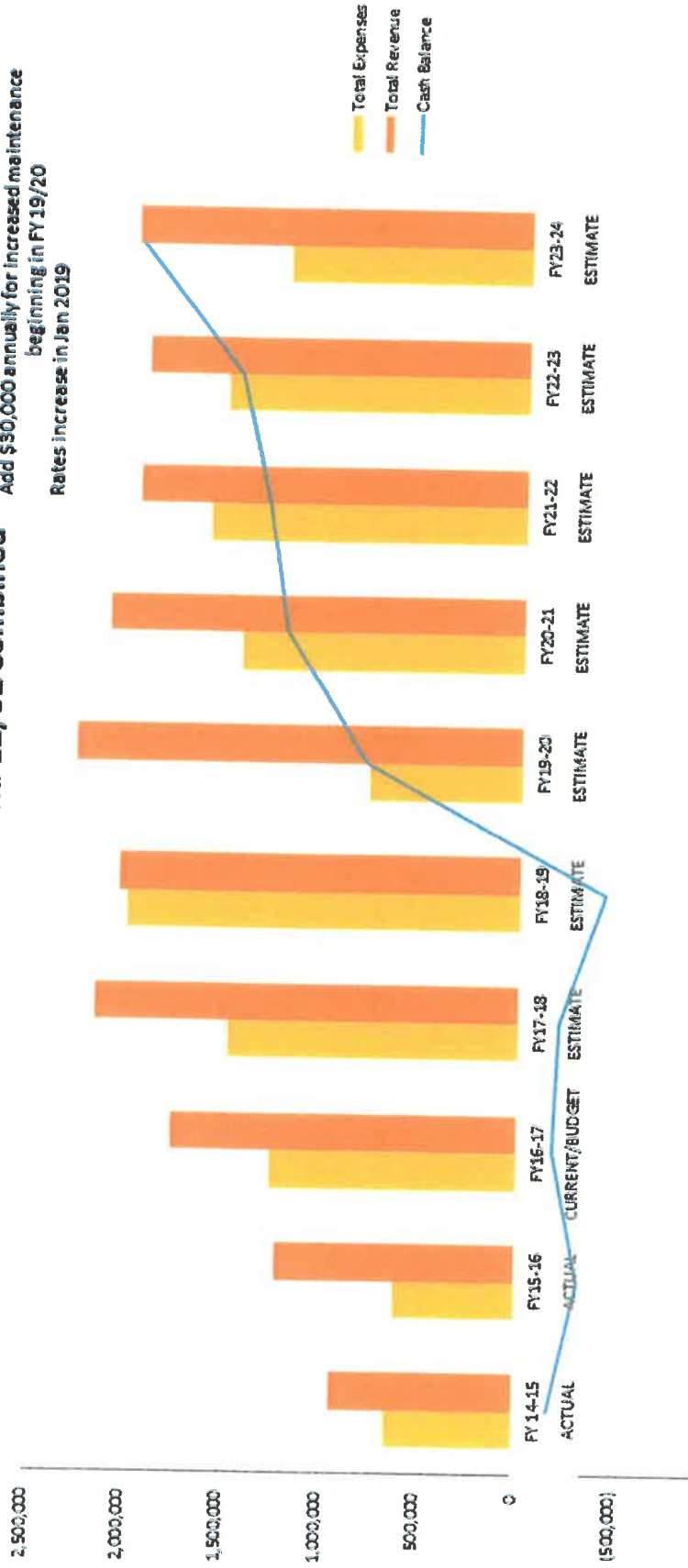
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Year 6	1.5%	50.59
Year 7	1.5%	51.35
Year 8	1.5%	52.12
Total		15,060

REVENUE SUMMARY

Residential	FY 16/17	\$ 819,286	\$ Gain	\$ 124,666	\$ 943,953	Total Estimate	\$ 819,286	Total Estimate	\$ 943,953
Commercial	FY 16/17	\$ 321,297	\$ Gain	\$ 24,344	\$ 345,641	Total Estimate	\$ 321,297	Total Estimate	\$ 345,641
Total		\$ 1,140,584		\$ 149,010	\$ 1,289,594	Total Estimate	\$ 1,140,584	Total Estimate	\$ 1,289,594

City of Guadalupe Wastewater Fund 12/32 Combined

Move FY 17/18 Capital - combine with FY 18/19
Postpone \$1 million Holding Pond Road Rehab and
Add \$30,000 annually for increased maintenance
beginning in FY 19/20
Rates increase in Jan 2019



Sewer Service Evaluation

Table of Values		Jan-16	1,820
Total Active Accounts-Normal			
CPI Increase	1.50%		
Growth in Development %			
Year 1 rate change	1.50%		
Year 2 rate change	1.50%		
Year 3 rate change	1.50%		
Year 4 rate change	1.50%		
Year 5 rate change	1.50%		
Year 6 rate change	1.50%		
Year 7 rate change	1.50%		

Sewer - Normal	1,820	35.15	\$	64,674
Total Monthly	1,820			
Annual				
\$ Change				
Table of Values				
Total Active Accounts-Normal	1,820	67	15,000	
CPI Increase	1.50%			
Growth in Development %				
Year 1 rate change	1.50%			
Year 2 rate change	1.50%			
Year 3 rate change	1.50%			
Year 4 rate change	1.50%			
Year 5 rate change	1.50%			
Year 6 rate change	1.50%			
Year 7 rate change	1.50%			

Table of Values		Jan-16	1,820
Total Active Accounts-Normal			
CPI Increase	1.50%		
Growth in Development %			
Year 1 rate change	1.50%		
Year 2 rate change	1.50%		
Year 3 rate change	1.50%		
Year 4 rate change	1.50%		
Year 5 rate change	1.50%		
Year 6 rate change	1.50%		
Year 7 rate change	1.50%		

Sewer - Normal	1,820	35.15	\$	64,674
Total Monthly	1,820			
Annual				
\$ Change				
Table of Values				
Total Active Accounts-Normal	1,820	67	15,000	
CPI Increase	1.50%			
Growth in Development %				
Year 1 rate change	1.50%			
Year 2 rate change	1.50%			
Year 3 rate change	1.50%			
Year 4 rate change	1.50%			
Year 5 rate change	1.50%			
Year 6 rate change	1.50%			
Year 7 rate change	1.50%			

REVENUE SUMMARY


Residential								
Commercial								
Total								

Year 1 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 2 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 3 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 4 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 5 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 6 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 7 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Total							

Year 1 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 2 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 3 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 4 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 5 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 6 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 7 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Total							

Year 1 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 2 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 3 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 4 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 5 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 6 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Year 7 Values	1,820	1,820	1,820	1,820	1,820	1,820	1,820
Total							

**REPORT TO CITY COUNCIL
Council Agenda of 12/12/2017**



Annette Muñoz, Finance Director



Cruz Ramos, City Administrator

SUBJECT Master Fee Schedule – Part 2

RECOMMENDATION Approve Resolution 2017-66 instituting Part 2 of the City’s New Master Fee Schedule.

GENERAL DISCUSSION

This item is a continuation of item 9 from the November 14, 2017 Council meeting as requested by Council.

As a reminder, Park & Facility Use & Special Events, Section B1, will not be presented tonight and will come back to Council at a later date.

Attachments

- Resolution No. 2017-66
- Exhibit 1 - Master Fee Schedule – Part 2
- Exhibit 2 – Staff Report dated 11-14-17

RESOLUTION NO. 2017-66

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
MODIFYING THE CITY MASTER FEE SCHEDULE – PART 2**

WHEREAS, the City Council is empowered to impose reasonable fees, rates, and charges for municipal services; and

WHEREAS, the City of Guadalupe Municipal Code section 3.32.030.A provides that all fees charged by the City for the use of City facilities, delivery of City services, business licenses, and other regulatory or revenue-producing activities not otherwise preempted by County, State or federal jurisdictions, shall be established and adjusted by City Council resolution; and

WHEREAS, the City of Guadalupe Municipal Code section 3.32.030.B also provides that such user fees and charges shall be adjusted annually for changes in the cost of living (“COL”) Consumer Price Index (“CPI”) for the United States, as reported by the United States Department of Labor (for the Los Angeles-Orange County-Riverside metro area) provided that the fee changed per COL from the preceding year shall in not exceed the change in California per-capita income from such preceding year; and

WHEREAS, the proposed increases to the City Master Fee Schedule do not exceed the change in California per-capita income from the preceding year; and

WHEREAS, after receiving a report of the proposed changes in fees, charges, and costs contained in the City of Guadalupe Master Fee Schedule Part 2 the City Council deems it in the public interest and welfare to modify these fees, with the exception of certain sections of the Inspector Fees (see Page B-3 of the Master Fee Schedule, Part 2), for which no changes are proposed at this time because further analysis is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe as follows:

SECTION 1. The recitals herein are adopted as findings of the City Council. After receiving a report of the proposed changes in fees, charges, and costs set forth in the City of Guadalupe Master Fee Schedule Part 2 the City Council hereby approves the modifications contained in the said proposed fee schedule.

SECTION 2. The fees and charges approved by this resolution are effective in 30 days.

SECTION 3. The establishment of rates herein is exempt from the requirements of the California Environmental Quality Act pursuant to Public Resources Code Section 21080(b)(8) and the adoption of this resolution is for the purposes of meeting operating expenses incurred as a result of development, including employee wage rates and fringe benefits.

SECTION 4. Pursuant to Municipal Code 3.32.030.B & C, the City Administrator is hereby authorized to annually adjust the fees in the Master Fee Schedule Part 2 for changes in the Cost of Living.

PASSED AND ADOPTED at a regular meeting on the 12th day of December 2017 by the following vote: **Motion:**

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **JOICE EARLEEN RAGUZ**, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2017-66**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held December 12, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz,
City Clerk

John Lizalde, Mayor

Philip F. Sinco, City Attorney

REPORT TO CITY COUNCIL
Council Agenda of 11/14/2017

Annette Muñoz, Finance Director

Cruz Ramos, City Administrator

SUBJECT Master Fee Schedule – Part 2

RECOMMENDATION Approve Resolution 2017-66 instituting Part 2 of the City's New Master Fee Schedule.

GENERAL DISCUSSION

Tonight the Council will consider Part 2 of the Master Fee Schedule. This includes the following types of fees:

Police Department - Exhibit B-2

Fire Department – Exhibit B-3

Planning Department – Exhibit B-4

Building Department:

Encroachment Permits and Public Improvement Plans – Exhibit B-5

Miscellaneous Building Permits – Exhibit B-6

Electrical, Mechanical and Plumbing Permits – Exhibit B7

Fire Sprinkler, Alarm and Suppression Permits – Exhibit B8

New Construction Plan Check Fees & Inspection Fees – Exhibit B9 & B10

Staff utilized the base fee calculated in 2013 and applied the Consumer Price Index for All Urban Consumers for Los Angeles-Riverside-Orange County at May 31 from 2014 through 2017 to calculate the new fees.

Part 2 of the Master Fee Schedule reflects a 35% overhead percentage that was approved at the September 12, 2017 Council meeting for Part 1.

Section B1 – Park & Facility Use & Special Events

Section B1 is not being considered tonight due to additional review needed.

Section B3 – Fire Department

Under “Business” an additional range was added to include businesses with square footage up to 2,500 sq. ft.

FISCAL IMPACT – Part 2

The approved 2017-18 City budget assumed an overall increase in revenue of 5% in the General Fund. The Master Fee Schedule being considered tonight (Part 2) will help us achieve those already budgeted revenue increases.

Attachments

Resolution No. 2017-66

Exhibit 1 - Master Fee Schedule – Part 2

CITY OF GUADALUPE



2017/2018

MASTER FEE SCHEDULE

PART 2

Master Fee Schedule Notes – Part 2

Overhead definitions:

Direct costs – program costs that primarily provide service to the **public** such as Police and Fire.

Indirect costs – programs that primarily provide services to the **organization** such as Administration and Finance.

Types of Direct Pay – includes hourly wage rate plus the following depending on the specific employee: uniform allowance, bilingual pay, emergency pager pay (police employees may also include POST – Police Officer Standard of Training pay, differential pay, educational allowance etc.).

Employee Paid Benefits – includes Fica/Medicare, medical, dental, vision, life insurance, workers comp, and PERS.

Fully loaded – the hourly billing rate on the Master Fee Schedule for an employee's services that include applicable types of direct pay specific to the employee type plus employee paid benefits.

Hours Actually Worked – annual paid hours in a year minus holidays, vacation and sick days.

Overhead – all costs except direct labor, direct materials and direct expenses.

Overhead Percentage - page A-2, total Overhead costs divided by total Direct costs. In the 17-18 overhead percentage calculation, Overhead costs are 35%.

General Notes:

Full Cost Recovery – first appears on Exhibit B2. Personnel time and materials times the overhead percentage

City of Guadalupe

Master Fee Schedule - Part 2

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MASTER FEE SCHEDULE -- PART 2

A-1

Hourly Personnel Rates at Full Cost Recovery

2017/18

SEIU	Annual Comp (Incl Benefits)	Annual Hours	Holiday/ Sick*	Vacation/ Leave	Hours Worked	Hourly Rate	Overtime Rate
Street Worker A	\$73,185	2,080	200	120	1,760	\$41.58	\$36.22
Street Worker B	\$70,718	2,080	200	120	1,760	\$40.18	\$35.01
Street Worker	\$143,903	4,160	400	240	3,520	\$40.88	\$35.62
Maint/Field Op Mgr	\$138,950	2,080	200	120	1,760	\$78.95	\$68.09
Admin. Asst.	\$104,381	2,080	200	120	1,760	\$59.31	\$50.66
Permit Technician	\$93,821	2,080	200	120	1,760	\$53.31	\$48.14
Business Manager	\$127,709	2,080	200	120	1,760	\$72.56	\$64.23
Acct. Clerk	\$102,355	2,080	200	120	1,760	\$58.16	\$55.52
Acct. Clerk	\$78,015	2,080	200	120	1,760	\$44.33	\$44.11
Water Dept. Super.	\$113,545	2,080	200	120	1,760	\$64.51	\$54.25
Water Maint Operator	\$58,488	2,080	200	120	1,760	\$33.23	\$31.54
WWTP Super.	\$118,468	2,080	200	120	1,760	\$67.31	\$64.54
WWTP Operator	\$101,559	2,080	200	120	1,760	\$57.70	\$43.46

POA	Annual Comp (Incl Benefits)	Annual Hours	Holiday/ Sick*	Vacation/ Leave	Hours Worked	Hourly Rate	Overtime Rate
Sergeant A	\$122,863	2,080	226	160	1,694	\$72.53	\$42.92
Sergeant	\$122,863	2,080	226	160	1,694	\$72.53	\$42.92
Police Officer CA	\$138,510	2,080	226	160	1,694	\$81.77	\$68.50
Police Officer CU	\$133,399	2,080	226	160	1,694	\$78.75	\$64.51
Police Officer ES	\$90,684	2,080	226	160	1,694	\$53.53	\$45.10
Police Officer IW	\$137,126	2,080	226	160	1,694	\$80.95	\$67.13
Police Officer LI	\$148,844	2,080	226	160	1,694	\$87.87	\$73.73
Police Officer ME	\$137,236	2,080	226	160	1,694	\$81.01	\$66.87
Police Officer OS	\$89,746	2,080	226	160	1,694	\$52.98	\$45.10
Police Officer NE	\$93,985	2,080	226	160	1,694	\$55.48	\$42.22
Police Officer RE	\$121,842	2,080	226	160	1,694	\$71.93	\$58.35
Police Officer MA	\$96,468	2,080	226	160	1,694	\$56.95	\$45.10
Night Differential	\$8,760	NA	NA	NA	NA	NA	NA
Police Officer	\$1,196,600	20,800	2,260	1,600	16,940	\$70.64	\$59.15
PD Manager	\$107,489	2,080	200	160	1,720	\$62.49	\$51.65
Records Technician	\$79,262	2,080	200	160	1,720	\$46.08	\$39.09
Reserve Police Officer	\$27,294	1,605	0	0	1,605	\$17.01	\$25.51

Fire Dept.	Annual Comp (Incl Benefits)	Annual Hours	Holiday/ Sick*	Vacation/ Leave	Hours Worked	Hourly Rate	Overtime Rate
Fire Captain A	\$128,205	2,756	184	160	2,412	\$53.15	\$43.52
Fire Captain B	\$116,384	2,756	184	160	2,412	\$48.25	\$41.54
Fire Captain C	\$93,864	2,756	184	160	2,412	\$38.92	\$32.61
Fire Captain	\$338,453	8,268	552	480	7,236	\$46.77	\$39.22
Paid Call-Bldg Cover	\$5,280	480	0	0	480	\$11.00	\$11.00
Paid-Call - Regular	\$23,051	11,066	0	0	11,066	\$2.08	\$2.08
Paid-Call -Weekend	\$9,216	3,686	0	0	3,686	\$2.50	\$2.50
Paid-Call	\$37,547	15,232	0	0	15,232	\$2.47	\$2.47

MASTER FEE SCHEDULE -- PART 2

A-1

Hourly Personnel Rates at Full Cost Recovery

2017/18

Other Employees	Annual Comp (Incl Benefits)	Annual Hours	Holiday/ Sick*	Vacation/ Leave	Hours Worked	Hourly Rate	Overtime Rate
City Administrator	\$147,185	2,080	200	120	1,760	\$83.63	NA
Finance Director	\$157,562	2,080	200	120	1,760	\$89.52	NA
Public Safety Director	\$169,253	2,080	200	176	1,704	\$99.33	NA
HR Supervisor	\$64,898	1,040	100	60	880	\$73.75	NA
PW Utility/Engineer	\$141,295	2,080	200	120	1,760	\$80.28	NA
Parks & Rec. position	\$10,615	624	0	0	624	\$17.01	NA

Indep. Contractor Hourly Rates	
Planner	\$85.00
Sr. Planner	\$85.00
Building Inspector	\$63.00
Plan Checker	\$70.00
City Engineer	\$160.00
City Attorney	\$135.00
Other persons or entities	Current Contract Rate

<p>Employee & Contractor rates shown do <u>not</u> include 35% City overhead</p>

Note:
Employer retirement costs for Classic employees differ from PEPRA employees, Classic incl unfunded liability

MASTER FEE SCHEDULE -- PART 2

A-2

General Fund -- Expenditures

2017/18

	Budget		Capital	Other Fin	Personnel	Non-Personnel	
City Council	\$11,282	Overhead			\$10,207	\$1,075	
Administration	\$311,524	Overhead			\$299,834	\$11,690	
City Attorney	\$120,000	Overhead			\$120,000	\$0 *	
Finance	\$505,738	Overhead			\$471,208	\$34,530	
Building Maintenance	\$97,890	Overhead	\$6,750		\$27,650	\$63,490	
Non-departmental	\$128,390	Overhead			\$0	\$128,390	
Police (includes PS Funds)	\$1,895,634	Service	\$10,000	\$37,150	\$1,615,234	\$233,250	
Fire (includes PS Fund)	\$604,832	Service		\$14,000	\$496,131	\$94,701	
Permits	\$273,935	Service			\$268,535	\$5,400 *	
General Street Improvements	\$32,200	Service	\$32,200	\$0	\$0	\$0	
Parks	\$135,503	Service		\$6,500	\$60,546	\$68,457	
"General Fund"	\$4,116,928		\$48,950	\$57,650	\$3,369,345	\$640,983	\$0
Road Funds	\$1,505,027		\$978,000	\$50,000	\$196,216	\$185,211 *	\$95,600
Water Operating	\$1,941,773		\$34,000	\$76,000	\$300,889	\$1,250,284	\$280,600
Water Capital	\$850,000		\$850,000		\$0	\$0	\$0
Water -- Total	\$2,791,773		\$884,000	\$76,000	\$300,889	\$1,250,284	\$280,600
Wastewater Operating	\$1,061,003			\$74,000	\$368,420	\$424,083	\$194,500
Wastewater Capital	\$300,000		\$300,000	\$0	\$0	\$0	\$0
WWTP Feas/Public Fac.	\$0			0	\$0	\$0	\$0
Wastewater -- Total	\$1,361,003		\$300,000	\$74,000	\$368,420	\$424,083	\$194,500
Sewer Bond Fund	\$16,850			\$16,850			\$0
Solid Waste	\$0				\$0	\$0	
Transit	\$483,256				\$0	\$448,256	\$35,000
CDBG	\$2,250				\$0	\$0	\$2,250
Capital Facilities Fund	\$18,000				\$0	\$18,000	
Library Fund	\$8,333				\$0	\$8,333	
Public Facilities Fund	\$4,000				\$0	\$4,000	
Park Development Fund	\$1,200				\$0	\$1,200	
Lighting District	\$67,081				\$0	\$59,481	\$7,600
Lighting & Landscaping	\$20,826				\$0	\$18,526	\$2,300
Total -- City	\$10,396,527	\$0	\$2,210,950	\$274,500	\$4,234,870	\$3,058,357	\$617,850
Successor Agency	\$666,105			\$417,105	\$0	\$159,000	\$90,000

* Includes Contract Employees in Personnel

Overhead Calculation			
Cost Type	Direct	Overhead	%
Service Personnel	\$2,440,446		
Service Non-Pers.		\$401,808	
Overhead Dept's		\$1,168,074	
Interfund Transfers		(\$707,850)	
Total	\$2,440,446	\$862,032	35%

OH
Direct

MASTER FEE SCHEDULE -- PART 2

B - 2

Police Department	Current Fee	<i>Proposed Fee</i>	Increase
Live Scan (does not include DOJ or FBI fees)	\$15	\$25	\$10
Copies of Reports: <u>Minimum fee below plus copy costs from Administrative Services page:</u>			
Crime & Traffic Accident Reports	\$15	\$16	\$1
Administrative Reports/Policies & Archival Search	\$20	\$21	\$1
plus research time if greater than 10 minutes	\$54	\$58/hour	\$4
Copies of Photographs:			
Each Photograph	\$15	\$16	\$1
Copies of Video Recordings	\$25	\$27	\$2
Vehicle Repossession Release Fee	\$15	\$15	\$0
VIN Verification	\$20	\$21	\$1
Citation Sign-Off	\$20	\$21	\$1
Visa Clearance	\$25	\$27	\$2
Business Solicitation License	\$35	\$37 + State Fees	\$2
Bicycle License (3 years)	\$5	\$5	\$0
Public Address System on Motorized Vehicle (8.32.030)	\$50	\$53/day Guadalupe St. only	\$3
Loud Parties (Second Response)	\$70	\$75	\$5
False Security Alarm	\$70	\$75	\$5
Traffic Collision on Private Property (non DUI)	\$90	\$96	\$6
DUI Cost Recovery (includes Lab fee)	Full cost recovery	Full cost recovery	
Concealed Weapon Permit (does <u>not</u> include State fees) PC 26190	\$100	\$100	\$0
Concealed Weapon Renewal	\$25	\$27	\$2

State Mandated

*Any requested service not covered by Master Fee Schedule will be charged actual cost at full cost recovery.
Full cost recovery = direct cost (personnel time & materials) + 35%overhead*

MASTER FEE SCHEDULE -- PART 2

B - 2

Police Department	Current Fee	<i>Proposed Fee</i>	Increase	
	Page 3	Page 3		
48-Hr. Parking Permit -- Large vehicles/RV's (10.214.200)	\$25	\$27	\$2	
Parking Tickets (includes \$12.50 County surcharge):				<u>Violation Code</u>
No Parking Violation (4-6 am)	\$52.50	\$52.50	\$0	10.24.070 GMC
Prohibited Truck or Trailer	\$52.50	\$52.50	\$0	10.24.072 GMC
Green Zone Violation	\$52.50	\$52.50	\$0	10.24.090 GMC
Red Zone Violation	\$52.50	\$52.50	\$0	10.24.100 GMC
Yellow Zone Violation	\$52.50	\$52.50	\$0	10.24.110 GMC
Repair of Vehicle in Road / Street Damage	\$52.50	\$52.50	\$0	10.24.180 GMC
Not in Assigned Stall	\$52.50	\$52.50	\$0	10.28.050 GMC
Excess 72-Hour Parking	\$52.50	\$52.50	\$0	10.32.010 GMC
Basketball Hoop in Street	\$52.50	\$52.50	\$0	10.48.050 GMC
Length Limit Violation	\$52.50	\$52.50	\$0	10.55.040 GMC
No Valid License Tabs Visible	\$52.50	\$52.50	\$0	5204 CVC
Safety Zone Violation	\$52.50	\$52.50	\$0	22500 A-K CVC
18" Parking from Curb / Wrong Way Parking Violation	\$52.50	\$52.50	\$0	22502 CVC
Handicapped Parking Violation	\$262.50	\$280	\$18	22507.8 CVC
Fire Hydrant Violation	\$52.50	\$52.50	\$0	22514 CVC
Parking Fine Late Fees:				
Fines less than/equal to \$100				
15 to 30 days (10.24.140.C)	\$10	\$11	\$1	
31 to 40 days (10.24.140.D)	\$35	\$37	\$2	
After 40 days -- includes DMV notice (10.24.140.D)	\$60	\$64	\$4	
Fines over \$100				
15 to 30 days (10.24.140.C)	\$20	\$21	\$1	
31 to 40 days (10.24.140.D)	\$55	\$59	\$4	
After 40 days -- includes DMV notice (10.24.140.D)	\$90	\$96	\$6	
Tow and Store Abandoned Vehicles plus Impound Daily Rate	\$95 per Impound Yard	\$101 <i>per Impound Yard</i>	\$6	

*Any requested service not covered by Master Fee Schedule will be charged actual cost at full cost recovery.
Full cost recovery = direct cost (personnel time & materials) + 35% overhead*

MASTER FEE SCHEDULE -- PART 2

B - 2

Police Department	Current Fee	<i>Proposed Fee</i>	Increase
<u>Special Business Licenses</u>			
		<i><u>Full Cost Recovery</u></i>	
		<i><u>Minimum Fee</u></i>	
ABC license	\$240	\$256	\$16
Adult business (book store, massage parlor, etc.)	\$240	\$256	\$16
Gun dealer	\$240	\$256	\$16
Pool hall/Card room	\$240	\$256	\$16
Taxi cab	\$240	\$256	\$16
Astrologer/Fortune Teller/etc.	\$120	\$128	\$8
Arcades	\$120	\$128	\$8
Auctioneer (including Jewelry sales)	\$120	\$128	\$8
Second hand store/Pawn broker	\$120	\$128	\$8
<u>Filming Permit</u>			
Catering Permit	<i>New</i>	\$500	\$500
Baricades/Cones	<i>New</i>	\$101	\$101
Staff Costs	<i>New</i>	\$150	\$150
		<i>Full Cost Recovery</i>	
<u>Street Closures</u>			
Special Events approved by Council, see Parks & Recreation page			
Multi-Block Events Requiring Traffic Control			
Pre-Planning	\$455	\$486	\$31
City processing of CalTrans Permit (Rt. 1 and/or Rt. 166)	\$210	\$224	\$14
Street Closure Noticing & Advance Preparation (PWKS)	\$230	\$246	\$16
Day-Of Event -- from set up to take down			
Each Street Worker (2 minimum)	\$38	\$41/hour	\$3
Each Police Officer (2 minimum)	\$55	\$59/hour	\$4
Additional personnel as needed	Full cost recovery	<i>Full cost recovery</i>	
Single Block Events <u>Not</u> Requiring Traffic Control			
Permit Fee (includes Use of of Barricades)	\$105	\$112	\$7
<u>Construction Traffic Control</u>			
Pre-Planning	\$55	\$59	\$4
Each Police Officer	\$55	\$59/hour	\$4
Additional personnel as needed	Full cost recovery	<i>Full cost recovery</i>	
<u>Film shoots, Security Detail</u>	Full cost recovery	<i>Full cost recovery</i>	

Any requested service not covered by Master Fee Schedule will be charged actual cost at full cost recovery.

Full cost recovery = direct cost (personnel time & materials) + 35% overhead

City Comparisons

B2

Police Department -- Comparisons	Proposed Fee	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Live Scan (does <u>not</u> include DOJ or FBI fees)	\$25	\$14	\$19	\$25	\$20	\$12
Copies of Reports:						
Crime & Traffic Accident Reports	\$16		\$20	Copy cost	Copy cost	\$25
Administrative Reports/Policies & Archival Search plus research time if greater than 10 minutes	\$21 \$58/hour		\$20 \$41	Hourly		
Copies of Photographs:						
Each Photograph	\$16	\$42	\$17 - \$20	\$25		\$27
Copies of Video Recordings	\$27					\$3-\$35
Citation Sign-Off	\$21	\$14	\$26	\$25	\$20	
VIN Verification	\$21		\$27			
Visa Clearance	\$27					
Bicycle License (3 years)	\$5		\$8			
48-Hr. Parking Permit -- Large vehicles/RV's (10.214.200)	\$27					
Public Address System on Motorized Vehicle (8.32.030)	\$53/day					
Parking Fine Late Fees:						
Fines less than/equal to \$100						
15 to 30 days (10.24.140.C)	\$11		\$19			
31 to 40 days (10.24.140.D)	\$37		\$19			
After 40 days -- includes DMV notice (10.24.140.D)	\$64		\$19			
Fines over \$100						
15 to 30 days (10.24.140.C)	\$21		\$42-\$68			
31 to 40 days (10.24.140.D)	\$59		\$42-\$68			
After 40 days -- includes DMV notice (10.24.140.D)	\$96		\$42-\$68			
Tow and Store Abandoned Vehicles plus Impound Daily Rate	\$101 <i>per Impound Yard</i>	\$160	\$122	\$50-\$75	\$225	
Loud Parties (Second Response)	\$75	\$79		\$150-\$500	Cost	
False Security Alarm (after 2 in calendar year)	\$75	\$91		\$150-\$450	\$150	\$50-\$200
DUI Cost Recovery (includes Lab fee)	Full cost recovery	Cost	\$250		Cost	
Concealed Weapon Permit (does <u>not</u> include State fees)	\$100	Cost	Cost	\$100	\$100	
Concealed Weapon Renewal	\$27	Cost	Cost	\$45	\$25	
<u>Special Business Licenses</u>	Full Cost Recovery Minimum Fee					
ABC license	\$256					
Adult business (book store, massage parlor, etc.)	\$256	\$184	\$732		\$472-\$499	\$1,525
Gun dealer	\$256	\$42				
Pool hall/Card room	\$256					
Taxi cab	\$256	\$301	\$102-\$352	\$100-\$125	\$194-\$499	\$290
Astrologer/Fortune Teller/etc.	\$128			\$100-\$125		
Arcades	\$128					
Auctioneer (including Jewelry sales)	\$128					
Second hand store/Pawn broker	\$128		\$150-\$325	\$100-\$125	\$115-\$394	\$100
<u>Filming Permit</u>	\$500			\$250		\$50-\$100 +deposit

MASTER FEE SCHEDULE -- PART 2

Fire Department	Current Fee	<i>Proposed Fee</i>	Increase
Fire & Life Safety Annual Inspections:			
<u>School</u>	\$238	\$238	\$0
<u>Doctor's office/clinic</u>	\$119	\$119	\$0
<u>Hotel/Motel/Bed-and-Breakfast</u>			
10 or less rooms	\$119	\$119	\$0
11 to 25 rooms	\$159	\$159	\$0
26 to 50 rooms	\$238	\$238	\$0
51 to 75 rooms	\$397	\$397	\$0
76 to 100 rooms	<i>new</i>	\$518	\$518
Every 50 rooms or fraction thereof above 100 rooms	<i>new</i>	\$173	\$173
<u>Multi-Family</u>			
10 or less units	\$119	\$119	\$0
11 to 25 units	\$159	\$159	\$0
26 to 50 units	\$238	\$238	\$0
51 to 75 units	\$397	\$397	\$0
76 to 100 units	<i>new</i>	\$518	\$518
Every 50 units or fraction thereof above 100 rooms	<i>new</i>	\$173	\$173
<u>Campground/RV Park (8.36.030)</u>			
20 or less campsites - Intial Inspection	\$79	\$79	\$0
21 or more campsites	\$119	\$119	\$0
<u>Home health or child care facility</u>			
8 or less occupants	\$79	\$79	\$0
9 - 15 occupants	\$119	\$119	\$0
<u>Assembly Hall</u>	\$119	\$119	\$0
<u>Business</u>			
Up to 2,500 sq. ft.	<i>new</i>	\$32	\$32
2,500 to 5,000 sq. ft.	\$60	\$60	\$0
5,001 to 10,000 sq. ft.	\$119	\$119	\$0
10,001 to 25,000 sq. ft.	\$238	\$238	\$0
25,001 to 50,000 sq. ft.	\$397	\$397	\$0
Every 25,000 sq. ft. or fraction thereof above 50,001sq.ft.	<i>new</i>	\$138	\$138
<u>Commercial Stove Hood</u>	\$79	\$79	\$0
<u>Fireworks Stand</u>	\$79	\$79	\$0
<u>Residential Fire and Life Safety Awareness Inspection</u>	Free	Free	\$0
Code Enforcement:			
First & second notice	\$0	\$0	\$0
Each additional notice	\$79	\$79	\$0
Weed Abatement	<i>Full cost recovery</i>	<i>Full cost recovery</i>	\$0
Haz Mat Clean-up	<i>Full cost recovery</i>	<i>Full cost recovery</i>	\$0
False Alarm (907.10.1)			
First or second false alarm during calendar year	\$0	\$0	\$0
Each additional false alarm during calendar year	\$329	\$329	\$0
Emergency Response due to criminal activity or negligence			
Includes up to 1 hour of emergency response time.	\$329	<i>Full cost recovery</i>	
Each additional hour or fraction thereof of response time	\$79	\$150	\$71
Incident Reports			
	<i>Plus copy costs (see Admin. Services fee schedule)</i>		
Each report	\$19	\$19	\$0
Each photograph	\$18	\$18	\$0

Note: Costs above do not include repeat follow-up visits due to uncompleted work by property owner or tenant. Those visits will be billed at full cost recovery. Minimum charge = \$60.

First-time inspections for new businesses and/or buildings will be charged at full cost recovery. Minimum charge = \$60.

Any requested service not covered by Master Fee Schedule will be charged actual cost at full cost recovery.
 Full cost recovery = direct cost (personnel time & materials) + 35% overhead

Fire Department Comparisons	Proposed Fee	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Fire and Life Safety Annual Inspections:						
<u>School</u>	\$238	\$209			1st 2-no chg \$457	
<u>Doctor's office/clinic</u>	\$119					
<u>Hotel/Motel/Bed-and-Breakfast</u>					1st 2-no chg	
10 or less rooms	\$119	\$230	\$137		\$856	
11 to 25 rooms	\$159	\$230	\$247		\$856	
26 to 50 rooms	\$238	\$230	\$410		\$856	
51 or more rooms	\$397	\$230	\$410		\$856	
<u>Multi-Family</u>						
10 or less units	\$119	\$45	\$171			
11 to 25 units	\$159	\$45-\$59	\$247			
26 to 50 units	\$238	\$59-\$126	\$410			
51 or more units	\$397	\$126	\$410			
<u>Campground/RV Park (8.36.030)</u>						
20 or less campsites - Intial Inspection	\$79					
21 or more campsites	\$119					
<u>Home health or child care facility</u>					1st 2-no chg	
8 or less occupants	\$79	No Fee	\$137		\$251	
9 - 15 occupants	\$119	\$146	\$137		\$251	
<u>Assembly Hall</u>	\$119				\$138	
<u>Business</u>						
Up to 5000 sq. ft.	\$60		\$137			
5001 to 20,000 sq. ft.	\$119					
20,001 to 50,000 sq. ft.	\$238					
50,001 sq. ft. or more	\$397					
<u>Commercial Stove Hood</u>	\$79	\$59	\$137	\$430		
<u>Fireworks Stand</u>	\$79	\$512	\$755			
<u>Residential Fire and Life Safety Awareness Inspection</u>	Free					
Code Enforcement:						
First & second notice	\$0	\$0				
Each additional notice	\$79	\$102				
Weed Abatement	<i>Full cost recovery</i>	\$316 to	Cost		Cost	
Haz Mat Clean-up	<i>Full cost recovery</i>		Cost		Cost	
False Alarm (907.10.1)						
First or second false alarm during calendar year	\$0	\$0	\$0		\$0	
Each additional false alarm during calendar year	\$329	\$280	\$513		\$254 to \$426	
Emergency Response due to criminal activity or negligence	<i>Full cost recovery</i>					
Incident Reports	<i>Plus copy costs</i>					
Each report	\$19	Copy cost	Copy cost		Copy cost	
Each photograph	\$18	Cost				

MASTER FEE SCHEDULE -- PART 2

B - 4

Planning Department		Current Fee		Proposed Fee*	Increase
Environmental Clearance Review - Minor)	Deposit	\$500	Deposit	\$500	\$0
Environmental Clearance Review - Major) by determination of Planner	Deposit	\$1,000	Deposit	\$1,000	\$0
Negative Declaration - Simple	Deposit	\$1,500	Deposit	\$1,500	\$0
Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit	\$3,500	Deposit	\$3,500	\$0
EIR Addendum	Deposit	\$7,500	Deposit	\$7,500	\$0
EIR or Supplemental EIR	Deposit	\$25,000	Deposit	\$25,000	\$0
Certificate of Compliance	Deposit	\$750	Deposit	\$750	\$0
Mitigation Monitoring	Deposit	\$1,250	Deposit	\$1,250	\$0
Zoning Clearance - change in use only	Fee	\$150	Fee	\$160	\$10
Zoning Clearance - home business application	Fee	\$150	Fee	\$160	\$10
Zoning Clearance - new single family residential	Fee	\$250	Fee	\$265	\$15
Zoning Clearance - new multi-family residential or commercial	Fee	\$400	Fee	\$425	\$25
Additional Reviews for All Zoning Clearances are billable at full cost recovery		New		Full Cost Recovery	
Lot Line Adjustment	Deposit	\$1,500	Deposit	\$1,500	\$0
Lot Merger	Deposit	\$750	Deposit	\$750	\$0
CUP/DRP - home occupation permit	Fee	\$250	Fee	\$265	\$15
CUP/DRP - minor)	Deposit	\$1,500	Deposit	\$1,500	\$0
CUP/DRP - major) by determination of Planner	Deposit	\$3,500	Deposit	\$3,500	\$0
Temporary Use Permit	Deposit	\$500	Deposit	\$500	\$0
Variance	Deposit	\$1,500	Deposit	\$1,500	\$0
Pre-Application Review - minor)	Fee	\$330	Fee	\$350	\$20
Pre-Application Review - major) by determination of Planner	Deposit	\$2,500	Deposit	\$2,500	\$0
Zoning Code Text Amendment	Deposit	\$2,500	Deposit	\$2,500	\$0
Zone Code Change - minor)	Deposit	\$5,000	Deposit	\$5,000	\$0
Zone Code Change - major) by determination of Planner	Deposit	\$7,500	Deposit	\$7,500	\$0
Planned Development - minor)	Deposit	\$3,000	Deposit	\$3,000	\$0
Planned Development - major) by determination of Planner	Deposit	\$6,000	Deposit	\$6,000	\$0
General Plan Amendment - minor)	Deposit	\$4,000	Deposit	\$4,000	\$0
General Plan Amendment - major) by determination of Planner	Deposit	\$8,000	Deposit	\$8,000	\$0
General Plan Amendment & Zone Change - minor)	Deposit	\$10,000	Deposit	\$10,000	\$0
General Plan Amendment & Zone Change - major) by determination of Planner	Deposit	\$15,000	Deposit	\$15,000	\$0
Preliminary Parcel Map	Deposit	\$1,000	Deposit	\$1,000	\$0
Tentative Parcel Map	Deposit	\$3,000	Deposit	\$3,000	\$0
Preliminary Track Map	Deposit	\$2,000	Deposit	\$2,000	\$0
Tentative Track Map	Deposit	\$5,000	Deposit	\$5,000	\$0
Final Map	Deposit	\$7,500	Deposit	\$7,500	\$0
Specific Plan - New	Deposit	\$8,000	Deposit	\$8,000	\$0
Specific Plan - Revision or Amendment	Deposit	\$4,000	Deposit	\$4,000	\$0
Development Agreement	Deposit	\$10,000	Deposit	\$10,000	\$0
Sphere of Influence Adjustment	Deposit	\$5,000	Deposit	\$5,000	\$0
Annexation	Deposit	\$12,500	Deposit	\$12,500	\$0
Time Extension or Appeal	Fee	\$570	Fee	\$610	\$40
Sign Permit - minor	Fee	\$110	Fee	\$120	\$10
Sign Permit - major (requiring Council approval)	Deposit	\$600	Deposit	\$600	\$0
Landscape Plan Check - minor)	Deposit	\$400	Deposit	\$400	\$0
Landscape Plan Check - major) by determination of Planner	Deposit	\$800	Deposit	\$800	\$0
City Council Conceptual Review	Fee	\$750	Fee	\$800	\$50
Coastal Development Permit	Deposit	\$1,000	Deposit	\$1,000	\$0

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

Planning Department -- Comparisons	Proposed Fee	17-18	17-18	16-17	17-18	2017
		Santa Maria Fee based	Grover Beach Deposit based	Arroyo Grande Fee based	Pismo Beach Fee based	Fort Bragg Fee based
Environmental Clearance Review - Minor)	Deposit \$500	\$709				
Environmental Clearance Review - Major) by determination of Planner	Deposit \$1,000	\$301		\$2,319	\$1,697 Deposit	Costs Incurred
Negative Declaration - Simple	Deposit \$1,500	\$2,507	\$5,000	\$377		
Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit \$3,500	\$3,568		\$1,575		
EIR Addendum	Deposit \$7,500	\$6,877				
EIR or Supplemental EIR	Deposit \$25,000	\$22,213				
Certificate of Compliance	Deposit \$750	\$149		\$1,915-\$2,387	\$2,339	
Mitigation Monitoring	Deposit \$1,250	Deposit				
Zoning Clearance - change in use only	Fee \$160				\$146	
Zoning Clearance - home business application	Fee \$160				\$146	
Zoning Clearance - single family residential	Fee \$265				\$146	
Zoning Clearance - multi-family residential or commercial	Fee \$425				\$146	
Lot Line Adjustment	Deposit \$1,500	\$503-\$896	\$1,000	\$2,260	\$1,198	
Lot Merger	Deposit \$750	\$149	\$1,000	\$2,224	\$1,109	
CUP/DRP - home occupation permit	Fee \$265					
CUP/DRP - minor)	Deposit \$1,500	\$2,555		\$4,221	\$1,372	
CUP/DRP - major) by determination of Planner	Deposit \$3,500	\$3,254		\$9,750	\$3,849	V
Temporary Use Permit	Deposit \$500	\$1,313	\$88-\$188	\$200	\$330	\$815
Variance	Deposit \$1,500		\$1,000	\$2,469	\$2,014	\$645
Pre-Application Review Fee - minor)	Fee \$350	\$90	\$300			
Pre-Application Review Fee - major) by determination of Planner	Deposit \$2,500		\$1,000			Costs Incurred
Zoning Code Text Amendment	Deposit \$2,500					
Zone Code Change - minor)	Deposit \$5,000	\$2,508				
Zone Code Change - major) by determination of Planner	Deposit \$7,500	\$5,762				
Planned Development - minor)	Deposit \$3,000	\$1,313	\$2,500	\$4,962	\$4,243	
Planned Development - major) by determination of Planner	Deposit \$6,000			\$10,370	\$7,205	
General Plan Amendment - minor)	Deposit \$4,000	\$2,508	\$4,000	\$6,048	\$3,192	
General Plan Amendment - major) by determination of Planner	Deposit \$8,000	\$5,762		\$11,000	\$10,518	
General Plan Amendment & Zone Change - minor)	Deposit \$10,000					
General Plan Amendment & Zone Change - major) by determination of Planner	Deposit \$15,000					
Preliminary Parcel Map	Deposit \$1,000					
Tentative Parcel Map	Deposit \$3,000	\$1,723	\$1,500	\$6,481	\$7,252	
Preliminary Track Map	Deposit \$2,000			\$611 + \$23/lot		
Tentative Track Map	Deposit \$5,000	\$2,745	\$2,500	\$10,649- \$12,361	\$7,252	
Final Track Map	Deposit \$7,500		\$2,500			
Specific Plan - New	Deposit \$8,000			Dep \$16,294	Deposit	
Specific Plan - Revision or Amendment	Deposit \$4,000				Deposit	
Development Agreement	Deposit \$10,000			Dep \$16,325	\$10,518	
Sphere of Influence Adjustment	Deposit \$5,000				Deposit	
Annexation	Deposit \$12,500	\$459-\$9,941		Dep \$20,000	Deposit	
Time Extension or Appeal	Fee \$610	\$268-\$311	\$700	\$1,745	\$1,135	
Sign Permit - minor	Fee \$120	\$102	\$60	\$233 -	\$209-\$982	
Sign Permit - major (requiring Council approval)	Deposit \$600			\$1,625		
Landscape Plan Check - minor)	Deposit \$400	\$510				
Landscape Plan Check - major) by determination of Planner	Deposit \$800	\$1,020				
City Council Conceptual Review	Fee \$800					V
Coastal Development Permit	Deposit \$1,000		\$300		\$236-\$609	\$1,035

MASTER FEE SCHEDULE -- PART 2

Encroachment Permits & Public Improvement Plans	Current Fee	Proposed Fee*	Increase
<u>Encroachment Permits (curb, gutter, sidewalk, street)</u>			
Permit Issuance Fee	\$63	\$67	\$4
Plan Check		<i>Full cost recovery</i>	
by Building Department	\$85	<i>Minimum Fee =</i> \$91	\$6
by Engineer (if required)	\$210	\$224	\$14
Inspection & Certificate of Completion		<i>Full cost recovery</i>	
	\$120	<i>Minimum Fee =</i> \$128	\$8
<u>Public Improvement Plans</u>			
Subdivisions of less than 10 lots:			
Administrative Fee			
per Subdivision <u>or</u>	\$320	\$342	\$22
per Single lot	\$64	\$68	\$4
Plan Check		<i>Full cost recovery</i>	
per Subdivision <u>or</u>	\$1,460	<i>Minimum Fee =</i> \$1,560	\$100
per Single lot	\$290	\$310	\$20
Inspection		<i>Full cost recovery</i>	
per Subdivision <u>or</u>	\$940	<i>Minimum Fee =</i> \$1,004	\$64
per Single lot	\$190	\$203	\$13
Certificate of Completion		<i>Full cost recovery</i>	
per Subdivision <u>or</u>	\$780	<i>Minimum Fee =</i> \$833	\$53
per Single lot	\$160	\$171	\$11
Subdivisions of 10 or more lots:			
For services shown above:		<i>Full cost recovery</i>	
Deposit for 10-49 lots	\$5,000	\$5,000	\$0
Deposit for 50+ lots	\$10,000	\$10,000	\$0

* **Where Minimum Fees are shown, Minimum Fee amount is required as deposit.**
If full cost recovery leads to higher charge, Applicant must pay difference.
City staff may require higher deposit based on the complexity of the project.
If higher deposit is required and less staff time is needed, the City will refund the difference.

City will keep running tab of services charged against deposits.
If net amount reaches zero, City will require additional deposit before continuing work.

Full cost recovery = direct cost (personnel time & materials) + 35% overhead

Encroachment/Public Improvement -- Comparisons	<i>Proposed Fee</i>	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Encroachment Permits (curb, gutter, sidewalk, street)						
Permit Issuance Fee	\$67	\$98	\$119	\$101	\$199-\$436	\$80
Plan Check by Building Department by Engineer (if required)	<i>Full cost recovery</i> <i>Minimum Fee =</i> \$91 \$224	\$72/hr	\$200-\$500 deposit		Based on value	Costs Incurred
Inspection & Certificate of Completion	<i>Full cost recovery</i> <i>Minimum Fee =</i> \$128	\$72/hr	\$105 deposit		Based on value	
Public Improvement Plans						
Subdivisions of less than 10 lots:						
Administrative Fee per Subdivision <u>or</u> per Single lot	\$342 \$68	\$468				
Plan Check per Subdivision <u>or</u> per Single lot	<i>Full cost recovery</i> <i>Minimum Fee =</i> \$1,560 \$310	^ \$765 	^ 		^ 	
Inspection per Subdivision <u>or</u> per Single lot	<i>Full cost recovery</i> <i>Minimum Fee =</i> \$1,004 \$203	\$2,575 	5% of value 		5% of value 	
Certificate of Completion per Subdivision <u>or</u> per Single lot	<i>Full cost recovery</i> <i>Minimum Fee =</i> \$833 \$171	 V	 V		 V	
Subdivisions of 10 or more lots: For services shown above: Deposit for 10-49 lots Deposit for 50+ lots	<i>Full cost recovery</i> \$5,000 \$10,000	\$5,416	\$1,000 + \$500/ lot deposit		5% of value	 V

MASTER FEE SCHEDULE -- PART 2

Miscellaneous Building Permit Fees	Current Fee	Proposed Fee*	Increase
Permit Issuance Fee	\$63	\$67	\$4
Plan Check (per hour)	\$85	\$91	\$6
Inspection (minimum Fee = hourly rate)	\$78	\$83	\$5
Awning/Canopy (not patio cover)	\$179	\$191	\$12
Cellular/Radio/TV Tower & Antenna			
Tower/Antenna only	\$1,198	\$1,280	\$82
Tower/Antenna with Equipment Shelter	\$1,565	\$1,672	\$107
Commercial partitions - up to 12' high			
First partition	\$169	\$181	\$12
Additional partition	\$45	\$48	\$3
Commercial partitions - over 12' high			
First partition	\$179	\$191	\$12
Additional partition	\$60	\$64	\$4
Concrete Piles			
First 10 piles	\$252	\$269	\$17
Each additional 10 piles	\$50	\$53	\$3
Demolition:			
Residential structures	\$326	\$348	\$22
Commercial and Industrial structures	\$399	\$426	\$27
Doors:			
No structural alteration (each)	\$53	\$57	\$4
Structural alteration (each)	\$89	\$95	\$6
Exterior Walls/Fences:			
Block Retaining Walls (Concrete or masonry)			
First 50 sf	\$289	\$309	\$20
Each additional 50 sf	\$145	\$155	\$10
Block Fences (Concrete or masonry)			
First 50 lineal ft.	\$289	\$309	\$20
Each additional 50 lineal ft.	\$145	\$155	\$10
Wood, Wire, or Chain Link Fence	\$142	\$152	\$10
Fireplaces:			
Manufactured unit (each)	\$142	\$152	\$10
Masonry (each)	\$216	\$231	\$15
Flag poles (each)	\$158	\$169	\$11
Furnace (discounted rate)	\$70	\$75	\$5
Grading (cut or fill):			
1 - 50 Cubic Yards	\$142	\$152	\$10
51 - 100 yard	\$216	\$231	\$15
Each additional 100 Cubic Yards or portion thereof	\$6	\$6	\$0
1,000 Cubic Yards	\$326	\$348	\$22
Each additional 1,000 Cubic Yards or portion thereof	\$8	\$9	\$1
10,000 Cubic Yards	\$473	\$505	\$32
Each additional 10,000 Cubic Yards or portion thereof	\$12	\$13	\$1
100,000 Cubic Yards	\$767	\$819	\$52
Each additional 10,000 Cubic Yards or portion thereof	\$24	\$26	\$2

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

MASTER FEE SCHEDULE -- PART 2

B - 6

Miscellaneous Building Permit Fees	Current Fee	<i>Proposed Fee*</i>	Increase
Interior Walls (each)	\$112	\$120	\$8
Parking Lot Restriping	\$106	\$113	\$7
Photovoltaic System (discounted rate)			
Site Visit plus	\$106	\$113	\$7
Per Panel Fee	\$18	\$19	\$1
Roofs:			
Basic Reroof - composition with no tear off	\$142	\$152	\$10
Complex Reroof	\$216	\$231	\$15
Sauna/Steam room	\$252	\$269	\$17
Siding:			
Stone and Brick Veneer (interior or exterior)			
1-50 linear ft	\$142	\$152	\$10
50+ linear ft (per LF)	\$12	\$13	\$1
Aluminum/Vinyl			
1-50 linear ft	\$106	\$113	\$7
50+ linear ft (per LF)	\$9	\$10	\$1
Signs:			
Wall or Awning Sign (no Electrical)	\$142	\$152	\$10
Wall or Awning Sign (with Electrical)	\$216	\$231	\$15
Monument Sign (no Electrical)	\$252	\$269	\$17
Monument (with Electrical)	\$363	\$388	\$25
Skylights (each)	\$106	\$113	\$7
Spa or Hot Tub (manufactured units):			
Above ground	\$142	\$152	\$10
In-ground	\$216	\$231	\$15
Stairs - per story	\$179	\$191	\$12
Storage Racks:			
Up to 8' high (up to 100 l.f.)	\$179	\$191	\$12
each additional 100 l.f.	\$89	\$95	\$6
Over 8' high (up to 100 l.f.)	\$252	\$269	\$17
each additional 100 l.f.	\$126	\$135	\$9

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

MASTER FEE SCHEDULE -- PART 2

B - 6

Miscellaneous Building Permit Fees	Current Fee	Proposed Fee*	Increase
Stucco:			
New application	\$142	\$152	\$10
Re-application	\$79	\$84	\$5
Swimming Pools (manufacturers units):			
Above ground	\$179	\$191	\$12
In-ground	\$326	\$348	\$22
Gunitite	\$473	\$505	\$32
Water Heater (discounted rate)	\$35	\$37	\$2
Windows/Sliding Glass Doors			
Window (each)	\$106	\$113	\$7
Sliding glass door (each)	\$106	\$113	\$7
Bay window (each)	\$179	\$191	\$12
OTHER MISCELLANEOUS FEES:			
Lost Inspection card	\$57	\$61	
Work begun without permit		<i>2 times underlying fee</i>	
New Business Inspection	\$126	\$135	\$9
New Business Re-inspection (if required)	\$78	\$83	\$5
Home Occupancy Inspection	\$63	\$67	\$4
Certificate of Occupancy	\$63	\$67	\$4
Temporary Certificate of Occupancy	\$50	\$53	\$3
Change of Occupancy/Use	\$252	\$269	\$17
Appeal of Abatement Notice	\$78	\$83	\$5
Compliance Inspection	\$126	\$135	\$9
Supplemental Plan Check (up to 1 hour)	\$101	\$108	\$7
Re-inspection (up to 1 hour)	\$78	\$83	\$5
Scheduled After-Hours Inspection (up to 2 hours)	\$157	\$168	\$11
Emergency Call-Out (up to 2 hours)	\$251	\$268	\$17
Re-Inspections (special situations) -- add to base charge			
Incorrect address/location given by applicant (per trip)	\$90	\$96	\$6
Premature inspection request (work not ready, per trip)	\$90	\$96	\$6
Addressing Fee			
First address	\$63	\$67	\$4
Each additional address	\$13	\$14	\$1
Copying of Maps & Blueprints	\$16	\$17	\$1
		<i>plus outside vendor costs</i>	

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

Miscellaneous Permit Fees -- Comparison	Proposed	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Permit Issuance Fee	\$67	\$36-\$137	\$31		\$68	\$80
Plan Check (per hour)	\$91					
Inspection (minimum Fee = hourly rate)	\$83					
Awning/Canopy (not patio cover)	\$191	\$90	^	\$257	^	
Cellular/Radio/TV Tower & Antenna						
Tower/Antenna only	\$1,280	\$96-\$241		\$2,391	\$271	
Tower/Antenna with Equipment Shelter	\$1,672			\$2,561		
Commercial partitions - up to 12' high						
First partition	\$181	\$108				
Additional partition	\$48	\$25	Value based		Value based	
Commercial partitions - over 12' high						
First partition	\$191	\$114				
Additional partition	\$64	\$35				
Concrete Piles						
First 10 piles	\$269	\$163				
Each additional 10 piles	\$53					
Demolition:			v		Value based	
Residential structures	\$348	\$94-\$163	\$140	\$427	based	
Commercial and Industrial structures	\$426		\$230	\$427		
Doors:			^			
No structural alteration (each)	\$57	\$61		\$325		
Structural alteration (each)	\$95	\$72		\$325		
Exterior Walls/Fences:						
Block Retaining Walls (Concrete or masonry)			Value based		Value based	
First 50 sf	\$309	\$90		\$386-\$416	based	
Each additional 50 sf	\$155	\$193		\$181-\$211		
Block Fences (Concrete or masonry)						
First 50 lineal ft.	\$309					
Each additional 50 lineal ft.	\$155					
Wood, Wire, or Chain Link Fence	\$152	\$43-\$78		\$386		
Fireplaces:						
Manufacturered unit (each)	\$152	\$108		\$307		
Masonry (each)	\$231	\$126		\$307		
Flag poles (each)	\$169	\$54	v	\$307	v	
Furnace (discounted rate)	\$75		\$82			

Miscellaneous Permit Fees -- Comparison	Proposed	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Grading (cut or fill):			^			
1 - 50 Cubic Yards	\$152	Free		\$337	Free	
51 - 100 yard	\$231	\$181		\$219	\$347	
Each additional 100 Cubic Yards or portion thereof	#REF!	\$181			v	
1,000 Cubic Yards	\$348	\$451		\$219	\$347	
Each additional 1,000 Cubic Yards or portion thereof	\$9	\$451	Value based		Hrly rate	
10,000 Cubic Yards	\$505	\$614		\$219	Hrly rate	
Each additional 10,000 Cubic Yards or portion thereof	\$13	\$614			Hrly rate	
100,000 Cubic Yards	\$819	\$614		\$219	Hrly rate	
Each additional 10,000 Cubic Yards or portion thereof	\$26	\$181	v		Hrly rate	
Interior Walls (each)	\$120	\$72	^		^	
Parking Lot Restriping	\$113	\$58-\$90				
Photovoltaic System (discounted rate)						
Site Visit plus	\$113	\$150		\$328	\$371-\$792	
Per Panel Fee	\$19	\$24-\$48				
Re-Roof:						
Basic Reroof - composition with no tear off	\$152	\$60-\$114		\$282	^	
Complex Reroof	\$231	\$96-\$168		\$282		
Sauna/Steam room	\$269	\$126	^	\$349		
Siding:						
Stone and Brick Veneer (interior or exterior)						
1-50 linear ft	\$152	\$83	Value based	\$330	Value based	
50+ linear ft (per LF)	\$13	\$22				
Aluminum/Vinyl						
1-50 linear ft	\$113	\$78		\$310		
50+ linear ft (per LF)	\$10	\$22				
Signs:			v			
Wall or Awning Sign (no Electrical)	\$152	\$59	\$89	\$330	Value based	
Wall or Awning Sign (with Electrical)	\$231	\$66	\$109	\$330	based	
Monument Sign (no Electrical)	\$269	\$78		\$435		
Monument (with Electrical)	\$388	\$95	\$200	\$435		
Skylights (each)	\$113	\$61	^	\$280		
Spa or Hot Tub (manufactured units):						
Above ground	\$152	\$49		\$330		
In-ground	\$231	\$181	Value based		Value based	
Stairs - per story	\$191			\$543	based	
Storage Racks:						
Up to 8' high (up to 100 l.f.)	\$191	\$108		\$652		
each additional 100 l.f.	\$95	\$25				
Over 8' high (up to 100 l.f.)	\$269	\$144		\$652		
each additional 100 l.f.	\$135	\$31	v		v	

Miscellaneous Permit Fees -- Comparison	Proposed	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Stucco:			^		^	
New application	\$152	\$72		\$268		
Re-application	\$84	\$49	Value based		Value based	
Swimming Pools (manufacturers units):						
Above ground	\$191	\$144		\$358		
In-ground	\$348	\$289		\$358		
Gunite	\$505	\$578-\$668	v	\$358	v	
Water Heater (discounted rate)	\$37					
Windows/Sliding Glass Doors			^			
Window (each)	\$113		Value based		Value based	
Sliding glass door (each)	\$113					
Bay window (each)	\$191		v			
OTHER MISCELLANEOUS FEES:						
Lost Inspection card	\$61				\$147	
Work begun without permit	2 times fee					
New Business Inspection	\$135			\$101		
New Business Re-inspection (if required)	\$83			\$72		
Home Occupancy Inspection	\$67					
Certificate of Occupancy	\$67	\$24	\$105			
Temporary Certificate of Occupancy	\$53	\$60				
Change of Occupancy/Use	\$269	\$90				
Appeal of Abatement Notice	\$83					
Compliance Inspection	\$135					
Supplemental Plan Check (up to 1 hour)	\$108	\$72		\$206		
Re-inspection (up to 1 hour)	\$83	\$36				
Scheduled After-Hours Inspection (up to 2 hours)	\$168	\$144				
Emergency Call-Out	\$268	\$289		\$206		
Re-Inspections (special situations) -- add to base charge						
Incorrect address/location given by applicant (per trip)	\$96	\$90				
Premature inspection request (work not ready, per trip)	\$96					
Addressing Fee						
First address	\$67	\$54	\$54			
Each additional address	\$14	\$2				
Copying of Maps & Blueprints	\$17	\$5	Cost			
	plus costs	plus costs				

MASTER FEE SCHEDULE -- PART 2

B - 7

Electrical, Mechanical, Plumbing	Current Fee	Proposed Fee*	Increase
Permit Issuance Fee	\$63	\$67	\$4
Minimum Permit Fee	\$95	\$101	\$6
Plan Check Fee (hourly rate)	\$85	\$91	\$6
Re-inspection Fee (up to 1 hour)	\$78	\$83	\$5
Scheduled After-Hours Inspection (up to 2 hours)	\$157	\$168	\$11
Emergency Call Out (up to 2 hours)	\$251	\$268	\$17
<u>ELECTRICAL PERMITS</u>			
Services (up to 600 volts) :			
0 to 100 Amps	\$47	\$50	\$3
101 to 200 Amps	\$62	\$66	\$4
201 to 400 Amps	\$94	\$100	\$6
401 to 800 Amps	\$140	\$150	\$10
801 to 1600 Amps	\$203	\$217	\$14
over 1600 Amps	\$250	\$267	\$17
Electrical Panels	\$156	\$167	\$11
Subpanels (per panel)	\$78	\$83	\$5
Motors, Generators, transformers, rectifiers	\$62	\$66	\$4
Signs, Outline lighting and Marquees	\$62	\$66	\$4
Theatre-type lighting fixtures or assemblies	\$62	\$66	\$4
Temporary Power Services (each)	\$47	\$50	\$3
Temporary power pole	\$31	\$33	\$2
Construction Pole	\$31	\$33	\$2
Sub poles (each)	\$16	\$17	\$1
Outdoor Lighting, Pole mounted, 1 to 10 units	\$62	\$66	\$4
each additional 10	\$31	\$33	\$2
Fixtures/Receptacles/Outlets (each)	\$1.35	\$1.44	\$0
Residential Appliances	\$16	\$17	\$1
Non-Residential Appliances	\$47	\$50	\$3
Residential Swimming Pool	\$125	\$134	\$9
Electrically-driven rides	\$125	\$134	\$9

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

MASTER FEE SCHEDULE -- PART 2

B - 7

Electrical, Mechanical, Plumbing	Current Fee	Proposed Fee*	Increase
Permit Issuance Fee	\$63	\$67	\$4
Minimum Permit Fee	\$95	\$101	\$6
Plan Check Fees (hourly rate)	\$85	\$91	\$6
Re-inspection Fee (up to 1 hour)	\$78	\$83	\$5
Scheduled After-Hours Inspection (up to 2 hours)	\$157	\$168	\$11
Emergency Call Out (up to 2 hours)	\$251	\$268	\$17
<u>MECHANICAL PERMITS</u>			
Furnaces forced air or gravity, inch ducts & vents	\$47	\$50	\$3
Heater (Wall, Suspended, or Floor)	\$31	\$33	\$2
Heating Appliances:			
up to 100,000 BTU/h	\$47	\$50	\$3
over 100,000 BTU/h	\$62	\$66	\$4
Appliance Vent	\$23	\$25	\$2
Boilers, Compressors, and Absorption Systems			
up to 3 HP/100K BTU/hr	\$47	\$50	\$3
over 3 HP/100K to 15 HP/500K BTU/hr	\$62	\$66	\$4
over 15 HP/500K to 30 HP/1,000K BTU/hr	\$78	\$83	\$5
over 30 HP/1,000K to BTU/hr to 50 HP/1,750K BTU/hr	\$94	\$100	\$6
over 50HP/1,750K BTU/hr	\$125	\$134	\$9
Air-handling unit, including attached ducts	\$47	\$50	\$3
Air-handling unit over 10,000 CFM	\$62	\$66	\$4
Residential Hood or Duck	\$47	\$50	\$3
Incinerator, residential	\$47	\$50	\$3
Commercial or Industrial-type incinerator	\$94	\$100	\$6
Evaporative cooler	\$31	\$33	\$2
Ventilation fan connected to a single duct	\$47	\$50	\$3
Ventilation system (not part of heating or a/c system)	\$47	\$50	\$3
Commercial hood, duct and blower	\$94	\$100	\$6
Residential Cooling Unit	\$47	\$50	\$3
Refrigeration Unit, Walk In	\$62	\$66	\$4
Residential gas appliance	\$31	\$33	\$2
Food preparation gas appliance	\$31	\$33	\$2

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

MASTER FEE SCHEDULE -- PART 2

B - 7

Electrical, Mechanical, Plumbing	Current Fee	<i>Proposed Fee*</i>	Increase
Permit Issuance Fee	\$63	\$67	\$4
Minimum Permit Fee	\$95	\$101	\$6
Plan Check Fees (hourly rate)	\$85	\$91	\$6
Re-inspection Fee (up to 1 hour)	\$78	\$83	\$5
Scheduled After-Hours Inspection (up to 2 hours)	\$157	\$168	\$11
Emergency Call Out (up to 2 hours)	\$251	\$268	\$17
<u>PLUMBING / GAS PERMITS</u>			
Plumbing Fixture or Trap	\$31	\$33	\$2
Grease Interceptor up to 75 Pounds	<i>new</i>	\$161	\$161
Grease Interceptor - Commercial	<i>new</i>	\$297	\$297
Grey Water System	<i>new</i>	\$213	\$213
Industrial waste pre-treatment interceptor	\$94	\$297	\$203
Ejector Pump	\$62	\$66	\$4
Backflow device up to 2"	\$47	\$50	\$3
Backflow device over 2"	\$62	\$66	\$4
Roof Drain - Rainwater Systems per drain	\$47	\$50	\$3
Floor Drain	\$47	\$50	\$3
Water Heater	\$35	\$37	\$2
Gas System 1-4 outlets	\$47	\$50	\$3
Gas System 5 or more outlets (per outlet)	\$9	\$10	\$1
Building Sewer	\$62	\$66	\$4
Drain -Vent Repair/ Alterations	\$31	\$33	\$2
Medical Gas Piping System 1 to 5 outlet	\$94	\$100	\$6
Each additional outlet	\$19	\$20	\$1
Lawn Sprinkler on one meter	\$31	\$33	\$2

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

City Comparisons

Electrical, Mechanical, Plumbing -- Comparisons	Proposed	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
		Inspection only	Inspection only	Inspection & Plan Check	Inspection only	Inspection only
Permit Issuance Fee	\$67	\$36	\$31	\$101	\$68	\$80
Minimum Permit Fee	\$101		\$105			
Plan Check Fees (hourly rate)	\$91	\$72	Full cost	NA		
Re-inspection Fee (up to 1 hour)	\$83	\$36				
Scheduled After-Hours Inspection (up to 2 hours)	\$168	\$144		\$206		
Emergency Call Out (up to 2 hours)	\$268	\$289		\$206		
Electrical Permits						
Services (up to 600 volts) :						
0 to 100 Amps	\$50	\$30	\$38	\$268	\$81	
101 to 200 Amps	\$66	\$48	\$38	\$268	\$81	
201 to 400 Amps	\$100	\$72	\$78	\$396	\$81	
401 to 800 Amps	\$150	\$108	\$78	\$396	\$81	
801 to 1600 Amps	\$217	\$169	\$157	\$572	\$81	
over 1600 Amps	\$267	\$211	\$157	\$572	\$81	
Electrical Panels	\$167					
Subpanels (per panel)	\$83	\$24				
Motors, Generators, transformers, rectifiers	\$66	\$12-\$108	\$6-\$94	\$207	\$69-\$111	
Signs, Outline Lighting, Neon, Marquees	\$66			\$189	\$69-\$111	
Theatre-type Lighting Fixtures & Assemblies	\$66			\$189	\$69-\$111	
Temporary Power Services (each)	\$50	\$36		\$158	\$81	
Temporary power pole	\$33	\$36		\$158	\$69	
Construction Pole	\$33		\$31		\$69	
Sub poles (each)	\$17			\$91		
Outdoor Lighting, Pole mounted, 1 to 10 units	\$66	\$19				
each additional 10	\$33	\$6				
Fixtures/Receptacles/Outlets (each)	\$1.44	\$1.20	.93-\$1.41		\$3	
Residential Electrical Appliances	\$17		\$6		\$55	
Non-Residential Appliances	\$50			\$268	\$69	
Residential Swimming Pool	\$134	\$289	\$29	\$358	\$221	
Electrically-Driven Rides	\$134			\$189	\$81	
Mechanical Permits						
Furnaces forced air or gravity, inch ducts & vents	\$50	\$36		\$170	\$83	
Heater (Wall, Suspended, or Floor)	\$33	\$24		\$140	\$83	
Heating Appliances:						
up to 100,000 BTU/h	\$50	\$36	\$18	\$109	\$69	
over 100,000 BTU/h	\$66	\$54	\$23	\$140	\$165	
Appliance Vent	\$25	\$18	\$9	\$140	\$83	

Electrical, Mechanical, Plumbing -- Comparisons	Proposed	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
		Inspection only	Inspection only	Inspection & Plan Check	Inspection only	Inspection only
Boilers, Compressors, and Absorption Systems						
up to 3 HP/100K BTU/hr	\$50	\$36		\$140	\$83-\$196	
over 3 HP/100K to 15 HP/500K BTU/hr	\$66	\$48		\$140	\$83-\$196	
over 15 HP/500K to 30 HP/1,000K BTU/hr	\$83	\$60		\$219	\$83-\$196	
over 30 HP/1,000K to BTU/hr to 50 HP/1,750K BTU/hr	\$100	\$72		\$219	\$83-\$196	
over 50HP/1,750K BTU/hr	\$134	\$108		\$238	\$83-\$196	
Air-handling unit, including attached ducts	\$50	\$24		\$189	\$83	
Air-handling unit over 10,000 CFM	\$66	\$36		\$268	\$83	
Residential Hood or Duck	\$50	\$18	\$13		\$83	
Incinerator, residential	\$50			\$426		
Incinerator, commercial or industrial	\$100	\$36		\$475		
Evaporative cooler	\$33	\$18		\$109	\$83	
Ventilation fan connected to a single duct	\$50	\$24		\$189	\$83	
Ventilation system (not part of heating or a/c system)	\$50			\$268	\$92	
Commercial hood, duct and blower	\$100	\$54	\$13		\$83	
Residential Cooling Unit	\$50		\$17			
Refrigeration Unit, Walk In	\$66	\$48	\$14			
Residential gas appliance	\$33		\$17			
Food preparation gas appliance	\$33		\$13			
Plumbing/Gas Permits						
Plumbing Fixture or Trap	\$33	\$14	\$12	\$109	\$83	
Grease Interceptor up to 75 Pounds	\$161				\$165	
Grease Interceptor - Commercial	\$297				\$165	
Gray Water System	\$213		\$182	\$298	\$219	
Industrial waste pre-treatment interceptor	\$297	\$48	\$24	\$140	\$165	
Ejector Pump	\$66	\$18			\$165	
Backflow device up to 2"	\$50	\$24	\$16	\$158	\$83	
Backflow device over 2"	\$66	\$24	\$31	\$158	\$83	
Roof Drain - Rainwater Systems per drain	\$50	\$14			\$83	
Floor Drain	\$50				\$83	
Water Heater	\$37	\$30	\$80	\$158	\$21	
Gas System 1-4 outlets	\$50	\$30			\$54	
Gas System 5 or more outlets (per outlet)	\$10	\$6			\$5	
Building Sewer	\$66	\$36	\$31	\$189	\$83	
Drain -Vent Repair/ Alterations	\$33				\$54	
Medical Gas Piping System 1 to 5 outlet	\$100		\$8		\$54	
Each additional outlet	\$20	\$18	\$1		\$83	
Lawn Sprinkler on one meter	\$33	\$18				

MASTER FEE SCHEDULE -- PART 2

B - 8

Fire Sprinkler, Alarm, & Suppression Systems	Current	Proposed Fee*	Increase
Fire Sprinkler Systems - New Construction:			
1-50 Heads	\$409	\$437	\$28
51-100 Heads	\$547	\$584	\$37
101-200 Heads	\$785	\$839	\$54
Every 200 Heads above 200	\$471	\$503	\$32
Fire Sprinkler Systems - Tenant Improvements:			
1-25 Heads (discounted)	\$259	\$277	\$18
26-100 Heads (discounted)	\$447	\$477	\$30
Every 100 Heads above 100	\$371	\$396	\$25
Fire Alarm System - New Construction:			
1-50 Devices	\$409	\$437	\$28
51-100 Devices	\$597	\$638	\$41
Every 50 Devices above 100	\$471	\$503	\$32
Fire Alarm System - Tenant Improvements:			
1-50 Devices (discounted)	\$309	\$330	\$21
51-100 Devices (discounted)	\$447	\$477	\$30
Every 50 Devices above 100	\$327	\$349	\$22
Other Suppression Systems:			
Inert Gas Systems	\$409	\$437	\$28
Dry Chemical Systems	\$409	\$437	\$28
Wet Chemical/Kitchen Hood	\$503	\$537	\$34
Foam Systems	\$597	\$638	\$41
Paint Spray Booth	\$691	\$738	\$47
Alarm or Sprinkler Monitoring System	\$503	\$537	\$34
Other Fire Fees			
Hydrants/Underground Fire Service Plan Check	\$478	\$511	\$33
Hydrant Flow Test (existing hydrants)	\$73	\$78	\$5
Fire Engineering Firm - Plan Review	\$520	\$520 deposit Full cost recovery	\$0

**If the cost of service exceeds the designated fee, the Applicant shall be billed the overage plus 35% Administrative Overhead*

Fire Sprinkler, Alarm, & Suppression -- Comparisons	Proposed Fee	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
Fire Sprinkler Systems - New Construction:						
1-50 Heads	\$437	\$69	Λ	\$412	Λ	
51-100 Heads	\$584	\$69		\$551		
101-200 Heads	\$839	\$85		\$808		
Every 200 Heads above 200	\$503	\$85		\$336		
Fire Sprinkler Systems - Tenant Improvements:						
1-25 Heads	\$277	\$136	\$172 to	\$412	Value based	
26-100 Heads	\$477	\$136	\$548	\$631		
Every 100 Heads above 100	\$396	\$170		\$323		
Fire Alarm System - New Construction:						
1-50 Devices	\$437	\$78		\$412		
51-100 Devices	\$638	\$126		\$551		
Every 50 Devices above 100	\$503	\$163	\$172 to	\$299	Value based	
Fire Alarm System - Tenant Improvements:						
1-50 Devices	\$330	\$78		\$442		
51-100 Devices	\$477	\$126		\$581		
Every 50 Devices above 100	\$349	\$163		\$349		
Other Suppression Systems:			\$172 to		Value based	
Inert Gas Systems	\$437		\$548	\$774		
Dry Chemical Systems	\$437	\$331-\$367		\$627		
Wet Chemical/Kitchen Hood	\$537	\$331-\$367		\$725		
Foam Systems	\$638			\$785		
Paint Spray Booth	\$738	\$253-\$361		\$1,080		
Alarm or Sprinkler Monitoring System	\$537		\$172 to		Value based	
Other Fire Fees			\$548			
Hydrants/Underground Service Plan Check	\$511			\$393		
Hydrant Flow Test (existing hydrants)	\$78	\$85	V	\$588	V	
Fire Engineering Plan Review	Full cost			Full cost		

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
A-1	Theater - Complete	2,000	\$5,781	\$ 5,781	\$0.510
		8,000	\$8,841	\$ 8,841	\$0.414
		20,000	\$13,805	\$ 13,805	\$0.419
		40,000	\$22,188	\$ 22,188	\$0.349
		100,000	\$43,105	\$ 43,105	\$0.431
A-1	Theatre - Tenant Improve.	250	\$1,077	\$ 1,077	\$0.739
		1,000	\$1,631	\$ 1,631	\$0.613
		2,500	\$2,551	\$ 2,551	\$0.623
		5,000	\$4,108	\$ 4,108	\$0.512
		12,500	\$7,947	\$ 7,947	\$0.636
A-2	Restaurant - Complete	500	\$2,224	\$ 2,224	\$0.783
		2,000	\$3,399	\$ 3,399	\$0.636
		5,000	\$5,308	\$ 5,308	\$0.645
		10,000	\$8,533	\$ 8,533	\$0.536
		25,000	\$16,573	\$ 16,573	\$0.663
A-2	Restaurant - Shell	500	\$929	\$ 929	\$0.296
		2,000	\$1,373	\$ 1,373	\$0.260
		5,000	\$2,152	\$ 2,152	\$0.268
		10,000	\$3,492	\$ 3,492	\$0.211
		25,000	\$6,659	\$ 6,659	\$0.266
A-2	Restaurant - Tenant Improve.	250	\$1,077	\$ 1,077	\$0.739
		1,000	\$1,631	\$ 1,631	\$0.613
		2,500	\$2,551	\$ 2,551	\$0.623
		5,000	\$4,108	\$ 4,108	\$0.512
		12,500	\$7,947	\$ 7,947	\$0.636
A-3	Church & Religious Bldg - Complete	1,000	\$3,796	\$ 3,796	\$0.707
		4,000	\$5,916	\$ 5,916	\$0.550
		10,000	\$9,218	\$ 9,218	\$0.553
		20,000	\$14,743	\$ 14,743	\$0.473
		50,000	\$28,925	\$ 28,925	\$0.579
A-3	Church & Religious Bldg - Tenant Improve.	250	\$957	\$ 957	\$0.619
		1,000	\$1,421	\$ 1,421	\$0.537
		2,500	\$2,227	\$ 2,227	\$0.552
		5,000	\$3,607	\$ 3,607	\$0.439
		12,500	\$6,900	\$ 6,900	\$0.552
B	Offices - Complete	500	\$2,988	\$ 2,988	\$1.189
		2,000	\$4,771	\$ 4,771	\$0.881
		5,000	\$7,414	\$ 7,414	\$0.874
		10,000	\$11,783	\$ 11,783	\$0.775
		25,000	\$23,404	\$ 23,404	\$0.936
B	Offices - Shell	1,000	\$875	\$ 875	\$0.137
		4,000	\$1,286	\$ 1,286	\$0.122
		10,000	\$2,018	\$ 2,018	\$0.126
		20,000	\$3,276	\$ 3,276	\$0.099
		50,000	\$6,232	\$ 6,232	\$0.125

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
		100	\$635	\$ 635	\$1.003
		400	\$936	\$ 936	\$0.885
B	Offices - Tenant Improve.	1,000	\$1,467	\$ 1,467	\$0.913
		2,000	\$2,380	\$ 2,380	\$0.719
		5,000	\$4,536	\$ 4,536	\$0.907
		1,000	\$3,796	\$ 3,796	\$0.707
		4,000	\$5,916	\$ 5,916	\$0.550
B	Medical Offices - Complete	10,000	\$9,218	\$ 9,218	\$0.553
		20,000	\$14,743	\$ 14,743	\$0.473
		50,000	\$28,925	\$ 28,925	\$0.579
		1,000	\$1,160	\$ 1,160	\$0.178
		4,000	\$1,693	\$ 1,693	\$0.161
B	Medical Offices - Shell	10,000	\$2,658	\$ 2,658	\$0.167
		20,000	\$4,326	\$ 4,326	\$0.129
		50,000	\$8,199	\$ 8,199	\$0.164
		250	\$1,191	\$ 1,191	\$0.788
		1,000	\$1,782	\$ 1,782	\$0.673
B	Medical Offices - Tenant Improve.	2,500	\$2,791	\$ 2,791	\$0.688
		5,000	\$4,510	\$ 4,510	\$0.554
		12,500	\$8,662	\$ 8,662	\$0.693
		2,000	\$4,958	\$ 4,958	\$0.464
		8,000	\$7,743	\$ 7,743	\$0.360
E	Educational Building - Complete	20,000	\$12,061	\$ 12,061	\$0.361
		40,000	\$19,279	\$ 19,279	\$0.310
		100,000	\$37,865	\$ 37,865	\$0.379
		250	\$957	\$ 957	\$0.619
		1,000	\$1,421	\$ 1,421	\$0.537
E	Educational Building - Tenant Improve.	2,500	\$2,227	\$ 2,227	\$0.552
		5,000	\$3,607	\$ 3,607	\$0.439
		12,500	\$6,900	\$ 6,900	\$0.552
		1,000	\$3,758	\$ 3,758	\$0.696
		4,000	\$5,847	\$ 5,847	\$0.544
F-1	Industrial Building - Complete	10,000	\$9,112	\$ 9,112	\$0.547
		20,000	\$14,578	\$ 14,578	\$0.467
		50,000	\$28,582	\$ 28,582	\$0.572
		1,000	\$1,322	\$ 1,322	\$0.190
		4,000	\$1,892	\$ 1,892	\$0.181
F-1	Industrial Building - Shell	10,000	\$2,978	\$ 2,978	\$0.189
		20,000	\$4,871	\$ 4,871	\$0.142
		50,000	\$9,136	\$ 9,136	\$0.183
		250	\$1,018	\$ 1,018	\$0.705
		1,000	\$1,547	\$ 1,547	\$0.580
F-1	Industrial Building - Tenant Improve.	2,500	\$2,417	\$ 2,417	\$0.590
		5,000	\$3,893	\$ 3,893	\$0.486
		12,500	\$7,536	\$ 7,536	\$0.603

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
H	Hazardous - Complete	500	\$1,880	\$ 1,880	\$0.711
		2,000	\$2,947	\$ 2,947	\$0.547
		5,000	\$4,589	\$ 4,589	\$0.548
		10,000	\$7,328	\$ 7,328	\$0.473
		25,000	\$14,422	\$ 14,422	\$0.577
H	Hazardous - Shell	500	\$1,484	\$ 1,484	\$0.405
		2,000	\$2,092	\$ 2,092	\$0.402
		5,000	\$3,298	\$ 3,298	\$0.424
		10,000	\$5,418	\$ 5,418	\$0.310
		25,000	\$10,073	\$ 10,073	\$0.403
H	Hazardous - Tenant Improve.	100	\$893	\$ 893	\$1.213
		400	\$1,257	\$ 1,257	\$1.213
		1,000	\$1,985	\$ 1,985	\$1.275
		2,000	\$3,260	\$ 3,260	\$0.932
		5,000	\$6,055	\$ 6,055	\$1.211
I-1	Medical/24 Hour Care - Complete	1,000	\$3,796	\$ 3,796	\$0.707
		4,000	\$5,916	\$ 5,916	\$0.550
		10,000	\$9,218	\$ 9,218	\$0.553
		20,000	\$14,743	\$ 14,743	\$0.473
		50,000	\$28,925	\$ 28,925	\$0.579
I-1	Medical/24 Hour Care - Shell	1,000	\$1,150	\$ 1,150	\$0.175
		4,000	\$1,675	\$ 1,675	\$0.160
		10,000	\$2,632	\$ 2,632	\$0.165
		20,000	\$4,285	\$ 4,285	\$0.128
		50,000	\$8,112	\$ 8,112	\$0.162
I-1	Medical/24 Hour Care - Tenant Improve.	100	\$913	\$ 913	\$1.260
		400	\$1,291	\$ 1,291	\$1.243
		1,000	\$2,037	\$ 2,037	\$1.305
		2,000	\$3,342	\$ 3,342	\$0.962
		5,000	\$6,227	\$ 6,227	\$1.245
I-4	Day Care Facility - Complete	250	\$1,994	\$ 1,994	\$1.472
		1,000	\$3,098	\$ 3,098	\$1.153
		2,500	\$4,828	\$ 4,828	\$1.161
		5,000	\$7,730	\$ 7,730	\$0.988
		12,500	\$15,139	\$ 15,139	\$1.211
I-4	Day Care Facility - Tenant Improve.	100	\$893	\$ 893	\$1.213
		400	\$1,257	\$ 1,257	\$1.213
		1,000	\$1,985	\$ 1,985	\$1.275
		2,000	\$3,260	\$ 3,260	\$0.932
		5,000	\$6,055	\$ 6,055	\$1.211
M	Retail Sales - Complete	500	\$2,109	\$ 2,109	\$0.759
		2,000	\$3,248	\$ 3,248	\$0.607
		5,000	\$5,069	\$ 5,069	\$0.612
		10,000	\$8,131	\$ 8,131	\$0.515
		25,000	\$15,856	\$ 15,856	\$0.634

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
M	Retail Sales - Shell	500	\$873	\$ 873	\$0.302
		2,000	\$1,326	\$ 1,326	\$0.249
		5,000	\$2,072	\$ 2,072	\$0.253
		10,000	\$3,337	\$ 3,337	\$0.208
		25,000	\$6,457	\$ 6,457	\$0.258
M	Retail Sales - Tenant Improve.	100	\$761	\$ 761	\$1.133
		400	\$1,101	\$ 1,101	\$1.050
		1,000	\$1,731	\$ 1,731	\$1.091
		2,000	\$2,822	\$ 2,822	\$0.834
		5,000	\$5,324	\$ 5,324	\$1.065
R-1	Hotel Low/Mid Rise - Complete	1,000	\$3,796	\$ 3,796	\$0.707
		4,000	\$5,916	\$ 5,916	\$0.550
		10,000	\$9,218	\$ 9,218	\$0.553
		20,000	\$14,743	\$ 14,743	\$0.473
		50,000	\$28,925	\$ 28,925	\$0.579
R-1	Hotel Low/Mid Rise - Shell	1,000	\$1,258	\$ 1,258	\$0.209
		4,000	\$1,884	\$ 1,884	\$0.178
		10,000	\$2,949	\$ 2,949	\$0.182
		20,000	\$4,768	\$ 4,768	\$0.146
		50,000	\$9,160	\$ 9,160	\$0.183
R-1	Hotel Low/Mid Rise - Tenant Improve.	250	\$919	\$ 919	\$0.603
		1,000	\$1,371	\$ 1,371	\$0.517
		2,500	\$2,147	\$ 2,147	\$0.531
		5,000	\$3,474	\$ 3,474	\$0.425
		12,500	\$6,661	\$ 6,661	\$0.533
R-2	Apartment/Multi-Family - Complete	1,000	\$3,723	\$ 3,723	\$0.688
		4,000	\$5,786	\$ 5,786	\$0.539
		10,000	\$9,017	\$ 9,017	\$0.542
		20,000	\$14,432	\$ 14,432	\$0.461
		50,000	\$28,274	\$ 28,274	\$0.565
R-2	Apartment/Multi-Family - Remodel	667	\$718	\$ 718	\$0.332
		1,333	\$939	\$ 939	\$0.539
		2,000	\$1,298	\$ 1,298	\$0.394
		3,333	\$1,823	\$ 1,823	\$0.400
		5,000	\$2,490	\$ 2,490	\$0.498
R-2	Apartment/Multi-Family - Addition	333	\$1,206	\$ 1,206	\$1.218
		667	\$1,612	\$ 1,612	\$1.860
		1,000	\$2,232	\$ 2,232	\$1.389
		1,667	\$3,158	\$ 3,158	\$1.372
		2,500	\$4,301	\$ 4,301	\$1.720
R-3	Manufactured Home - Complete	800	\$432	\$ 432	\$0.126
		1,600	\$533	\$ 533	\$0.256
		2,400	\$738	\$ 738	\$0.173
		4,000	\$1,015	\$ 1,015	\$0.189
		6,000	\$1,393	\$ 1,393	\$0.232

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
		667	\$432	\$ 432	\$0.152
R-3	Prefabricated Dwelling - Complete	1,333	\$533	\$ 533	\$0.308
		2,000	\$738	\$ 738	\$0.208
		3,333	\$1,015	\$ 1,015	\$0.229
		5,000	\$1,396	\$ 1,396	\$0.279
				500	\$2,285
R-4	Congregate Care - Complete	2,000	\$3,559	\$ 3,559	\$0.662
		5,000	\$5,546	\$ 5,546	\$0.665
		10,000	\$8,872	\$ 8,872	\$0.569
		25,000	\$17,400	\$ 17,400	\$0.696
				1,000	\$2,705
IRC SFD	Single-Family (custom or model)	2,000	\$3,681	\$ 3,681	\$1.412
		3,000	\$5,093	\$ 5,093	\$1.082
		5,000	\$7,256	\$ 7,256	\$1.042
		7,500	\$9,862	\$ 9,862	\$1.315
				667	\$1,336
IRC SFD	Single-Family - Production / Repeat	1,333	\$1,900	\$ 1,900	\$1.094
		2,000	\$2,629	\$ 2,629	\$0.878
		3,333	\$3,800	\$ 3,800	\$0.803
		5,000	\$5,138	\$ 5,138	\$1.028
				333	\$515
IRC SFD	Single-Family Residential - Remodel	667	\$671	\$ 671	\$0.774
		1,000	\$929	\$ 929	\$0.563
		1,667	\$1,304	\$ 1,304	\$0.572
		2,500	\$1,781	\$ 1,781	\$0.712
				167	\$686
IRC SFD	Single-Family Residential - Addition	333	\$863	\$ 863	\$1.998
		500	\$1,196	\$ 1,196	\$1.377
		833	\$1,655	\$ 1,655	\$1.476
		1,250	\$2,270	\$ 2,270	\$1.816
				333	\$522
IRC SFD	Residential Building - Foundation	667	\$668	\$ 668	\$0.768
		1,000	\$924	\$ 924	\$0.543
		1,667	\$1,286	\$ 1,286	\$0.571
		2,500	\$1,762	\$ 1,762	\$0.705
				83	\$421
IRC SFD	Residential - Patio Cover/Balcony/Deck	167	\$521	\$ 521	\$2.412
		250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
				83	\$421
IRC SFD	Residential Patio Cover ICC Approved	167	\$521	\$ 521	\$2.412
		250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
		83	\$421	\$ 421	\$1.200
		167	\$521	\$ 521	\$2.412
IRC SFD	Residential Patio Enclosure	250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
		83	\$421	\$ 421	\$1.200
		167	\$521	\$ 521	\$2.412
IRC SFD	Residential Patio Enclosure ICC Approved	250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
		500	\$1,974	\$ 1,974	\$0.713
		2,000	\$3,044	\$ 3,044	\$0.568
S-1	Garage/Service Station - Complete	5,000	\$4,749	\$ 4,749	\$0.573
		10,000	\$7,616	\$ 7,616	\$0.483
		25,000	\$14,863	\$ 14,863	\$0.595
		500	\$804	\$ 804	\$0.267
		2,000	\$1,205	\$ 1,205	\$0.227
S-1	Garage/Service Station - Shell	5,000	\$1,886	\$ 1,886	\$0.233
		10,000	\$3,049	\$ 3,049	\$0.187
		25,000	\$5,857	\$ 5,857	\$0.234
		100	\$761	\$ 761	\$1.133
		400	\$1,101	\$ 1,101	\$1.050
S-1	Garage/Service Station - Tenant Improve.	1,000	\$1,731	\$ 1,731	\$1.091
		2,000	\$2,822	\$ 2,822	\$0.834
		5,000	\$5,324	\$ 5,324	\$1.065
		500	\$1,266	\$ 1,266	\$0.409
		2,000	\$1,879	\$ 1,879	\$0.355
S-2	Parking Garage - Complete	5,000	\$2,945	\$ 2,945	\$0.365
		10,000	\$4,770	\$ 4,770	\$0.290
		25,000	\$9,125	\$ 9,125	\$0.365
		500	\$550	\$ 304	\$0.063
		2,000	\$825	\$ 399	\$0.079
S-2	Commercial Carport - Std. Plan	5,000	\$1,291	\$ 636	\$0.086
		10,000	\$2,086	\$ 1,065	\$0.056
		25,000	\$4,010	\$ 1,901	\$0.076
		167	\$502	\$ 502	\$0.852
		333	\$644	\$ 644	\$1.488
U	Residential Garage	500	\$892	\$ 892	\$1.056
		833	\$1,244	\$ 1,244	\$1.104
		1,250	\$1,704	\$ 1,704	\$1.363
		40	\$427	\$ 427	\$1.783
		160	\$641	\$ 641	\$1.513
U	Pool/Spa	400	\$1,004	\$ 1,004	\$1.543
		800	\$1,621	\$ 1,621	\$1.248
		2,000	\$3,119	\$ 3,119	\$1.560

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
U-1	Commercial - Accessory Building	50	\$353	\$ 353	\$1.093
		200	\$517	\$ 517	\$0.977
		500	\$810	\$ 810	\$1.020
		1,000	\$1,320	\$ 1,320	\$0.793
		2,500	\$2,509	\$ 2,509	\$1.004
U-1	Commercial Carport	50	\$374	\$ 374	\$1.207
		200	\$555	\$ 555	\$1.053
		500	\$871	\$ 871	\$1.080
		1,000	\$1,411	\$ 1,411	\$0.858
		2,500	\$2,698	\$ 2,698	\$1.079
U-1	Residential - Accessory Building	83	\$433	\$ 433	\$1.296
		167	\$541	\$ 541	\$2.496
		250	\$749	\$ 749	\$1.710
		417	\$1,034	\$ 1,034	\$1.853
		625	\$1,420	\$ 1,420	\$2.272
U-1	Residential Carport	133	\$421	\$ 421	\$0.750
		267	\$521	\$ 521	\$1.508
		400	\$722	\$ 722	\$1.024
		667	\$995	\$ 995	\$1.116
		1,000	\$1,367	\$ 1,367	\$1.367
-	Warehouse - Complete	2,000	\$3,147	\$ 3,147	\$0.328
		8,000	\$5,116	\$ 5,116	\$0.235
		20,000	\$7,933	\$ 7,933	\$0.231
		40,000	\$12,551	\$ 12,551	\$0.210
		100,000	\$25,158	\$ 25,158	\$0.252
-	Commercial Building - Foundation	200	\$588	\$ 588	\$0.447
		800	\$856	\$ 856	\$0.408
		2,000	\$1,345	\$ 1,345	\$0.422
		4,000	\$2,189	\$ 2,189	\$0.326
		10,000	\$4,144	\$ 4,144	\$0.414
-	Commercial Building - Addition	200	\$646	\$ 646	\$0.490
		800	\$940	\$ 940	\$0.448
		2,000	\$1,477	\$ 1,477	\$0.465
		4,000	\$2,406	\$ 2,406	\$0.358
		10,000	\$4,555	\$ 4,555	\$0.456
-	Modular Building - Complete	240	\$303	\$ 303	\$0.196
		960	\$444	\$ 444	\$0.177
		2,400	\$699	\$ 699	\$0.181
		4,800	\$1,134	\$ 1,134	\$0.142
		12,000	\$2,157	\$ 2,157	\$0.180
-	Manufactured Building - Foundation	500	\$323	\$ 323	\$0.098
		2,000	\$470	\$ 470	\$0.089
		5,000	\$738	\$ 738	\$0.093
		10,000	\$1,202	\$ 1,202	\$0.072
		25,000	\$2,276	\$ 2,276	\$0.091

MASTER FEE SCHEDULE -- PART 2

B-9 + B10

New Construction -- Permit & Inspection Fees					
ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Fee FY 17-18	Base Cost FY 17-18	Proposed
		200	\$1,032	\$ 1,032	\$0.785
		800	\$1,503	\$ 1,503	\$0.715
-	Commercial Building - Remodel	2,000	\$2,361	\$ 2,361	\$0.742
		4,000	\$3,845	\$ 3,845	\$0.572
		10,000	\$7,274	\$ 7,274	\$0.727
		200	\$993	\$ 993	\$0.767
		800	\$1,453	\$ 1,453	\$0.690
-	Commercial Building - Repair	2,000	\$2,281	\$ 2,281	\$0.715
		4,000	\$3,711	\$ 3,711	\$0.554
		10,000	\$7,035	\$ 7,035	\$0.704
		333	\$563	\$ 563	\$0.393
		667	\$694	\$ 694	\$0.801
-	Moved Building - Residential	1,000	\$961	\$ 961	\$0.539
		1,667	\$1,320	\$ 1,320	\$0.596
		2,500	\$1,817	\$ 1,817	\$0.727
		120	\$303	\$ 303	\$0.392
		480	\$444	\$ 444	\$0.354
-	Commercial Coach - Complete	1,200	\$699	\$ 699	\$0.363
		2,400	\$1,134	\$ 1,134	\$0.284
		6,000	\$2,157	\$ 2,157	\$0.360

Any requested services not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 35% Administrative Overhead.

**REPORT TO THE CITY COUNCIL
Council Agenda of December 12, 2017**

Prepared By:
Morgan Benevido
People's Self Help Housing

SUBJECT Guadalupe Court Apartment Project

BACKGROUND

In October 2014 the City Council approved Case No. 2012-011 GPA, ZC, DR and Development Agreement Case No. 2014-001 for a 38 unit affordable rental apartment project located at 4202 11th Street (APNs 115-023-031 and 115-023-028). At the time of approval, it was the understanding of staff that the applicant and owner, Cabrillo Economic Development Corporation (CEDC), intended to house at least some residents in need of drug and/or alcohol treatment. As a result, the City Council requested and the applicant agreed to a payment in-lieu of taxes in the amount of \$23,000 in year one (1) increasing by two (2) percent per year for 30 years. Total payments over the 30-year period will come to \$933,066. The purpose of the payment is to offset the costs associated with additional public safety resources necessary for an increased level of service at the project site. Low-income housing projects can apply for and receive property tax exemptions based on the number of qualified low-income units. With 100% of the units (with the exception of the on-site manager's unit) designated as qualified low-income units the entire project would receive the property tax exemption.

On June 23, 2017 CEDC entered into contract to sell the property and associated project entitlements to Peoples' Self-Help Housing (PSHH). PSHH has submitted a request to remove the payment described above from the Development Agreement stating that the intended residents of this project will be farmworker families. On October 18, 2017, the United States Department of Agriculture (USDA) notified PSHH that the project received a \$3,000,000 award for Section 514 funding toward project financing. Section 514 funds require at least one member of the household be employed in the farm labor industry. USDA has also confirmed to PSHH that this payment would not qualify as an eligible operating expense for the property. Additionally, PSHH has brought to staff's attention SB 1203 (2014) which prohibits cities from entering into a payment in-lieu of taxes and retroactively voids existing agreements entered into between January 1, 2012 and January 1, 2015.

Staff recommends the removal of this payment and all associated references from the Development Agreement.

In addition to the request for removal of the payment in-lieu of taxes PSHH has also requested a change to Design Review Permit Condition of Approval (COA) #13. The existing condition states:

Prior to receipt of a certificate of occupancy, a concrete sidewalk shall be constructed from the project's access at La Guardia Lane, along La Guardia Lane and Gularte Lane to 11th Street. The sidewalk shall be constructed adjacent to the existing curb and gutter. The sidewalk shall have a minimum width of 4 feet. All sidewalks and accessible ramps shall be constructed to current ADA requirements. An alternate sidewalk location along 11th Street from the project boundary to Gularte Lane may be approved by the City Engineer.

La Guardia Lane is a private lane traversing ten (10) privately owned parcels. PSHH has expressed concern with its ability to fulfill this condition for the following reasons:

- Although staff has identified possible utility, road and street tree easements along La Guardia Lane, more time is needed to determine if these documents provide a legal right to PSHH to construct the sidewalk across private property as conditioned.
- Easements are not a public "right-of-way" and may not carry a right to construct the sidewalk.
- It is not known if the existing easement is sufficient in size to allow sidewalk, curb and gutter construction. If additional width must be obtained property owners may have improvements within this needed area.
- Sidewalk construction over private property could include substantial costs for relocation of existing improvements and infrastructure.
- The Guadalupe Court parcels (APNs 115-230-031 and 115-30-028) do not have a legal right to use La Guardia Lane if it is private.

Regarding construction of sidewalk along 11th Street the following concerns have been raised:

- Several construction challenges exist namely ADA compliance due to the existing slope.
- Neighbor opposition to constructing a new sidewalk, curb and gutter along the southern border of 11th Street.

PSHH relies on public/private partnerships to finance affordable multi-family housing. Lenders and investors may refuse to provide financing due to the perceived inability to obtain a Certificate of Occupancy should one of these concerns be realized. In addition, low-income tax credit financing (LIHTC) comes with stringent deadlines for construction start and completion. Any delays due to any of the concerns raised above places the project financial at risk. The California Tax Credit Allocation Committee (TCAC) and

USDA can and will revoke project funding should critical deadlines be missed which could lead to substantial funding gaps and possibly terminate the project.

The following two (2) options are proposed as revisions to this COA:

1. Prior to receipt of a certificate of occupancy, a concrete sidewalk shall be constructed from the project's access at La Guardia Lane, along La Guardia Lane and Gularte Lane to 11th Street. The sidewalk shall be constructed adjacent to the existing curb and gutter. The sidewalk shall have a minimum width of 4 feet. All sidewalks and accessible ramps shall be constructed to current ADA requirements. An alternate sidewalk location along 11th Street from the project boundary to Gularte Lane may be approved by the City Engineer. The applicant shall make a good faith effort, with assistance from city staff, to obtain necessary rights to construct. Should the sidewalk construction become infeasible as determined by the City Engineer this condition shall be removed from the project and certificate of occupancy will not be withheld.
2. Prior to receipt of a certificate of occupancy, the applicant shall pay a Development Impact Fee as determined by the City Engineer for construction of a sidewalk at La Guardia Lane, along La Guardia Lane and Gularte Lane to 11th Street.

Staff requests City Council discussion and selection of one of the options presented above.

FISCAL IMPACT

Removal of the payment in-lieu of taxes would deny the city future payments in the amount of \$933,066 for public safety. The proposed change in population served would not result in an increased level of service to the project therefore the project would have a negligible impact on public safety resources.

Change to the condition of approval would have no impact on the city budget due to the owner/applicant paying for the cost of sidewalk construction.

Attachments:

Exhibit A – SB 1203 (2014) Text

Exhibit B – Letter from USDA Dated

RESOLUTION NO. 2017-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA APPROVING THE REMOVAL OF THE PAYMENT IN-LIEU OF TAXES (ITEM 3.1.3 OF THE DEVELOPMENT AGREEMENT) FOR THE GUADALUPE COURT APARTMENTS PROJECT (APNS 115-230-028 AND 115-230-031); AND APPROVAL OF THE CHANGE TO DESIGN REVIEW PERMIT CONDITION OF APPROVAL (COA) #13, AND ITEM 3.1.2 OF THE DEVELOPMENT AGREEMENT

WHEREAS, the City Council approved Case No. 2012-011 GPA, XC, DR and Development Agreement Case No 2014-001 for the 38 unit affordable rental apartment project located at 4202 11th Street (APNs 115-230-028 and 115-230-031), known as the Guadalupe Court Apartments Project; and,

WHEREAS, the Development Agreement includes an “Annual Payment of Special Fee” (Item 3.1.3), whereby the Developer agreed to a payment in-lieu of taxes in the amount of \$23,000 in year one (1), increasing by two (2) percent per year for 30 years; and,

WHEREAS, Senate Bill 1203 prohibits cities from entering into a payment in-lieu of taxes and retroactively voids existing agreements entered into between January 1, 2012, and January 1, 2015; and,

WHEREAS, Condition #13 in the Project’s Conditions of Approval, and Item 3.1.2 of the Development Agreement reference the requirement for sidewalk improvement options from the Project’s boundary through La Guardia Lane (a private road) to 11th Street, or along 11th Street from the Project boundary to Gularte Lane; and,

WHEREAS, These options pose legal and construction challenges and could potentially delay the Project from receiving certificate of occupancies in a timely manner; and,

WHEREAS, The City Council has reviewed the two options for revised language included in the Staff Report, as follows:

1. Prior to receipt of a certificate of occupancy, a concrete sidewalk shall be constructed from the project’s access at La Guardia Lane, along La Guardia Lane and Gularte Lane to 11th Street. The sidewalk shall be constructed adjacent to the existing curb and gutter. The sidewalk shall have a minimum width of 4 feet. All sidewalks and accessible ramps shall be constructed to current ADA requirements. An alternate sidewalk location along 11th Street from the project boundary to Gularte Lane may be approved by the City Engineer. The applicant shall make a good faith effort, with assistance from city staff, to obtain

necessary rights to construct. Should the sidewalk construction become infeasible as determined by the City Attorney, this condition shall be removed from the project and certificate of occupancy will not be withheld; or

2. Prior to receipt of a certificate of occupancy, the applicant shall pay a Development Impact Fee for construction of a sidewalk at La Guardia Lane, along La Guardia Lane and Gularte Lane to 11th Street, or the alternative sidewalk location along 11th street.

NOW, THEREORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. That the foregoing recitals are true and correct; and,

SECTION 2. Based upon its review of the facts presented, and the Staff Report, that has been prepared and filed with the City Clerk the City Council hereby directs staff to prepare an amendment to the Development Agreement as follows:

2a) Item 3.1.3 "Annual Payment of Special Fee" be eliminated from the Development Agreement; and,

2b) Condition #13, (and Item 3.1.2 in the Development Agreement) be modified to reflect the newly revised language (option 1 or 2, above):

SECTION 3. The City Clerk shall certify to the passage and adoption of the Resolution, and the minutes of this meeting shall so reflect the City Council's action.

* * * * *

PASSED, APPROVED AND ADOPTED at a regular meeting the 12th day of December 2017 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **Joice Earleen Raguz, City Clerk of the City of Guadalupe** DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2017-68, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held December 12, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk
Deputy City Clerk

John Lizalde, Mayor
Mayor

APPROVED AS TO FORM:

PHILIP F. SINCO, City Attorney



Rural Development

October 18, 2017

Richard A. Davis
Acting Administrator

Rural Housing Service
1400 Independence Ave, SW
Room 5014-S
Washington, D.C. 20250

Telephone: (202) 692-0268

TO: State Directors
Rural Development

ATTN: Program Directors and Coordinators
Multi-Family Housing

FROM: Richard A. Davis /s/ *Bryan Hooper*
Acting Administrator
Rural Housing Service

SUBJECT: Selection of Fiscal Year 2017 Notice of Solicitation Availability
Section 514/516 Farm Labor Housing Pre-Applications for New
Construction and Rehabilitation of Existing Non-Farm Labor
Housing Property

Attached is the list of fiscal year (FY) 2017, Farm Labor Housing New Construction and Rehabilitation of Existing Non-Farm Labor Housing property pre-application responses selected for further processing. Selections were made from pre-application responses submitted to your State Offices.

You may notify the applicants selected for further processing. However, please contact the Multi-Family Housing Preservation and Direct Loan Division if you wish to make a public announcement of the selection prior to its funds obligation. If any selected loan requests are withdrawn or rejected subsequent to this selection, please notify the National Office immediately so those funds can be reallocated. Please notify every Notice of Solicitation Availability (NOSA) respondent of the results of their loan/grant request in accordance with 7 CFR 3560.56 (h) and Chapter 4.14 of HB-1-3560.

Section 514 loan funds, and Section 516 grants were distributed to the States in rank order and within funding limitations, in accordance with the FY 2017 NOSA and 7 CFR 3560.56. Before requesting funds for obligation, all loan/grant approval conditions must be met.

EXPIRATION DATE:
October 31, 2018

FILING INSTRUCTIONS:
Housing Programs

Requests for funding should have been faxed to Mirna Reyes-Bible, (202) 720-0302, using RD Instruction 1940-L, "*Exhibit a Request for Obligation of Funds*," September 26, 2017. All funds must have been obligated by 5:00 P.M. local time no later than September 28, 2017. Please make every attempt to obligate funds by the required timeframe. By signing a request of funds for obligation, the State Director certifies the request is for the minimum amount of assistance necessary to ensure the project's feasibility.

If you have any questions, please contact Mirna Reyes-Bible, Senior Finance and Loan Analyst, at (202) 720-1753.

Attachment

2017 NOSA REQUEST AND SELECTIONS

ST	SCORE	RANK	APPLICANT NAME	TOTAL DEVELOPMENT COST	LOAN REQUEST	GRANT REQUEST	TOTAL LOAN AND GRANT REQUEST	LEVERAGED FUNDS	% OF LEV.	TOTAL UNITS	RA REQUEST	CONGRESSIONAL DISTRICT	FAITH BASE	PERSISTENT POVERTY AREAS
CA	175	1	Brawley Pacific Associates, LP LP Milan Street Apts. II- Brawley, Ca/Imperial county	\$ 10,374,766	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 9,938,330	96%	40	40	51	N	N
CA	175	2	28195 Highway 101, LP Baumgardner Village- Clover, CA/Sonoma County	\$ 27,609,388	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 26,609,388	96%	60	59	5	N	N
CA	175	3	5400 Gaddy Ln., LP Kelseyville Family Apts. Kelseyville, CA/Lake County	\$ 19,021,014	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 18,021,014	95%	54	53	5	N	N
KS	92	15	Builders Develpo Corp Lakin, KS	\$ 2,293,566	\$ 1,108,489	\$ 1,023,220	\$ 2,131,709	\$ 236,856	10%	12	12	1	N	N
WI	85	16	SWCAP Darlington	\$ 8,805,905	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000	\$ 5,805,905	66%	24	24	3	N	N
NE	78	17	Builders Development Corporation-Grand Island, NE	\$ 3,348,029	\$ 1,560,000	\$ 1,440,000	\$ 3,000,000	\$ 348,028	10%	16	16	3	N	N
CA	175	4	Coachella Valley Housing Coalition & a TBFLP Villa Hermosa Phase III-Indio, CA/Riverside County	\$ 31,242,434	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 29,642,434	95%	100	99	36	N	N
CA	175	5	H/A of the City of San Buenaventura & a TBFLP Villages @ westview Park Ph III-Ventura, CA/Ventura County	\$ 17,071,612	\$ 3,000,000	\$ -	\$ 3,000,000	\$16,071,612	94%	41	40	26	N	N
CA	173	8	Peoples Self Help Housing Corporation/Guadalupe Court Apts-Guadalupe, CA/Santa Barbara, County	\$ 13,496,932	\$ 3,000,000	\$ -	\$ 3,000,000	\$11,896,932	88%	38	37	24	N	N
				59,298,734	\$ 9,108,489	\$ 4,463,220	\$ 22,131,709	\$ 60,959,521		385	380			

Note: The following applications are selected exceeding the 30 percent cap per State because there are no other eligible applications around the country to exhaust the available funds.

No State may receive more than 30 percent of available FLH funding available in FY 2016. If there are insufficient applications from around the country to exhaust Sections 514 and Section 516 funds available, the Agency may then exceed the 30 percent cap per State.



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SB-1203 Property taxation: welfare exemption: rental housing and related facilities: payment in lieu of taxes agreement. (2013-2014)

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Senate Bill No. 1203

CHAPTER 693

An act to amend Section 214 of, and to add Sections 214.06 and 214.08 to, the Revenue and Taxation Code, relating to taxation.

[Approved by Governor September 27, 2014. Filed with Secretary of State September 27, 2014.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1203, Jackson. Property taxation: welfare exemption: rental housing and related facilities: payment in lieu of taxes agreement.

Existing property tax law establishes a partial welfare exemption for property used exclusively for rental housing and related facilities that are owned and operated by either of any certain types of nonprofit entities or veterans' organizations that meet specified exemption requirements, if either of certain qualifying criteria are met. Existing law requires the partial exemption to be equal to that percentage of the value of the property that the portion of the property serving lower income households represents of the total property in any year. Existing law requires the owner of the property, in order to be eligible for the exemption, to certify that the funds that would have been necessary to pay property taxes are used to maintain the affordability of, or reduce rents otherwise necessary for, the units occupied by lower income households.

This bill would define "related facilities" for purposes of the exemption. This bill would provide that the partial exemption be equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units in any year.

This bill would, on or after January 1, 2015, prohibit a local government from entering into a payment in lieu of taxes (PILOT) agreement with a property owner of a low-income housing project that is eligible for the exemption described above, and would make any PILOT agreement entered into in violation of this provision void and unenforceable. The bill would require any outstanding ad valorem tax, interest, or penalty that was levied between January 1, 2012, and January 1, 2015, inclusive, as a result of a PILOT agreement to be canceled, and any tax, interest, or penalty, as so levied, that was paid prior to January 1, 2015, to be refunded. The bill would prohibit an escape or supplemental assessment from being levied on the basis that payments made under a PILOT agreement were, or are being, used in a manner incompatible with the certification requirement.

This bill would become operative only if AB 1761 of the 2013-14 Regular Session is enacted and takes effect on or before January 1, 2015.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares the following:

(a) In Section 50001 of the Health and Safety Code, the Legislature has long declared that the subject of housing is of vital statewide importance to the health, safety, and welfare of the residents of this state.

(b) The lack of housing, and in particular the lack of decent, safe, and sanitary housing that is affordable to low-income households, is a critical problem that continues to threaten the economic, environmental, and social quality of life in California.

(c) The Legislature, in enacting subdivision (g) of Section 214 of the Revenue and Taxation Code in 1987, determined that the funds that were being paid in property taxes could better be used in furtherance of the goal of providing low-income housing and that a property tax exemption was necessary to ensure that low-income housing properties with restricted rents would be able to provide the residents with a livable community and remain financially feasible over the life of the deed restrictions, generally 55 years.

(d) Payment in lieu of taxes agreements are an issue of statewide concern because of the need to prevent arbitrary and discriminatory financial barriers that prevent construction of needed low-income housing in the state. Therefore, restricting agreements with local governments as set forth in Section 214.06 of the Revenue and Taxation Code is a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution.

SEC. 2. Section 214 of the Revenue and Taxation Code is amended to read:

214. (a) Property used exclusively for religious, hospital, scientific, or charitable purposes owned and operated by community chests, funds, foundations, limited liability companies, or corporations organized and operated for religious, hospital, scientific, or charitable purposes is exempt from taxation, including ad valorem taxes to pay the interest and redemption charges on any indebtedness approved by the voters prior to July 1, 1978, or any bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by the voters voting on the proposition, if:

(1) The owner is not organized or operated for profit. However, in the case of hospitals, the organization shall not be deemed to be organized or operated for profit if, during the immediately preceding fiscal year, operating revenues, exclusive of gifts, endowments and grants-in-aid, did not exceed operating expenses by an amount equivalent to 10 percent of those operating expenses. As used herein, operating expenses include depreciation based on cost of replacement and amortization of, and interest on, indebtedness.

(2) No part of the net earnings of the owner inures to the benefit of any private shareholder or individual.

(3) The property is used for the actual operation of the exempt activity, and does not exceed an amount of property reasonably necessary to the accomplishment of the exempt purpose.

(A) For the purposes of determining whether the property is used for the actual operation of the exempt activity, consideration shall not be given to use of the property for either or both of the following described activities if that use is occasional:

(i) The owner conducts fundraising activities on the property and the proceeds derived from those activities are not unrelated business taxable income, as defined in Section 512 of the Internal Revenue Code, of the owner and are used to further the exempt activity of the owner.

(ii) The owner permits any other organization that meets all of the requirements of this subdivision, other than ownership of the property, to conduct fundraising activities on the property and the proceeds derived from those activities are not unrelated business taxable income, as defined in Section 512 of the Internal Revenue Code, of the organization, are not subject to the tax on unrelated business taxable income that is imposed by Section 511 of the Internal Revenue Code, and are used to further the exempt activity of the organization.

(B) For purposes of subparagraph (A):

(i) "Occasional use" means use of the property on an irregular or intermittent basis by the qualifying owner or any other qualifying organization described in clause (ii) of subparagraph (A) that is incidental to the primary activities of the owner or the other organization.

(ii) "Fundraising activities" means both activities involving the direct solicitation of money or other property and the anticipated exchange of goods or services for money between the soliciting organization and the organization or person solicited.

(C) Subparagraph (A) shall have no application in determining whether paragraph (3) has been satisfied unless the owner of the property and any other organization using the property as provided in subparagraph (A) have filed with the assessor a valid organizational clearance certificate issued pursuant to Section 254.6.

(D) For the purposes of determining whether the property is used for the actual operation of the exempt activity, consideration shall not be given to the use of the property for meetings conducted by any other organization if the meetings are incidental to the other organization's primary activities, are not fundraising meetings or activities as defined in subparagraph (B), are held no more than once per week, and the other organization and its use of the property meet all other requirements of paragraphs (1) to (5), inclusive, of this subdivision. The owner or the other organization also shall file with the assessor a copy of a valid, unrevoked letter or ruling from the Internal Revenue Service or the Franchise Tax Board stating that the other organization, or the national organization of which it is a local chapter or affiliate, qualifies as an exempt organization under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code or Section 23701d, 23701f, or 23701w.

(E) Nothing in subparagraph (A), (B), (C), or (D) shall be construed to either enlarge or restrict the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section.

(4) The property is not used or operated by the owner or by any other person so as to benefit any officer, trustee, director, shareholder, member, employee, contributor, or bondholder of the owner or operator, or any other person, through the distribution of profits, payment of excessive charges or compensations, or the more advantageous pursuit of their business or profession.

(5) The property is not used by the owner or members thereof for fraternal or lodge purposes, or for social club purposes except where that use is clearly incidental to a primary religious, hospital, scientific, or charitable purpose.

(6) The property is irrevocably dedicated to religious, charitable, scientific, or hospital purposes and upon the liquidation, dissolution, or abandonment of the owner will not inure to the benefit of any private person except a fund, foundation, or corporation organized and operated for religious, hospital, scientific, or charitable purposes.

(7) The property, if used exclusively for scientific purposes, is used by a foundation or institution that, in addition to complying with the foregoing requirements for the exemption of charitable organizations in general, has been chartered by the Congress of the United States (except that this requirement shall not apply when the scientific purposes are medical research), and whose objects are the encouragement or conduct of scientific investigation, research, and discovery for the benefit of the community at large.

The exemption provided for herein shall be known as the "welfare exemption." This exemption shall be in addition to any other exemption now provided by law, and the existence of the exemption provision in paragraph (2) of subdivision (a) of Section 202 shall not preclude the exemption under this section for museum or library property. Except as provided in subdivision (e), this section shall not be construed to enlarge the college exemption.

(b) Property used exclusively for school purposes of less than collegiate grade and owned and operated by religious, hospital, or charitable funds, foundations, limited liability companies, or corporations, which property and funds, foundations, limited liability companies, or corporations meet all of the requirements of subdivision (a), shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section.

(c) Property used exclusively for nursery school purposes and owned and operated by religious, hospital, or charitable funds, foundations, limited liability companies, or corporations, which property and funds, foundations, limited liability companies, or corporations meet all the requirements of subdivision (a), shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section.

(d) Property used exclusively for a noncommercial educational FM broadcast station or an educational television station, and owned and operated by religious, hospital, scientific, or charitable funds, foundations, limited liability companies, or corporations meeting all of the requirements of subdivision (a), shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section.

(e) Property used exclusively for religious, charitable, scientific, or hospital purposes and owned and operated by religious, hospital, scientific, or charitable funds, foundations, limited liability companies, or corporations or

educational institutions of collegiate grade, as defined in Section 203, which property and funds, foundations, limited liability companies, corporations, or educational institutions meet all of the requirements of subdivision (a), shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section. As to educational institutions of collegiate grade, as defined in Section 203, the requirements of paragraph (6) of subdivision (a) shall be deemed to be met if both of the following are met:

(1) The property of the educational institution is irrevocably dedicated in its articles of incorporation to charitable and educational purposes, to religious and educational purposes, or to educational purposes.

(2) The articles of incorporation of the educational institution provide for distribution of its property upon its liquidation, dissolution, or abandonment to a fund, foundation, or corporation organized and operated for religious, hospital, scientific, charitable, or educational purposes meeting the requirements for exemption provided by Section 203 or this section.

(f) Property used exclusively for housing and related facilities for elderly or handicapped families and financed by, including, but not limited to, the federal government pursuant to Section 202 of Public Law 86-372 (12 U.S.C. Sec. 1701q), as amended, Section 231 of Public Law 73-479 (12 U.S.C. Sec. 1715v), Section 236 of Public Law 90-448 (12 U.S.C. Sec. 1715z), or Section 811 of Public Law 101-625 (42 U.S.C. Sec. 8013), and owned and operated by religious, hospital, scientific, or charitable funds, foundations, limited liability companies, or corporations meeting all of the requirements of this section shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section.

The amendment of this paragraph made by Chapter 1102 of the Statutes of 1984 does not constitute a change in, but is declaratory of, existing law. However, no refund of property taxes shall be required as a result of this amendment for any fiscal year prior to the fiscal year in which the amendment takes effect.

Property used exclusively for housing and related facilities for elderly or handicapped families at which supplemental care or services designed to meet the special needs of elderly or handicapped residents are not provided, or that is not financed by the federal government pursuant to Section 202 of Public Law 86-372 (12 U.S.C. Sec. 1701q), as amended, Section 231 of Public Law 73-479 (12 U.S.C. Sec. 1715v), Section 236 of Public Law 90-448 (12 U.S.C. Sec. 1715z), or Section 811 of Public Law 101-625 (42 U.S.C. Sec. 8013), shall not be entitled to exemption pursuant to this subdivision unless the property is used for housing and related facilities for low- and moderate-income elderly or handicapped families. Property that would otherwise be exempt pursuant to this subdivision, except that it includes some housing and related facilities for other than low- or moderate-income elderly or handicapped families, shall be entitled to a partial exemption. The partial exemption shall be equal to that percentage of the value of the property that is equal to the percentage that the number of low- and moderate-income elderly and handicapped families represents of the total number of families occupying the property.

As used in this subdivision, "low and moderate income" has the same meaning as the term "persons and families of low or moderate income" as defined by Section 50093 of the Health and Safety Code.

(g) (1) Property used exclusively for rental housing and related facilities and owned and operated by religious, hospital, scientific, or charitable funds, foundations, limited liability companies, or corporations, including limited partnerships in which the managing general partner is an eligible nonprofit corporation or eligible limited liability company, meeting all of the requirements of this section, or by veterans' organizations, as described in Section 215.1, meeting all the requirements of paragraphs (1) to (7), inclusive, of subdivision (a), shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section and shall be entitled to a partial exemption equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units in any year in which any of the following criteria applies:

(A) The acquisition, rehabilitation, development, or operation of the property, or any combination of these factors, is financed with tax-exempt mortgage revenue bonds or general obligation bonds, or is financed by local, state, or federal loans or grants and the rents of the occupants who are lower income households do not exceed those prescribed by deed restrictions or regulatory agreements pursuant to the terms of the financing or financial assistance.

(B) The owner of the property is eligible for and receives low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986, as added by Public Law 99-514.

(C) In the case of a claim, other than a claim with respect to property owned by a limited partnership in which the managing general partner is an eligible nonprofit corporation, that is filed for the 2000–01 fiscal year or any fiscal year thereafter, 90 percent or more of the occupants of the property are lower income households whose rent does not exceed the rent prescribed by Section 50053 of the Health and Safety Code. The total exemption amount allowed under this subdivision to a taxpayer, with respect to a single property or multiple properties for any fiscal year on the sole basis of the application of this subparagraph, may not exceed twenty thousand dollars (\$20,000) of tax.

(D) (i) The property was previously purchased and owned by the Department of Transportation pursuant to a consent decree requiring housing mitigation measures relating to the construction of a freeway and is now solely owned by an organization that qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code.

(ii) This subparagraph shall not apply to property owned by a limited partnership in which the managing partner is an eligible nonprofit corporation.

(2) In order to be eligible for the exemption provided by this subdivision, the owner of the property shall do both of the following:

(A) (i) For any claim filed for the 2000–01 fiscal year or any fiscal year thereafter, certify and ensure, subject to the limitation in clause (ii), that there is an enforceable and verifiable agreement with a public agency, a recorded deed restriction, or other legal document that restricts the project's usage and that provides that the units designated for use by lower income households are continuously available to or occupied by lower income households at rents that do not exceed those prescribed by Section 50053 of the Health and Safety Code, or, to the extent that the terms of federal, state, or local financing or financial assistance conflicts with Section 50053, rents that do not exceed those prescribed by the terms of the financing or financial assistance.

(ii) In the case of a limited partnership in which the managing general partner is an eligible nonprofit corporation, the restriction and provision specified in clause (i) shall be contained in an enforceable and verifiable agreement with a public agency, or in a recorded deed restriction to which the limited partnership certifies.

(B) Certify that the funds that would have been necessary to pay property taxes are used to maintain the affordability of, or reduce rents otherwise necessary for, the units occupied by lower income households.

(3) As used in this subdivision:

(A) "Lower income households" has the same meaning as the term "lower income households" as defined by Section 50079.5 of the Health and Safety Code.

(B) "Related facilities" means any manager's units and any and all common area spaces that are included within the physical boundaries of the rental housing development, including, but not limited to, common area space, walkways, balconies, patios, clubhouse space, meeting rooms, laundry facilities and parking areas, except any portions of the overall development that are nonexempt commercial space.

(C) "Units serving lower income households" shall mean units that are occupied by lower income households at an affordable rent, as defined in Section 50053 of the Health and Safety Code or, to the extent that the terms of federal, state, or local financing or financial assistance conflicts with Section 50053, rents that do not exceed those prescribed by the terms of the financing or financial assistance. Units reserved for lower income households at an affordable rent that are temporarily vacant due to tenant turnover or repairs shall be counted as occupied.

(h) Property used exclusively for an emergency or temporary shelter and related facilities for homeless persons and families and owned and operated by religious, hospital, scientific, or charitable funds, foundations, limited liability companies, or corporations meeting all of the requirements of this section shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section. Property that otherwise would be exempt pursuant to this subdivision, except that it includes housing and related facilities for other than an emergency or temporary shelter, shall be entitled to a partial exemption.

As used in this subdivision, "emergency or temporary shelter" means a facility that would be eligible for funding pursuant to Chapter 11 (commencing with Section 50800) of Part 2 of Division 31 of the Health and Safety Code.

(i) Property used exclusively for housing and related facilities for employees of religious, charitable, scientific, or hospital organizations that meet all the requirements of subdivision (a) and owned and operated by funds,

foundations, limited liability companies, or corporations that meet all the requirements of subdivision (a) shall be deemed to be within the exemption provided for in subdivision (b) of Section 4 and Section 5 of Article XIII of the California Constitution and this section to the extent the residential use of the property is institutionally necessary for the operation of the organization.

(j) For purposes of this section, charitable purposes include educational purposes. For purposes of this subdivision, "educational purposes" means those educational purposes and activities for the benefit of the community as a whole or an unascertainable and indefinite portion thereof, and do not include those educational purposes and activities that are primarily for the benefit of an organization's shareholders. Educational activities include the study of relevant information, the dissemination of that information to interested members of the general public, and the participation of interested members of the general public.

(k) In the case of property used exclusively for the exempt purposes specified in this section, owned and operated by limited liability companies that are organized and operated for those purposes, the State Board of Equalization shall adopt regulations to specify the ownership, organizational, and operational requirements for those companies to qualify for the exemption provided by this section.

(l) The amendments made by Chapter 354 of the Statutes of 2004 shall apply with respect to lien dates occurring on and after January 1, 2005.

SEC. 3. Section 214.06 is added to the Revenue and Taxation Code, to read:

214.06. (a) Notwithstanding any other law, on or after January 1, 2015, a local government shall not enter into a payment in lieu of taxes (PILOT) agreement with a property owner of a low-income housing project. Any PILOT agreement entered into in violation of this subdivision shall be void and unenforceable.

(b) An inference shall not be drawn from the enactment of this section with regard to whether the law, as it read prior to January 1, 2015, authorized a local government to enter into a PILOT agreement.

SEC. 4. Section 214.08 is added to the Revenue and Taxation Code, to read:

214.08. (a) Notwithstanding any other law, both of the following shall apply:

(1) Any outstanding ad valorem tax, interest, or penalty that was levied between January 1, 2012, and January 1, 2015, as a result of a PILOT agreement shall be canceled, and any tax, interest, or penalty, as so levied, that was paid prior to January 1, 2015, shall be refunded.

(2) On or after January 1, 2015, an escape or supplemental assessment shall not be levied on the basis that payments made under a PILOT agreement were, or are being, used in a manner incompatible with the certification requirement contained in subparagraph (B) of paragraph (2) of subdivision (g) of Section 214.

(b) An inference shall not be drawn from the enactment of this section with regard to whether the law, as it read prior to January 1, 2015, authorized a local government to enter into a PILOT agreement or impose a PILOT fee.

SEC. 5. This act shall become operative only if Assembly Bill 1760 of the 2013-14 Regular Session is enacted and takes effect on or before January 1, 2015.