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**REPORT TO THE CITY COUNCIL**  
**September 26, 2017**

NS  
**Prepared by:**  
**Steve Conner, AICP, Contract City Planner**

CUR  
**Approved by:**  
**Cruz Ramos, City Administrator**

**SUBJECT:** Public Hearing to Consider 12-unit apartment complex located at 4626 Eleventh Street

**EXECUTIVE SUMMARY:**

The proposed project is a request for a Design Review Permit to construct two multi-family residential buildings with 6 units each, for a total of 12 residential units. A Categorical Exemption was prepared for the project in accordance with CEQA.

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Receive a presentation from staff;
- 2) Conduct a public hearing, including: a) an opportunity for the applicant to present the proposed project, and b) receive any comments from the public; and
- 3) Adopt Resolution No. 2017-51 approving the Alvarez Apartments Project Design Review Permit (2017-079-DR).

**BACKGROUND:**

The City received an application on February 23, 2017, from Gustavo Alvarez (“Applicant”) for the construction of a 15-unit apartment complex. The City determined that a Design Review Permit was required, and the application was deemed incomplete on April 21, 2017. The City also determined that the proposed number of units exceeded those allowed under the High Density Residential land use designation in the City’s General Plan, which allows for a maximum residential density of 20 units/acres, corresponding to a maximum of 12 units for the 0.61-acre site. Revised plans that reduced the proposed number of units from 15 to 12 were submitted on August 17, 2017, along with other supporting materials, and the application was deemed complete for processing on September 1, 2017.

**DISCUSSION:**

**Project Description**

The proposed project is an apartment complex located at 4626 Eleventh Street. The project site is shown in Figure 1. The site is currently developed with four single-family units of approximately 500 square feet each. Table 1 summarizes the project site characteristics and surrounding uses.

**Figure 1: Project Site**



**Table 1: Site Information**

LOCATION	4626 Eleventh Street
APNs	115-051-001
ZONING	Multiple Dwelling Residential High Density (R-3)
LAND USE DESIGNATION	High Density Residential
SITE SIZE (TOTAL)	26,501.7 sf (0.61 ac)
PRESENT USE	Single-Family Residential
SURROUNDING USES AND ZONING	North: Open Space/activity center (OS) East: Single and multi-family residences (R-2) West: City Limit/agricultural field South: Multi-family residences (G-C)

The proposal involves the demolition of four single-family units and construction of two multi-family residential buildings with 6 units each, for a total of 12 residential units. The proposed construction would also include a parking lot, trash enclosure, grading, utilities, infrastructure, and associated landscaping.

Each of the two apartment buildings would be two stories with a roof height of approximately 23 feet. The 3,608-square foot ground floor areas would be developed with six (6) residential town

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home units, a 110-square foot storage room in the easterly building and a 110-square foot common laundry room in the westerly building. The easterly building would contain one 3-bedroom unit of 1,366 square feet, one 3-bedroom unit of 1,338 square feet, three 2-bedroom units of 1,002 square feet, and one 2-bedroom unit of 1,026 square feet. The easterly building units would have back yards that range from 128 to 328 square feet. The westerly building would contain one 3-bedroom unit of 1,366 square feet, one 3-bedroom unit of 1,338 square feet, and four 2-bedroom units of 1,002 square feet, and back yards that range from 204 to 328 square feet. A parking lot would be constructed between the two buildings, and it would have 18 parking stalls, two of which would be ADA-compliant. Approximately 7,600 square feet of open space would be provided in the landscaped areas. One enclosed trash enclosure would be provided in the parking lot.

Open Space and Landscaping: Private open space would be provided in fenced/enclosed back yards for each of the units. Approximately 10,333 square feet, 38.9% of the project site, would be developed as open space and landscaping.

The site would be landscaped with native and/or drought tolerant plantings, including a variety of trees, shrubs, and ground covers, as shown and listed on the proposed landscape plan. Oak and other deciduous trees and shrubs would be provided along the northern property boundary line to screen the project from Eleventh Street. The interior portions of the property would be developed as a vehicle parking lot with floral and shrub landscaping.

Traffic, access, and parking: Vehicular access to the parking lot would be provided from Eleventh Street by one 24-foot-wide driveway. Onsite parking would be provided by 16 standard parking stalls and two (2) ADA-compliant stalls.

Water and Wastewater. The proposed 12 multi-family residential units would be served by City water.

Drainage: The project would require approximately 58 cubic yards (CY) of cut and 58 CY of fill. No material would need to be imported to the site or exported off-site.

The project site slopes gently from the southeast corner of the property toward the northwest with an elevation change from 104 feet to 94 feet above sea level. The proposed project would include two shallow basins with a storage volume of 1,641 cubic feet. The basins will convey and filter project-generated storm water.

Table 2 summarizes the associated square footage and acreage of each project component.

**Table 2: Project Summary**

<b>Site size</b>		26,501.7 sf	
<b>Unit Summary</b>		Building A total units: 6 3 bedroom : 1@1,366 sf 1@1,338 sf 2 bedroom: 3@1,002 sf 1@1,026 sf Laundry Room:1@110 sf	Building A Back Yards 328 sf 204 sf 128-250 sf 128 sf
		Building B total units: 6 3 bedroom: 1@1,366 sf 1@1,338 sf 2 bedroom: 4@1,002 sf Storage Room: 1@110 sf	Building B Back Yards 328 sf 204 sf 204-250 sf
<b>Building Height</b>	<b>MC18.52.020: 35 feet max</b>	23 feet	
<b>Setbacks MC18.52.020</b>	<b>Front</b>	<b>20 feet</b>	20 feet
	<b>Rear</b>	<b>15</b>	15 feet
	<b>Side (West)</b>	<b>5</b>	5 feet
	<b>Side (East)</b>	<b>5</b>	5 feet
<b>Site Density</b>		<b>General Plan:</b>	20 dwelling units per acre
<b>Parking</b>		<b>MC18.60.060: 18 spaces required</b>	Standard = 16 Accessible = 2 Total = 18



**Figure 2: Project site looking south from Eleventh Street**



**Figure 3: Project site looking southeast, residential development to the south of project site**

### **General Plan Consistency**

The subject property is designated as *High Density Residential*. The purpose of *High Density Residential* is to locate residences near activity centers such as retail commercial and major circulation routes to mitigate traffic impacts. The General Plan identifies policies that encourage higher density development in designated areas such as this one.

The following policies speak to future development in areas designated as *High Density Residential*.

***1. Residential densities will be evaluated based on the total acreage of the site in order to encourage the use of clustering and other innovative land use techniques which preserve the environment and increase community livability.***

The project proposes to construct the maximum number of units allowed based on the acreage. The 12 proposed units are provided in two 6-unit buildings to allow for the inclusion of open space into the design while still meeting on-site parking requirements. Therefore, the project is consistent with this policy.

***30. New residential development of four dwelling units per acre or more will be permitted only when public services including central water and sewer are available or provided by the developer.***

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The existing single-family residences are served by existing water and sewer services. The proposed development would utilize the same infrastructure, and water and sewer services are available to meet the needs of the proposed development. Therefore, the project is consistent with this policy.

### **Zoning Conformity Analysis**

Section 18.32.010 of the City's Zoning Ordinance (Title 18 of the City Municipal Code) states the purpose of the Multiple Dwelling (High Density) Residential District (R-3) zone district as follows:

***The purpose of the R-3 District is to provide an area for apartment living, group dwellings, transient residential accommodations, and similar residential quarters, along with compatible or accessory uses of land, in conformance with the General Plan.***

The proposed development would provide apartment living, and would be consistent with the purpose and intent of the R-3 zoning district.

#### ***Uses permitted in the R-3 district include:***

- A. One or more single-family or multiple-family dwellings, including apartment houses or condominiums, providing there shall be no more than one dwelling unit for each 1,700 square feet of land in the lot or parcel on which the dwellings are located.***

The proposal for 12 dwelling units on the 26,501-sq.ft. site results in a density of approximately one dwelling unit for each 2,208 square feet of land. The development would be consistent with the permitted uses.

### ***Building Height Limits and Setbacks***

Buildings in the R-3 district are subject to a 35-foot height limit. The proposed roof height for each building is 23 feet, 2 inches. Therefore, the project does not exceed the zoning designation's height limit.

Pursuant to Section 18.52.040 of the City's Zoning Code, the minimum setbacks for the R-3 zoning district are 20 feet for the front yard, 5 feet for the side yards, and 15 feet for the rear yard. The project proposes a 20-foot front yard setback, 5-foot setback for both side yards, and a 15-foot rear-yard setback. The setbacks are consistent with the R-3 district development standards.

### ***Open Space – Ground level***

Pursuant to Section 18.52.100 of the City's Zoning Code, an open space area of 100 square feet with a minimum width of 8 feet is required for each ground-level dwelling unit. All 12 proposed units have private yards on the ground floor of each unit. The rear yards proposed exceed 100 sq. ft. and are a minimum of 8 feet in width, and therefore meet the required minimum standard.

### ***Open Space – Above ground level***

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The development standards in Section 18.52.110 of the City's Zoning Code pertain to single-level units located above the first story of the building. The proposed development consists of 2-story units, with ground-level private open space that meets the development standard in Section 18.52.100. As such, the project meets this requirement.

### ***Private Usable open space – Multi-family dwelling units***

Pursuant to Section 18.52.090 of the City's Zoning Code, private usable open space, to the standards set out in Sections 18.52.100 and 18.52.110, shall be provided for all newly constructed multi-family dwelling units. Such space shall be located next to and accessible by a door from the dwelling unit served. Each unit would have a private back yard with a minimum of 128 square feet and a minimum width of 8 feet, thereby meeting the minimum standard.

### ***Walls and Fences***

Section 18.52.122 of the City's Zoning Code requires that multi-family residential projects with 6 or more units are constructed with a masonry, pre-cast, cast-in-place, or brick wall along the rear- and the side-yard boundaries of the development to mitigate noise and land use impacts. The applicants are proposing a retaining wall with a fence on top along the rear- and side-yard perimeter. Staff supports the proposed fence as it would provide a similar level of privacy and aesthetic appeal. In addition, there are no substantial noise-generating uses nearby or sensitive receptors nearby that would be significantly impacted by project generated noise. Section 18.52.121 B. specifies that a wall shall not be constructed to be over 3 feet in height within the front yard setback of the lot. The proposed wall height within the front-yard setback is not specified. Staff recommends that the project be conditioned not to exceed the 3-foot maximum wall height within the front-yard setback.

### ***Parking***

Section 18.60.020 of the of the City's Zoning Code specifies construction and access standards for parking. The proposed parking lot and access meets all of the standards. Section 18.060.030 requires one covered parking space in the development. The proposed project would provide four covered spaces, thereby exceeding the requirement. Pursuant to the table of parking requirements in Section 18.60.060 of the City's Zoning Code , the requirement for multiple dwelling units is one parking space per unit and one added space per two units, for a total of 18 parking spaces. The project provides the requisite 18 parking spaces. Two of the spaces are designed to meet ADA accessibility requirements.

### ***Landscaping***

Pursuant to the landscaping requirements in Chapter 18.64 of the City's Zoning Code, the project includes landscaping of at least 10 percent of the parcel. As stated in the project description, the site would be landscaped with native and/or drought tolerant plantings, including a variety of trees, shrubs, and ground covers.

### ***Design Review***

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Pursuant to Section 18.73.010.B.6 of the City's Zoning Code, a Design Review Permit is required for any multi-family residential development exceeding 3 units. The City has deemed the applicant's submitted Design Review Permit to be complete.

**CEQA Review**

The project was Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, as an In-Fill Development Project. The project presents no unusual characteristics that conflict with the required conditions for consideration under this categorical exemption.

**PUBLIC NOTICE:**

Staff published the required Public Hearing Notice in a newspaper of general circulation on September 15, 2017. Copies of the Public Hearing Notice were also mailed to property owners and occupants within a 300-foot radius of the subject property.

**CONCLUSION:**

The required approval findings can be made in support of approving the proposed Design Review Permit. Further, the required findings of fact are supported by substantial evidence in the record. The staff recommendations are as summarized below.

1. Adopt City Council Resolution No. 2017-51, approving the Design Review Permit for the Alvarez Apartments Project (Planning Application # 2017-079-DR), in accordance with the requisite findings set forth in Exhibit 1 and subject to the project's conditions of approval set forth in Exhibit 2.

**ATTACHMENTS:**

1. Resolution No. 2017-51, including Approval Findings (Exhibit 1) and Conditions of Approval (Exhibit 2)
2. Project Plans



**ATTACHMENT 1**

City Council Resolution No. 2017-51  
Case No. 2017-079-DR

**CITY COUNCIL RESOLUTION NO. 2017-51**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE,  
CALIFORNIA, APPROVING DESIGN REVIEW PERMIT NO. 2017-079-DR FOR THE  
ALVAREZ APARTMENTS PROJECT**

**WHEREAS**, Gustavo Alvarez (the “Applicant”) has submitted an application to the City of Guadalupe to construct a 12-unit, two-story apartment complex. The project site is located at 4626 Eleventh Street (APN 115-051-001), in the City of Guadalupe; and

**WHEREAS**, the City Council held a duly-noticed public hearing on September 26, 2017, at which all interested persons were given the opportunity to be heard, and notice of said hearing was published in the Santa Maria Times at least 10 days prior to the public hearing. Said public hearing notice was also mailed to all property owners within 300 feet of said property; and

**WHEREAS**, after taking public testimony and hearing evidence from City staff, the City Council finds, pursuant to the findings attached to this resolution as Exhibit 1 and subject to the project’s Conditions of Approval attached to this resolution as Exhibit 2, that the approval of the Design Review Permit, is consistent with the City’s General Plan and applicable Articles of the City’s Municipal Code; and

**WHEREAS**, the City Council has considered the entire administrative record, including application materials, staff report, the Categorical Exemption prepared in accordance with the California Environmental Quality Act, and oral and written testimony from interested persons; and

**WHEREAS**, the City Council finds that approval of the Design Review Permit would be consistent with the City’s General Plan, the provisions of Title 18 (Zoning Code) of the Guadalupe Municipal Code; and the required findings have been made; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Guadalupe does hereby find and determine as follows:

- Section 1. The Findings set forth in Exhibit 1 to this Resolution, including the CEQA findings, are true and correct in regards to the Design Review Permit, which are hereby adopted and incorporated herein by this reference.
- Section 2. The Design Review Permit is approved, subject to the Conditions of Approval set forth in Exhibit 2 of this Resolution.
- Section 3. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 26<sup>th</sup> day of September, 2017 on motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CITY OF GUADALUPE

BY: \_\_\_\_\_  
John Lizalde, Mayor

ATTEST:

\_\_\_\_\_  
Joice Earleen Raguz, City Clerk

**FINDINGS FOR APPROVAL  
DESIGN REVIEW PERMIT NO. 2017-079-DR  
ALVAREZ APARTMENTS DEVELOPMENT PROJECT**

**1.0 Administrative Findings**

**2.1 DESIGN REVIEW PERMIT FINDINGS**

Pursuant to City of Guadalupe Municipal Code, Section 18.73.100, the following findings can be made:

- A.) *The buildings, structures, and landscaping are appropriate and of good design in relation to other buildings, structures, and landscaping on-site or in the immediate vicinity of the project.*

The architectural style is Spanish Mission style with low-pitched tile roofs, stucco walls, and rectangular windows. Proposed landscaping throughout the project site includes a mix of ornamental, drought-tolerant plants. Landscaping along Eleventh Street, once grown to maturity, would partially screen Buildings A and B and the parking lot from Eleventh Street; the landscaping would also soften the appearance of these structures. The colors, materials, and design of the proposed project are of good design in relation to development in the immediate vicinity of the project. The project conforms to the standards within the Downtown Design Guidelines. Therefore, the proposed project is consistent with this finding.

- B.) *That the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The proposed two story apartment complex is compatible with the existing structures in the R-3 Zoning District and surrounding neighborhood. Therefore, the proposed project is consistent with this finding.

- C.) *There is harmony of material, color, and composition of all sides of a structure or buildings as well as consistency and unity of composition and treatment of exterior elevation.*

The architectural style is Spanish Mission style with low-pitched tile roofs, stucco walls, and rectangular windows. The overall design is balanced and unified. Therefore, the project is consistent with this finding.

- D.) *Any mechanical or electrical equipment is well integrated into the total design concept and screened from public view to the maximum extent practicable.*

Mechanical Equipment (water heaters) will be located inside the building and will not be visible from view. No roof mounted condensers or equipment are proposed. Only heater

vent pipes would be visible from the exterior. Therefore, the project is consistent with this finding. .

E.) *All visible on-site utility services are appropriate in size and location.*

The water, wastewater, and drainage infrastructure will be underground and thus will not be visible from the adjacent public roadways or adjacent residential neighborhood. Therefore, the proposed project is consistent with this finding.

F.) *The grading will be appropriate to the site.*

There will be a balance of cut and fill on the site with no import or export of materials, and the proposed topography will be similar to the existing topography. The proposed project is consistent with this finding.

G. *Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of existing trees, and existing native vegetation, and adequate provision will be made for the long-term maintenance of such landscaping.*

The proposed landscaping would cover approximately 39% of the total project site area. The proportion is consistent with this finding.

H. *The development will not adversely affect significant public scenic views.*

The proposed two-story town homes would not affect the existing public views in and around the site that already includes single story-family homes. The development is consistent with this finding.

I. *All exterior site, structure and building lighting is well-designed and appropriate in size and location.*

While lighting design was not included in the application materials, the project has been conditioned to ensure that any lighting proposed in the future, including lighting for the parking area, shall be downward directed and shielded or otherwise deflected away from abutting streets and adjacent residential uses so as to prevent annoying or hazardous glare.

J. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council.*

No additional design standards have been expressly adopted by the City Council.

- K. *The project architecture will respect the privacy of neighbors and is considerate of solar access.*

The proposed architecture adheres to the setbacks required by the Municipal Code. The setbacks are consistent with this finding.

- L. *The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.*

The proposed parking meets the requirements of the Municipal Code. These requirements address safe design and sufficiency. The proposed landscaping (when mature) will provide an aesthetic screen between Eleventh Street and the proposed parking. The project is consistent with this finding.

- M. *The proposed development as shown on the project plans is in conformance with all applicable policies of the General Plan and the requirements of this title. (Ord. 2008-393 §1).*

The project plans conform to applicable General Plan policies 1 and 30, which state:

***1. Residential densities will be evaluated based on the total acreage of the site in order to encourage the use of clustering and other innovative land use techniques which preserve the environment and increase community livability.***

***30. New residential development of four dwelling units per acre or more will be permitted only when public services including central water and sewer are available or provided by the developer.***

**CONDITIONS OF APPROVAL  
DESIGN REVIEW PERMIT NO. 2017-079-DR  
ALVAREZ APARTMENTS PROJECT**

GENERAL CONDITIONS

1. Subject to the conditions set forth below, this permit authorizes the improvements and uses requested by Case No. 2017-079-DR and shown in the project plans on file with the City of Guadalupe. Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Guadalupe for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. Approval of this Design Review Permit is not valid until the property owner or authorized agent signs this list of conditions agreeing to the terms and Conditions of Approval.
3. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicants expense, City and City's agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attach hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and city will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligation of this condition. Applicant's acceptance of this permit approval or commencement of construction or operations under the approval shall be deemed to be acceptance of all conditions of approval.
4. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threaten to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
5. In accordance with Section 18.73.120 of the City Municipal Code, this Design Review Permit approval shall be null and void if not used within two years from the date of the approval thereof, or within any shorter or longer period of time if so designated by City Council.

PUBLIC WORKS DEPARTMENT CONDITIONS

6. The applicant shall provide fire protection calculations to justify size of fire protection water supply pipe and meter(s).
7. The applicant shall provide waste/refuse container sizing and proof of sufficiency for 12 units.

CITY ENGINEER CONDITIONS

**General Requirements**

8. Project improvements shall be designed and constructed in accordance with City Standards and Specifications and in accordance with all applicable City Ordinances. Where no City Standard or Specification exists, the Standards and Specifications of the City of Santa Maria shall govern. The decision of the City Engineer shall be final regarding the specific standards that shall apply.
9. Public improvement plans including the following shall be prepared by a registered Civil Engineer and approved by the City Engineer:
  - a. Street paving, curb, gutter and sidewalk as determined necessary by the City Engineer.
  - b. Public Utilities
  - c. Water and Sewer
10. Upon approval of the improvement plans, the applicant shall provide a reproducible mylar set and 3 sets of prints of the improvements for inspection purposes. Prior to acceptance of the improvements, the applicant shall provide reproducible mylars, and 2 sets of prints of the approved record drawings (as-builts).
11. The applicant will be responsible for obtaining an encroachment permit for all work within a public right of way or easement.
12. All facilities within or fronting the property shall comply with current ADA standards, which may require the removal and replacement of existing sidewalk along the property frontage.
13. A soils report will be required for this project. All earthwork design and grading shall be performed in accordance with the approved soils report and the City's grading ordinance. Soils report must address infiltration capabilities of the soil to meet the post construction storm requirements.
14. All curb, gutter and sidewalk and street sections cracked or damaged during construction shall be replaced to the satisfaction of the City Engineer.
15. Project is required to submit the grading and drainage plans and drainage reports to the Santa Barbara County Flood Control District for plan checking and approval to meet the regional stormwater retention requirements.



**Parking and Driveway Areas**

16. Profiles shall be provided for all interior driveways.
17. Landscaping shall not obscure vehicular site distances for safe entry and exit from site.
18. Provide for adequate turning radiuses for Fire and Trash Trucks.
19. A Civil Engineer shall design all pervious pavement section to allow fire or trash truck loading.
20. Driveway approach shall be 20 feet wide (minimum), and must meet current ADA Standards.

**Utilities**

21. All existing above ground utilities located on the property and property frontages shall be relocated underground.
22. Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.
23. Any existing water services not to be utilized by this development shall be abandoned by the developer at the mainline per City requirements.
24. Each individual dwelling unit shall have its own water meter, or as approved by the City Engineer. Each water meter will require a separate lateral to the mainline or use manifolds per City Standard Drawing WA-23A.
25. All on-site water services and fire suppression lines shall be privately owned, and shall be sized and designed by a qualified professional. Double detector checks/backflow devices shall be installed for independent fire line.
26. Existing sewer system fronting property is a force main. Applicant shall provide engineering design plans to adequately provide sewer service to the proposed units and not compromise the existing system.

**Erosion Control**

27. An erosion control plan shall be prepared by a registered Civil Engineer and included in the plan set, and approved by the City Engineer prior to construction.

28. No Building Permits will be issued during the period from November 1 to March 31 without prior approval of the City Engineer and an approved erosion and sediment control plan and construction schedule. Erosion control measures shall be in place and approved by the City Engineer prior to the start of construction.
29. Erosion and Drainage control features are to be available to be placed in the event of rain or other erosive action to prevent any sediment from leaving the site. Erosion control devices shall be installed in advance of a forecasted storm and in place following daily construction activities. Devices shall be in place full time during the rainy season.
30. The applicant shall be responsible for cleaning of City streets, curbs, gutters, and sidewalks of dirt tracked from the project site. Flushing dirt or debris into the City storm drain is not permitted. Cleaning shall be periodically during construction and when directed by the City Engineer.

#### **Post Construction Storm Water Quality**

31. The Central Coast Regional Water Quality Control Board has adopted Post-Construction Stormwater Management Requirements for Development Projects (PCRs) in the Central Coast Region. Projects that receive their first discretionary approval after March 5, 2014 are subject to the requirements if they create or replace 2,500 square feet or more of impervious area.

The PCRs mandate that development projects use Low Impact Development (LID) to detain, retain, and treat runoff. LID emphasizes conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic pre-development hydrology.

More information about the requirements and how to complete the calculations, design, and the Stormwater Control Plan (SCP) can be found at:

<http://www.sbprojectcleanwater.org>.

- a. Based upon the preliminary plans the project appears to be a Tier 3 project and must comply with the Tier 3 requirements.
32. Submit engineering calculations and other documentation necessary to confirm that “Turf Block” can be used for water storage and heavy vehicular (fire and trash truck) loading.
33. Prior to final approval and/or occupancy, the applicant a Long-Term Operation and Maintenance Plan in compliance with the City’s Standards and Specifications.
34. Prior to occupancy, the applicant must submit a “Storm Water Control Measures Certificate of Approval” prepared and signed by a registered professional to the City. The document certifies that all post-construction storm water control measures are being met.

PLANNING DEPARTMENT CONDITIONS

35. Prior to issuance of the building permit, all conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City.
36. Prior to issuance of a building permit, the applicant shall pay all applicable permit processing and/or plan check fees in full.

Special Conditions

37. **Front Setback for Wall/Fence.** The proposed perimeter wall/fence shall not exceed 3 feet in height within the front setback of 20 feet from the edge of the property line.
38. **Outdoor Lighting.** Any outdoor lighting proposed in the future, including lighting for the parking area, shall be downward directed and shielded or otherwise deflected away from abutting streets and adjacent residential uses so as to prevent annoying or hazardous glare.
39. **Halt Work Order for Archaeological or Paleontological Resources.** In the unexpected event archaeological or paleontological resources are unearthed during project construction, all earth disturbing work within the project site shall be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials.
40. **Restricted Construction Hours.** Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.
41. **Equipment Mufflers.** The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.
42. **Public Safety Impact Fee.** The project applicant shall contribute the necessary funding for emergency equipment and facilities to serve the proposed structures. The applicant shall pay the required public safety fees to the City of Guadalupe as deemed necessary by the City of Guadalupe Fire Department prior to issuance of a certificate of occupancy.

**Applicant's Consent to Abide by the above Conditions of Approval**

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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Printed Name \_\_\_\_\_ Title \_\_\_\_\_

## **ATTACHMENT 2**

Project Plans

**STATISTICS**

APN 115-051-001  
 PROJECT: 12 UNIT APARTMENT COMPLEX  
 ZONE : R3  
 OCCUPANCY GROUP: R2  
 CONSTRUCTION TYPE: YB

DENSITY CALCULATION : 20 UNITS/ACRE  
 SITE AREA = 26,501.7 SF (61 ACRES)  
 (.61 X 20) = 12 UNITS

SITE AREA: 26,501.7 SF.  
 SITE DIMENSIONS: 149.98' X 176.69'

**BUILDING A:**  
 ONE(1)--UNIT 1--(3)--BEDROOM APARTMENT 1,366 SF  
 PRIVATE OPEN SPACE: 328 SF.  
 YARD AT BACK  
 ONE(1)--UNIT 2--(3)--BEDROOM APARTMENT 1,338 SF.  
 PRIVATE OPEN SPACE: 204 SF.  
 YARD AT BACK  
 THREE(3)--UNITS 3,4&5 (2) BEDROOM APARTMENTS 1,002 S.F./EA  
 PRIVATE OPEN SPACES:  
 UNIT 3--YARD AT BACK 204 SF.  
 UNIT 4--YARD AT BACK 250 SF.  
 UNIT 5--YARD AT BACK 128 SF.  
 UNIT 6--(2)--BEDROOM APARTMENT 1,026 S.F.  
 PRIVATE OPEN SPACE: 128 SF.  
 YARD AT BACK 110 SF.

**BUILDING B:**  
 ONE(1)--UNIT 1--(3)--BEDROOM APARTMENT 1,366 SF  
 PRIVATE OPEN SPACE: 328 SF.  
 YARD AT BACK  
 ONE(1)--UNIT 2--(3)--BEDROOM APARTMENT 1,338 S.F.  
 PRIVATE OPEN SPACE: 204 S.F.  
 YARD AT BACK  
 FOUR(4)--UNITS 3,4,5&6--(2) BEDROOM APARTMENTS 1,002 S.F./EA  
 PRIVATE OPEN SPACES:  
 UNIT 3--YARD AT BACK 204 S.F.  
 UNIT 4--YARD AT BACK 250 S.F.  
 UNIT 5--YARD AT BACK 204 S.F.  
 UNIT 6--YARD AT BACK 250 S.F.  
 110 S.F.

**LOT COVERAGE:**  
 (% COVERED) 27.2%

**LANDSCAPE AREA:**  
 (% COVERED) 38.9%

**PAVED AREAS:**  
 (% COVERED) 33.9 %

**FIRE SPRINKLERS: PER NIPA 130**

**PARKING:**  
 REQUIRED:  
 1 UNCOVERED SPACE = 12  
 5 UNCOVERED SPACE = 6  
 PER UNIT FOR GUEST = 18  
 TOTAL REQ. = 18  
 PROVIDED:  
 14 UNCOVERED SPACES  
 4 COVERED SPACES  
 18 TOTAL PROVIDED  
 (2 ADA PARKING SPACES)

FOUR EXISTING RESIDENCE TO BE REMOVED  
 AT +/- 500 SF EACH = 2000 SF



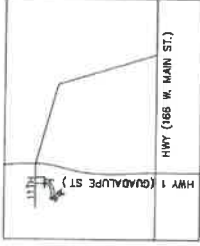
PERSPECTIVE VIEW OF ENTIRE PROJECT FROM 11TH STREET



BUILDING 'B' FROM FRONT OF PARKING LOT



BUILDING 'A' FROM REAR OF PARKING LOT



VICINITY MAP

**CODES IN EFFECT**  
 ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, MECHANICAL AND GAS (CMBE) CODES, 2018 CALIFORNIA FIRE CODE, 2018 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING CODE, 2018 CALIFORNIA RESIDENTIAL CODE, 2018 CALIFORNIA GREEN CODE, 2018 CALIFORNIA GREEN BUILDING CODE, AND ALL CITY ORDINANCES AND ORDINANCES AS THEY APPLY TO THIS PROJECT.

**SCOPE OF WORK:** 12 UNIT APARTMENT COMPLEX  
 (4) 3-BEDROOM UNIT  
 (8) 2-BEDROOM UNIT  
 15+ PARKING SPACES  
 A LAUNDRY ROOM AND STORAGE.

AUG 17 2017

**SHEET INDEX**

- S SITE PLAN, TITLE SHEET
- D SCHEDULE OF FINISHES
- C SCHEMATIC CRACKING PLAN
- L SCHEMATIC LANDSCAPE PLAN
- A1 FLOOR PLANS BUILDINGS 'A', & 'B'
- A2 1 BEDROOM & 2 BEDROOM FLOOR PLANS
- A3 2 BEDROOM FLOOR PLANS
- A4 ELEVATIONS BUILDING 'A'
- A5 ELEVATIONS BUILDING 'B'

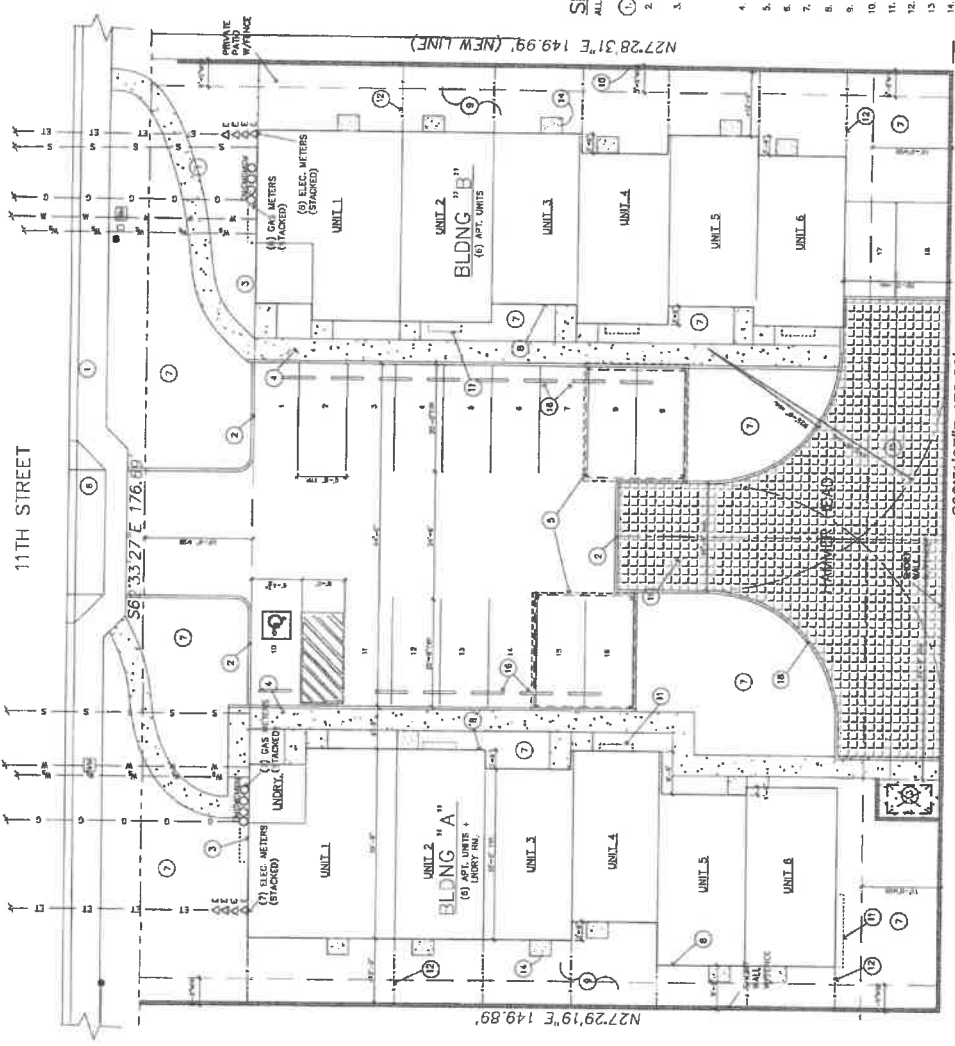
**LIV-IN ENVIRONMENTS**  
 ARCHITECTURE & SOLAR SPACE HEATING  
 GREGORY D. SOTO ARCHITECT  
 P.O. BOX 889  
 GUADALUPE, CA 93421  
 Lic. # C14560 (805) 481-1085

AN 12 UNIT APARTMENT PROJECT FOR:  
 GUSTAVO ALVAREZ  
 PO BOX 889  
 GUADALUPE, CA 93424  
 PROJECT LOCATION:  
 428 11TH STREET, GUADALUPE, CA

NO.	REV.	DATE	BY	DESCRIPTION	SHEET
		7-31-17			S

PA# 2017-079-DR

- LEGEND**
- PROPERTY LINE
  - EXISTING
  - SEWER LINE
  - 1.5" WATER LINE
  - 2" DEDICATED FIRE SPRINKLER LINE
  - GAS LINE
  - NEW UNDERGROUND ELEC. T.V. & PHONE
  - WATER METER
  - GAS METER
  - ELECTRIC METER (100 AMP EACH)
  - RETAINING WALL WITH FENCE ON TOP
  - 6'-0" WOOD FENCE



**SITE PLAN NOTES**

- ALL NOTES ARE NEW UNLESS NOTED OTHERWISE
- (E) Conc. curb, water and storm, must meet CITY SIA
  - Line of pavement, 2" AC pebbly
  - Address Numbers
    - a. Address numbers shall be plainly visible from the street
    - b. All residential numbers shall be a minimum of 4" high
    - c. Numbers shall contrast with their background
  - CONCRETE WALKWAY
  - COVERED PARKING SPACES
  - NEW Concrete approach per city standards
  - Landscape on-site landscape plan
  - Building line
  - Private easements
  - Retaining wall
  - Line of WINDOW SEALS, above
  - 5' high wood privacy fence between yards, top
  - TRASH BIN SPACE
  - 3'-0" CONC. LANDING, TOP
  - RESIDUALS HAMMERHEAD THROUGHOUT PER CITY SPECIFICATIONS
  - PAVERS @ HAMMER HEAD TO BE USED AS OPEN SPACE
  - 5'-0" CONC. CURB AT HAMMERHEAD SHALL BE PAINTED RED AND CLEARLY MARKED NO PARKING

**S I T E P L A N**

1" = 10'-0"

FOUR EXISTING RESIDENCE TO BE REMOVED  
AT +/- 500 SF EACH = 2000 SF



**LIV-IN ENVIRONMENTS**  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.L.L.C.  
1400 S. MAIN ST., SUITE 100  
SAN ANTONIO, TEXAS 78204  
(512) 343-1000

AN 12 UNIT APARTMENT PROJECT FOR:  
GUSTAVO ALVAREZ  
PO BOX 669  
GUADALUPE, CA 93434  
PROJECT LOCATION:  
4526 11TH STREET, GUADALUPE, CA

DATE	7-23-17	SHEET	5
BY		TOTAL	1701
REVISIONS			





THE LANDSCAPE FOR THIS PROJECT WILL COMPLY WITH THE CALIFORNIA STATE LANDSCAPE STANDARDS AND THE CALIFORNIA WATER EFFICIENT LANDSCAPE GUIDELINES.

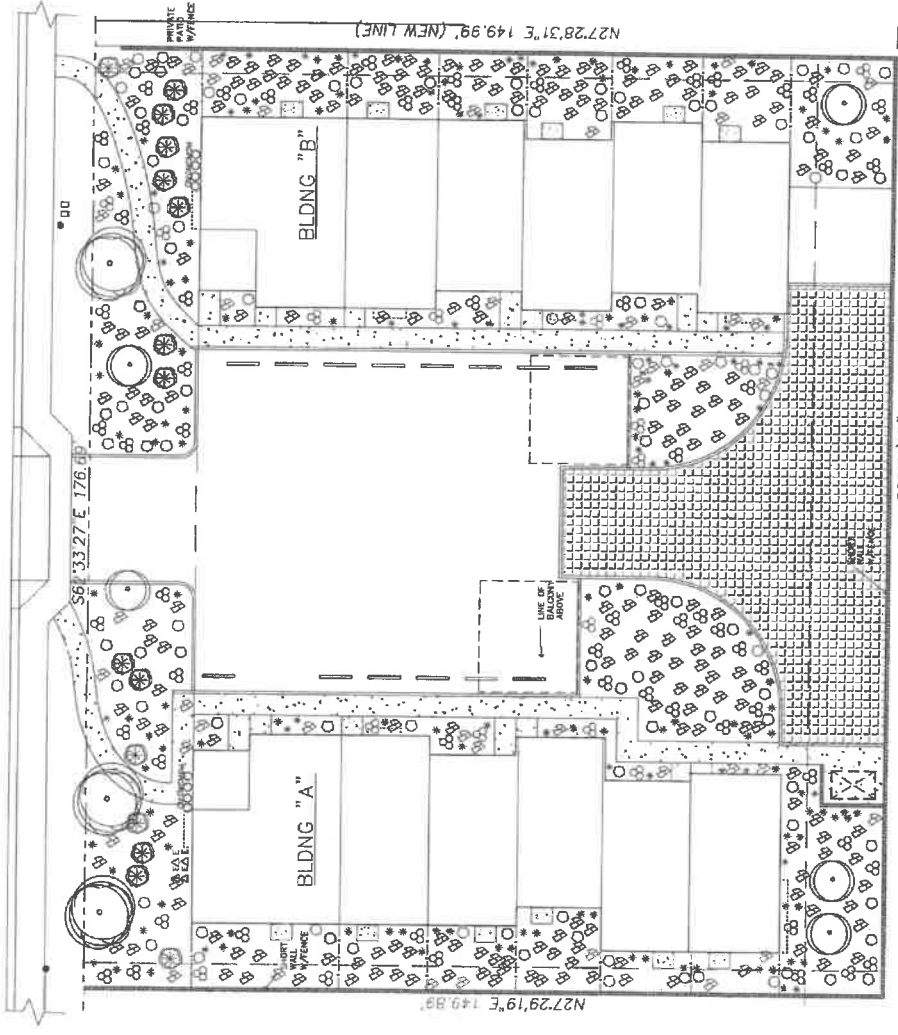
**WATER CONSERVATION FOR ALL NEW LANDSCAPING**

The design will utilize a water efficient and irrigation system that meets the requirements of the California State Land Standards and the California Water Efficient Landscape Guidelines. The irrigation system will be designed for the specific site conditions and will be installed in accordance with the California Water Efficient Landscape Guidelines.

Conditions shall be met for water or soil moisture sensor technology to be used in conjunction with the irrigation system to reduce water consumption. The system shall be designed to provide for the specific site conditions and will be installed in accordance with the California Water Efficient Landscape Guidelines.

Notes: - All plant materials shall be irrigated and watered in accordance with the California Water Efficient Landscape Guidelines.

- LAVANDULA ANGUSTIFOLIA 5 GAL 2'-4" (H)
- \* ADAPTANTUS QUERCIFOLIA 1 GAL 2'-4" (H)
- SHRUBS 5 GAL 4'-8" (H)
- DECIDUOUS 15 GAL 10'-20" (H)
- QUERCUS 20 GAL 10'-20" (H)
- GRASSES & BARK 1 GAL
- MYRTIFORM 1 GAL
- PAVEMENT
- TURF BLOCK
- GROUNDCOVER



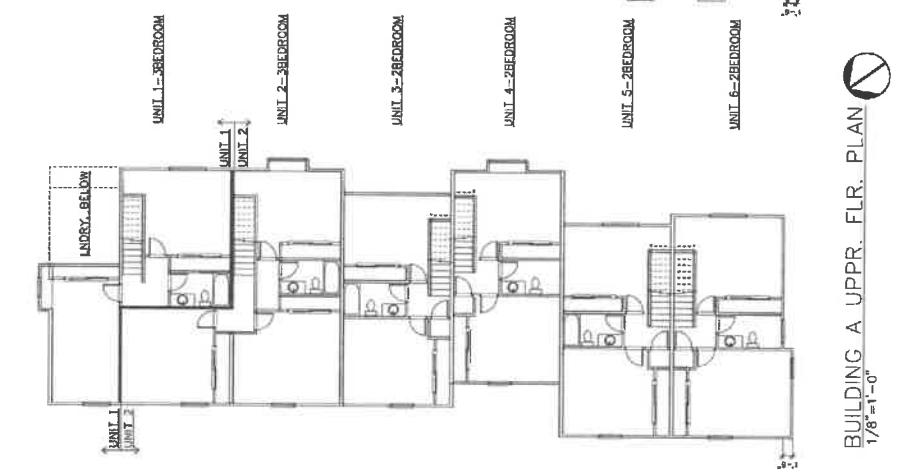
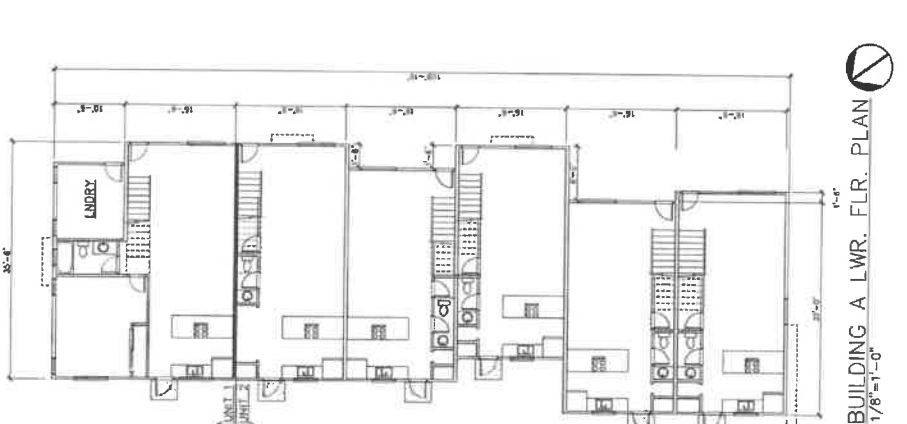
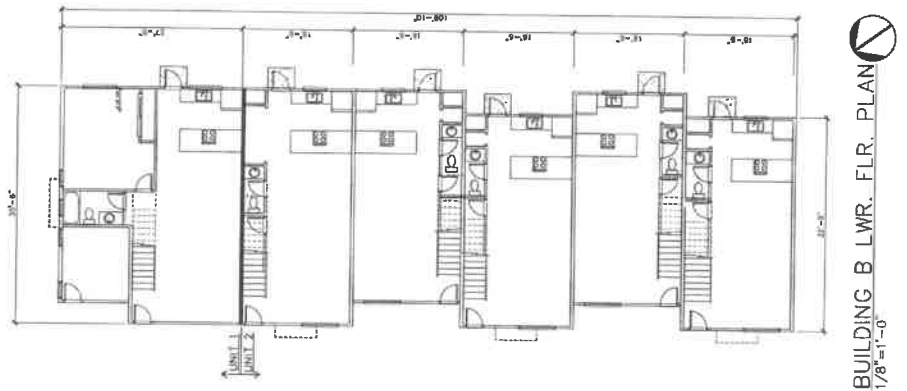
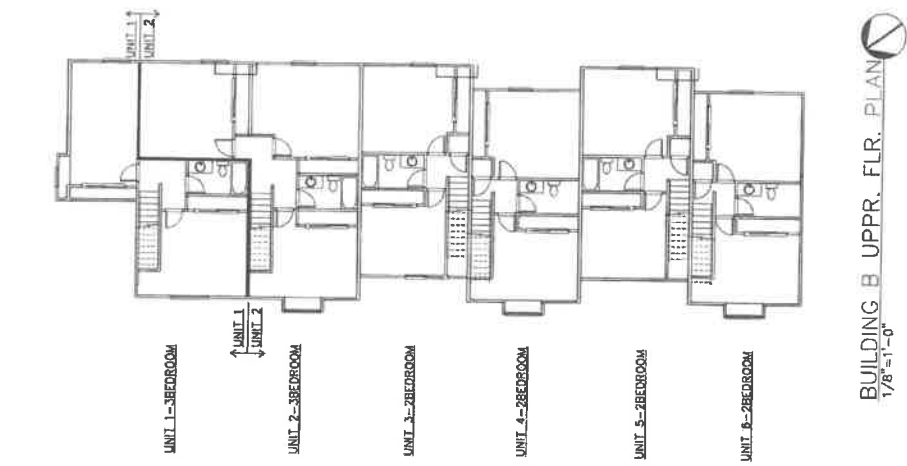
**S C H E M A T I C L A N D S C A P E P L A N**  
1" = 10'-0"



**LIV-IN ENVIRONMENTS**  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.O. BOX 338  
ARRIYO GRANDE, CA 93421  
Tel. # 0162860 (653) 461-0088

AN 12 UNIT APARTMENT PROJECT FOR:  
CUSTAVO ALVAREZ  
PO BOX 860  
GRADALUPE, CA 93434  
PROJECT LOCATION:  
4826 11TH STREET, GRADALUPE, CA

DATE	7-31-17	SHEET	L
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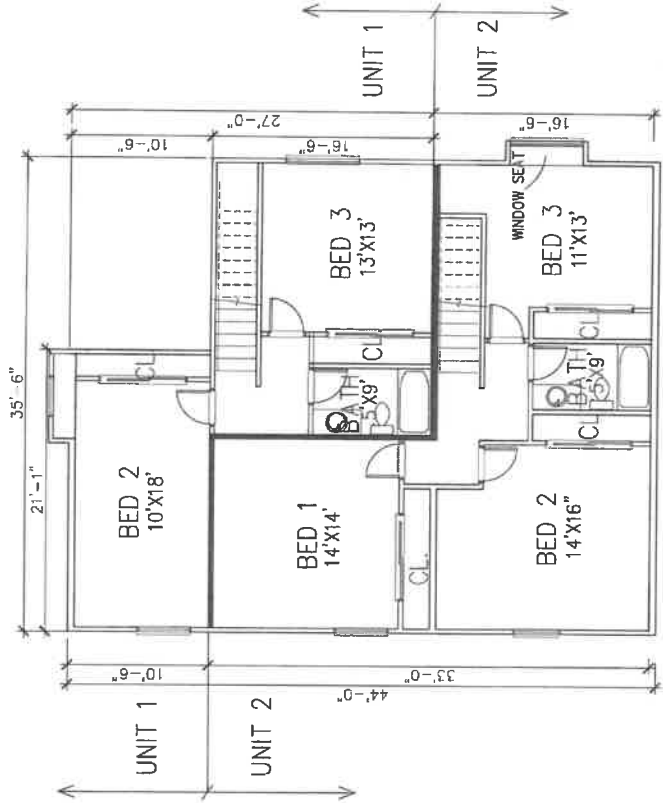
BUILDING "B" -- (2) 3 BEDROOM APT., (4) 2 BEDROOM APT.  
SEE SHEETS A2 & A3 FOR ENLARGED UNITS

BUILDING "A" -- (2) 3 BEDROOM APT., (4) 2 BEDROOM APT.  
SEE SHEETS A2 & A3 FOR ENLARGED UNITS

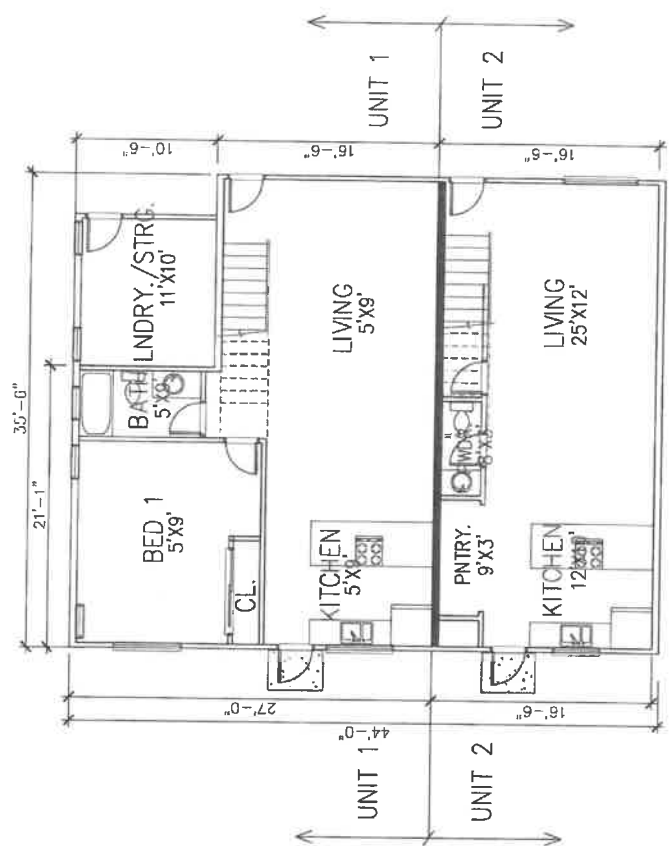
**LIV-IN ENVIRONMENTS**  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.O. BOX 392, ARROYO VIEJO, CA 94521  
Lic. # C14580 (805) 481-1068

AN 12 UNIT APARTMENT PROJECT FOR:  
**GUSTAVO ALVAREZ**  
PO BOX 868  
GUADALUPE, CA 94134  
PROJECT LOCATION:  
4828 11th STREET, GUADALUPE, CA

REV	DATE	BY	DATE	BY	DATE
	7-31-17				
			A1		



(2) 3 BEDROOM UPPR. FLOOR PLAN, TYP.  
 1/4"=1'-0"  
 UNIT 1-560 S.F.  
 UNIT 2-848 S.F.



(2) 3 BEDROOM LWR. FLOOR PLAN, TYP.  
 1/4"=1'-0"  
 UNIT 1-806 S.F.  
 UNIT 2-604 S.F.

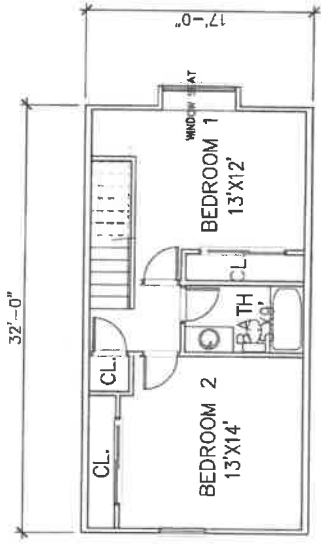


**LIV-IN ENVIRONMENTS**  
 ARCHITECTURE & SOLAR SPACE HEATING  
 GREGORY D. SOTO ARCHITECT  
 P.O. BOX 1392 ASTORIA, OR 97103  
 Lic. # C14860 (BOS) 487-1068

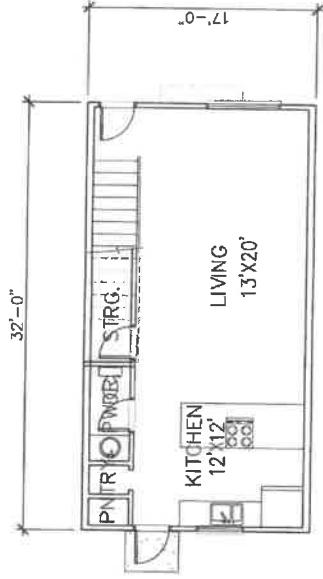
APR 12 UNIT APARTMENT PROJECT FOR:  
 GUSTAVO ALVAREZ  
 P.O. BOX 688  
 GUALADUPE, CA 95434  
 PROJECT LOCATION:  
 4625 11TH STREET, GUALADUPE, CA

NO.	REV.	DATE	BY	CHKD.	APP'D.	DESCRIPTION
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Sheet  
 A-2  
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 20



2 BEDROOM UPPR. FLOOR PLAN  
 $\frac{1}{4}"=1'-0"$  805.75 S.F.



2 BEDROOM LWR. FLOOR PLAN  
 $\frac{1}{4}"=1'-0"$  512 S.F.



**LIV-IN ENVIRONMENTS**  
 ARCHITECTURE & SOLAR SPACE HEATING  
 GEORGE D. SOTO, ARCHITECT  
 P.O. BOX 1362, SAN JOSE, CA 95121  
 Lic. # C14880 (805) 481-1088

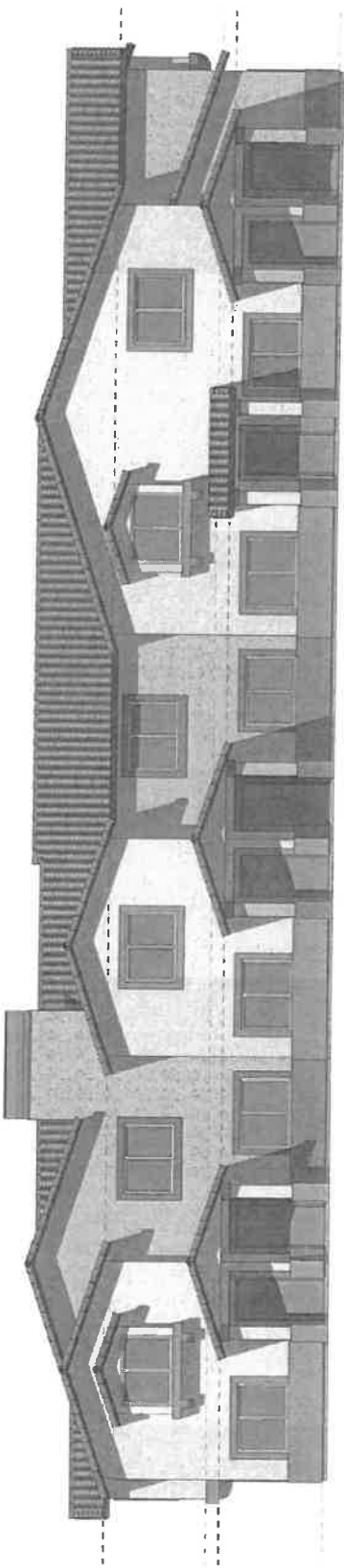
AN 12 UNIT APARTMENT PROJECT FOR:  
 GUSTAVO ALVAREZ  
 PO BOX 889  
 GUADALUPE, CA 95434  
 PROJECT LOCATION:  
 428 11TH STREET, SAN JOSE, CA

NO.	DATE	BY	REVISION
1	7-31-17	AS	ISSUE FOR PERMIT

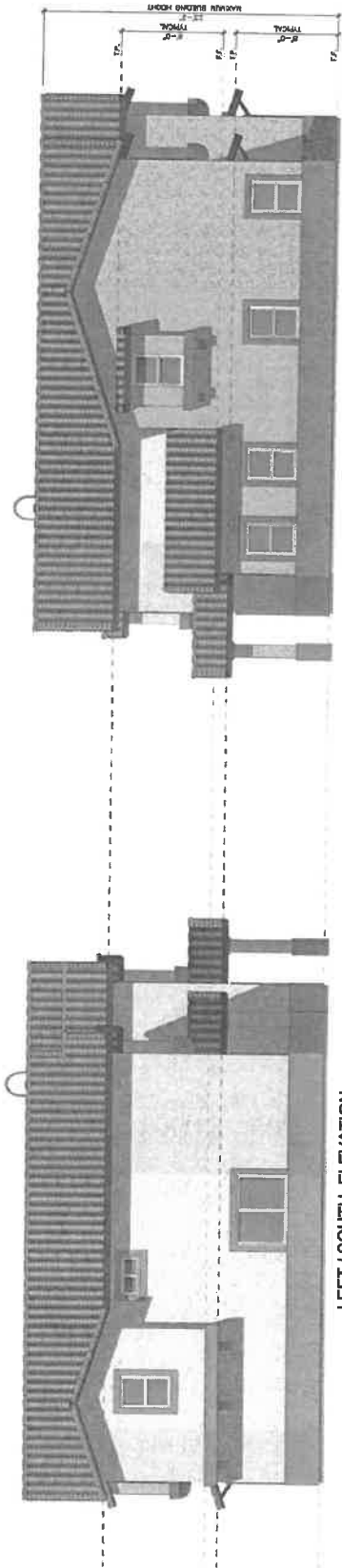
Sheet  
**A-3**  
 of 3

**LIV-IN ENVIRONMENTS**  
 ARCHITECTURE & SOLAR SPACE HEATING  
**GREGORY D. SOTO ARCHITECT**  
 P.O. BOX 1392 ARROYO GRANDE, CA 93421  
 Lic. # C14980 (805) 481-1088

**BUILDING A  
 EXTERIOR  
 ELEVATIONS**

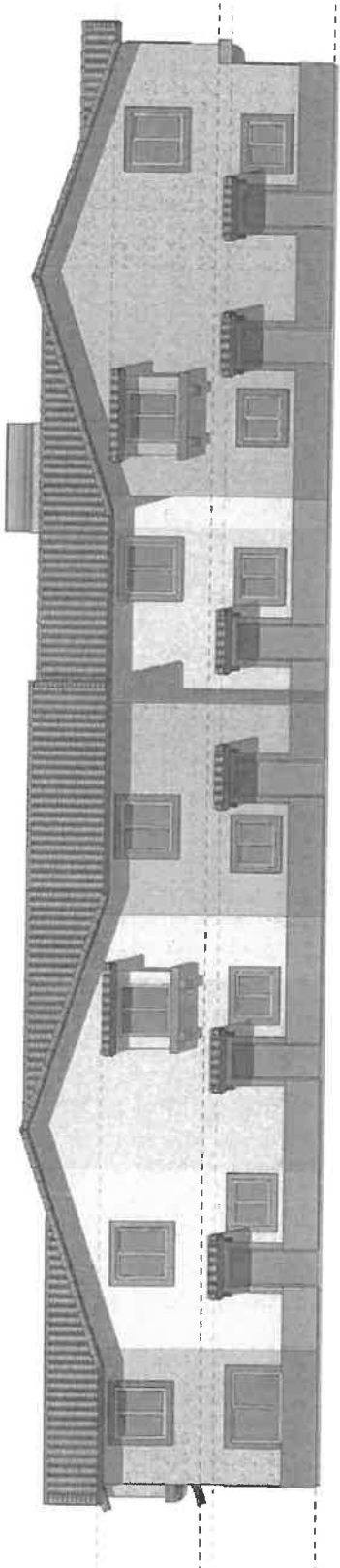


**FRONT / EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



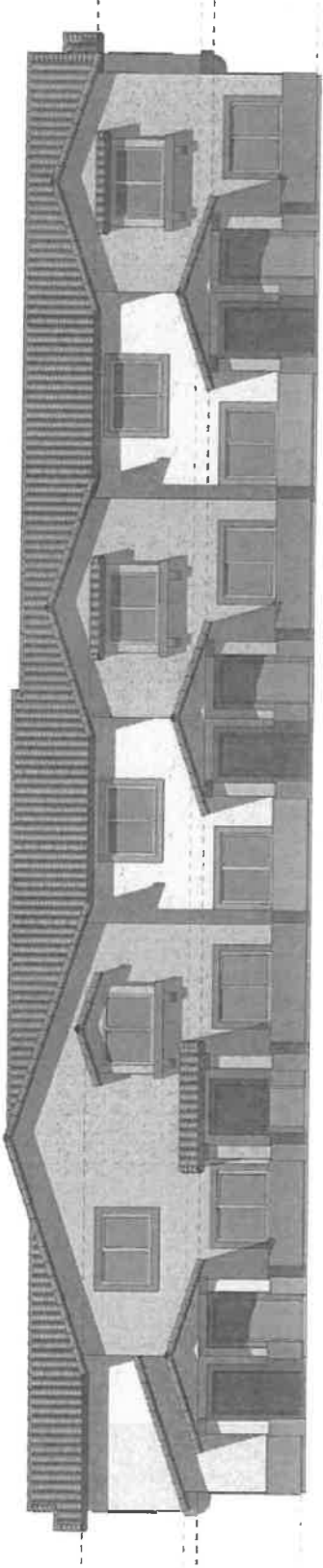
**LEFT / SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**RIGHT / NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

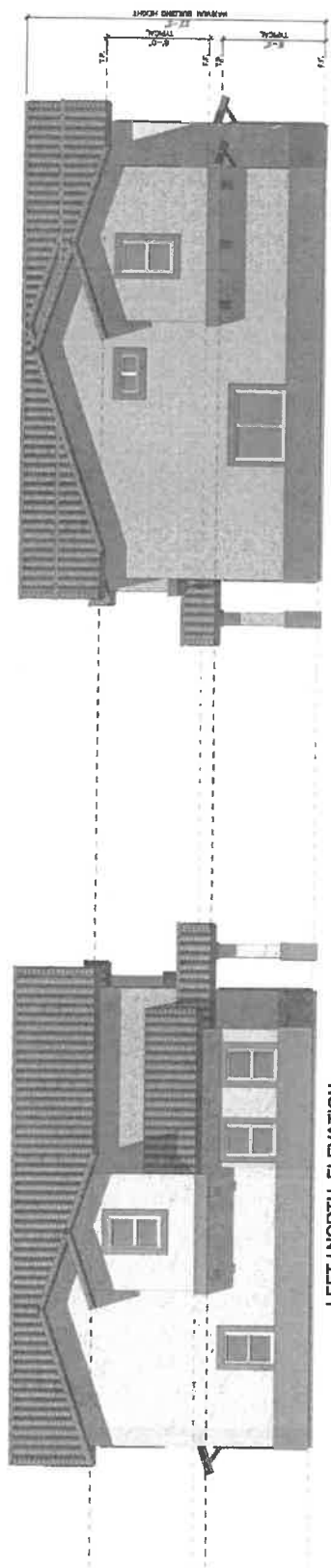


**REAR / WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

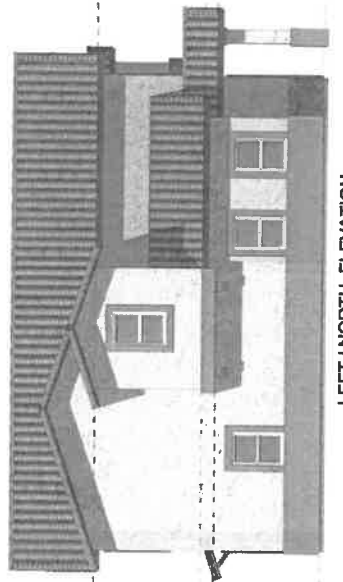
1/2" TYPICAL  
 1/4" TYPICAL  
 1/4" TYPICAL  
 MAXIMUM BUILDING HEIGHT



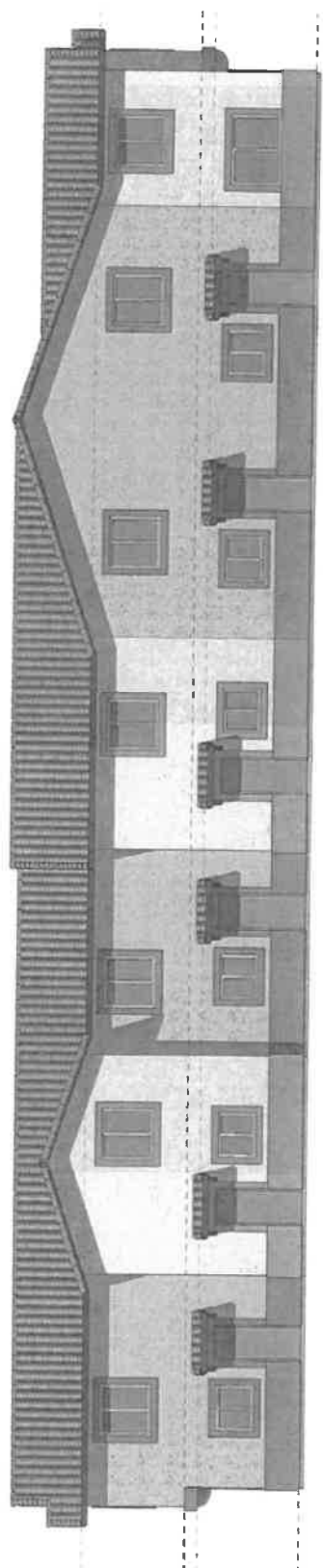
**FRONT / WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT / SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT / NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR / EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RESOLUTION NO. 2017-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE  
APPROVING A CONTACT WITH LOGAN CONSTRUCTION INC.  
FOR THE PUMP INSTALLATION FOR THE TOGNAZZINI WELL PROJECT**

**WHEREAS**, the City of Guadalupe received three bids for the installation of the submersible pump at the Tognazzini Well; and,

**WHEREAS**, the low bid was received by Logan Construction Inc.; and,

**WHEREAS**, Logan Construction Inc. meets the qualifications for the construction of the project; and,

**WHEREAS**, Staff recommends the award of the construction contract to Logan Construction;

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

**SECTION 1.** Authorize the contract with Logan Construction Inc. for \$58,858.04; and,

**SECTION 2.** Authorize the City Administrator to approve change orders to the contract during construction up to 10% of the bid price, if deemed necessary.

**PASSED, APPROVED AND ADOPTED** at a special meeting on the 26<sup>th</sup> day of September 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. 2017-52, has been duly signed by the Mayor and attested by the City Clerk, all at a special meeting of the City Council, held September 26, 2017, and that same was approved and adopted.

ATTEST:

\_\_\_\_\_  
Joice Earleen Raguz, City Clerk

\_\_\_\_\_  
John Lizalde, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Philip F. Sinco, City Attorney



Tognazzini Submersible Pump Installation  
Bid Results

9/15/2017

Description	Bid Results		
	Logan	M & W Pump	Lopez
<b>Total</b>	<b>\$ 58,858.04</b>	<b>\$ 81,416.00</b>	<b>\$ 116,477.66</b>

Review notes and follow-up clarifications

Connections to MCC	x (potentially up to \$500 extra)	x (20 feet max)	x
tax	x	x	assumed
service day/startup	x	x	x
Transducer, wiring, conduit	x	x	x
prevailaing wage	x	x	x
disinfection	x	x	x
check valves	x	assumed	assumed
modify casing	x	x	x
C-57 License	x	x	x

**Logan Construction Inc.**  
**P.O. Box 265**  
**Reedley, CA 93654**  
**Phone 559-901-8323**  
**LIC#1013419**

# Estimate

Date	Estimate No.
9/12/2017	01132

City of Guadalupe  
 RE: Tognazzini Water Well

		Project	
		Tognazzini Water Well	
Description	Qty	Rate	Total
2 svmn, 8 hrs. Assemble pump & motor, splice wire, tighten couplings, load trailer.	8	185.00	1,480.00
1 svmn, 2 hrs. Weld flange to well casing.	2	115.00	230.00
4 svmn w/P20PH, 12 hrs. Set pump.	12	395.00	4,740.00
2 svmn, 8 hrs. Start up and test pump.	8	185.00	1,480.00
Grundfos pump end	2	4,966.00	9,932.00
Grundfos motor	2	4,987.00	9,974.00
#4 flat jacketed wire	600	4.65	2,790.00
6" x 20' x .432 wall taper thread	26	535.81	13,931.06
Transducer	1	3,248.54	3,248.54
1" x 18" round epoxy coated plate w/6" 90-discharge, lifting eyes, and neoprene rubber seal	1	3,300.00	3,300.00
5' x .432 nipple	1	317.00	317.00
1" sch. 40 PVC sounding tube	1,060	0.55	583.00
6" Flomatic ADDI coated check valve	2	780.00	1,560.00
Disinfection materials	1	500.00	500.00
Stainless steel straps	26	20.00	520.00
Misc. (silicone, rags, pipe dope, splice kits, tape, etc)	1	500.00	500.00
8.0% Sales Tax		3,772.44	3,772.44
		<b>Total</b>	<b>\$58,858.04</b>

Thank you for your business. Please call Scott if you have any questions 559-901-8323.

**AGREEMENT FOR CONTRACTOR SERVICES  
BETWEEN THE CITY OF GUADALUPE  
AND LOGAN CONSTRUCTION INC.  
FOR THE**

**PUMP INSTALLATION AT TOGNAZZINI WELL PROJECT**

This agreement is made and entered into this 26<sup>th</sup> day of September 2017, at Guadalupe, California, by and between the City of Guadalupe, hereinafter referred to as "City", and

**LOGAN CONSTRUCTION INC.**

Hereinafter referred to as "Contractor."

Whereas, the Contractor, as will appear by reference to the records of the Proceedings of the City, was duly awarded the contract for the Work hereinafter mentioned.

Now, Therefore, it is hereby agreed that:

Article 1 - Witnesseth, that for and in consideration of the payment and agreements hereinafter mentioned, to be made and performed by said City, and under the conditions expressed in the two bonds, bearing even date with these present, and hereunto annexed, said Contractor agrees with said City, at its own cost and expense, to do all the work and furnish all materials, except such as are mentioned in the Contract Documents to be furnished by the City, necessary to construct and complete in good, workmanlike and substantial manner the above-described work in accordance with the Contract Documents as listed herein and are by such reference made a part hereof.

Article 2 - The said City hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the Work according to the terms and conditions herein contained and referred to, for the price of \$58,858.04 (fifty-eight-eight thousand fifty eight dollars and four cents), and hereby contracts to pay the same at the time, in the manner, and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, and administrators.

Article 3 - The said Contractor agrees to receive and accept the price stated in the Bid Schedule as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this Agreement; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the Work until its acceptance by the said City and for all expenses incurred by or in consequence of the suspension or discontinuance of the Work; and for well and faithfully completing the Work, and the whole thereof in the manner and according to the requirements of the Contract Documents therefore, and the requirements of the Engineer under their terms, to wit:

Article 4 - It is expressly agreed by and between the parties hereto that the Contract Documents shall consist of the Notice to Bidders, Proposal, Bid Sheet(s), Certification of Affirmative Action Program, Contractor's Licensing Statement, List of Subcontractors, Bid Security, Non-Collusion Affidavit, Agreement, Faithful Performance Bond, Labor and Materials Bond, Maintenance Bond, Worker's Compensation Certificate, Notice of Award, Notice to Proceed, Special Provisions, Technical Provisions and the project Plans. In addition, all Change Orders and Work Directive Changes authorizing additions, deletions, or modifications, and all appendices, bulletins and addenda as prepared prior to the date of opening Bids setting forth any modifications or corrections or interpretations of any of said documents. In the event of any conflict between the provisions thereof, the terms of said documents shall control over each other in the following order:

1. Agreement
2. Change Orders and Work Directive Changes
3. Addenda
4. Notice to Bidders
5. Contract Proposal
6. Special Provisions
7. Technical Provisions
8. Contract Plans
9. City of Guadalupe Standard Specifications and Drawings
10. California State Department of Transportation Standard Specifications, latest edition
11. Standard Specifications for Public Works Construction, "Greenbook", 2003 edition, or the latest edition thereof, when specifically referenced in the plans.
12. Standard Plans for Public Works Construction, "Greenbook", 2003 edition, or the latest edition thereof, when specifically referenced in the plans.

Article 5 - The Contractor agrees to commence work pursuant to this Contract within ten (10) working days from the date specified in the Notice to Proceed, and to diligently prosecute the same to completion within FORTY (45) WORKING DAYS from the date of change order as specified in the Notice to Proceed.

Article 6 - For any withhold of amounts earned by the Contractor (under Paragraph 2), the Contractor may substitute securities as provided in Section 22300 of the Public Contract Code, as amended, which states in part as follows:

Provisions shall be included in any invitation for bid and in any contract documents to permit the substitution of securities for any moneys withheld by a public agency to ensure performance under a contract, provided that substitution of securities provisions shall not be required in contracts in which there will be financing provided by the Farmers Home Administration of the United States Department of Agriculture pursuant to the Consolidated Farm and Rural Development Act (7 U.S.C. Sec. 1921 et seq.), and where federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of the contractor, securities equivalent to the amount withheld shall be deposited with the public agency, or with a state or federally chartered bank in California as the escrow agent, who shall then pay such moneys to the contractor. Upon satisfactory completion of the contract, the securities shall be returned to the contractor.

Alternatively, the contractor may request and the owner shall make payment of retention earned directly to the escrow agent at the expense of the contractor. At the expense of the contractor, the contractor may direct the investment of the payments into securities and the contractor shall receive the interest earned on the investments upon the same terms provided for in this section for securities deposited by the contractor. Upon satisfactory completion of the contract, the contractor shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from the owner, pursuant to the terms of this section. The contractor shall pay to each subcontractor, not later than 20 days of receipt of the payment, the respective amount of interest earned, net of costs attributed to retention withheld from each subcontractor, on the amount of retention withheld to ensure the performance of the contractor.

Securities eligible for investment under this section shall include those listed in Section 16430 or bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the contractor and the public agency.

The contractor shall be the beneficial owner of any securities substituted for moneys withheld and shall receive any interest thereon.

The escrow agreement entered into must be substantially similar to the form included in Public Contract Code Section 22300(e). The contractor shall obtain the written consent of the surety to such agreement.

If any provision of this Section shall be declared by a court of law to be illegal or unenforceable, then, notwithstanding, this Section shall remain in full force and effect (exclusive of the illegal or unenforceable provision).

In Witness whereof, the parties to these present hereunto set their hands on the date first above written.

CITY OF GUADALUPE

By:

\_\_\_\_\_  
John Lizalde, Mayor

Attest:

\_\_\_\_\_  
Joice Earleen Raguz, City Clerk

*Approved as to form:*

\_\_\_\_\_  
Philip Sinco, City Attorney

CONTRACTOR

By:

\_\_\_\_\_  
(name of firm or individual)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)

\_\_\_\_\_  
(title)

**REPORT TO CITY COUNCIL  
Council Agenda of 9/26/2017**

  
Annette Muñoz, Finance Director

  
Cruz Ramos, City Administrator

**SUBJECT** Master Fee Schedule – Part 2

**RECOMMENDATION** Approve Resolution 2017-50 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:

- Park & Facility Use - Exhibit B-1
- Police Department - Exhibit B-2
- Fire Department-6 – 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.

**CITY FACILITIES AND PARKS**

A joint effort was made by staff and Council to thoroughly review the city facility and parks fee schedule for the many events that occur during the year. A comprehensive schedule was created to help the City offset operational and maintenance costs from continued use of the facilities.

Due to limited City facilities for holding events, meetings, and recreational activities, the schedule reflects a lower fee for “residents vs. non-residents.” The fees for youth groups’ use of the auditorium/gym are low and intended to encourage increased youth activities.

### **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. 2017-50

Exhibit 1 - Master Fee Schedule

**RESOLUTION NO. 2017-50**

**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 November 1, 2017.



**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 26<sup>th</sup> day of September 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. 2017-50**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held September 26, 2017, and that same was approved and adopted.

**ATTEST:**

\_\_\_\_\_  
Joice Earleen Raguz,  
City Clerk

\_\_\_\_\_  
John Lizalde, Mayor

\_\_\_\_\_  
Philip F. Sinco, City Attorney

# 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**

<b>SEIU</b>	<b>Annual Comp (Incl Benefits)</b>	<b>Annual Hours</b>	<b>Holiday/ Sick*</b>	<b>Vacation/ Leave</b>	<b>Hours Worked</b>	<b>Hourly Rate</b>	<b>Overtime Rate</b>
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
<b>Street Worker</b>	<b>\$143,903</b>	<b>4,160</b>	<b>400</b>	<b>240</b>	<b>3,520</b>	<b>\$40.88</b>	<b>\$35.62</b>
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

<b>POA</b>	<b>Annual Comp (Incl Benefits)</b>	<b>Annual Hours</b>	<b>Holiday/ Sick*</b>	<b>Vacation/ Leave</b>	<b>Hours Worked</b>	<b>Hourly Rate</b>	<b>Overtime Rate</b>
Sergeant A	\$122,863	2,080	226	160	1,694	\$72.53	\$42.92
<b>Sergeant</b>	<b>\$122,863</b>	<b>2,080</b>	<b>226</b>	<b>160</b>	<b>1,694</b>	<b>\$72.53</b>	<b>\$42.92</b>
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
<b>Police Officer</b>	<b>\$1,196,600</b>	<b>20,800</b>	<b>2,260</b>	<b>1,600</b>	<b>16,940</b>	<b>\$70.64</b>	<b>\$59.15</b>
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

<b>Fire Dept.</b>	<b>Annual Comp (Incl Benefits)</b>	<b>Annual Hours</b>	<b>Holiday/ Sick*</b>	<b>Vacation/ Leave</b>	<b>Hours Worked</b>	<b>Hourly Rate</b>	<b>Overtime Rate</b>
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
<b>Fire Captain</b>	<b>\$338,453</b>	<b>8,268</b>	<b>552</b>	<b>480</b>	<b>7,236</b>	<b>\$46.77</b>	<b>\$39.22</b>
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
<b>Paid-Call</b>	<b>\$37,547</b>	<b>15,232</b>	<b>0</b>	<b>0</b>	<b>15,232</b>	<b>\$2.47</b>	<b>\$2.47</b>

**MASTER FEE SCHEDULE -- PART 2**

**Hourly Personnel Rates at Full Cost Recovery**

**2017/18**

<b>Other Employees</b>	<b>Annual Comp (Incl Benefits)</b>	<b>Annual Hours</b>	<b>Holiday/ Sick*</b>	<b>Vacation/ Leave</b>	<b>Hours Worked</b>	<b>Hourly Rate</b>	<b>Overtime Rate</b>
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

<b>Indep. Contractor Hourly Rates</b>	
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><b>Employee &amp; Contractor rates shown do <u>not</u> include 35% City overhead</b></p>
---

**Note:**  
**Employer retirement costs for Classic employees differ from PEPRAs 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	
<b>"General Fund"</b>	<b>\$4,116,928</b>		<b>\$48,950</b>	<b>\$57,650</b>	<b>\$3,369,345</b>	<b>\$640,983</b>	<b>\$0</b>
			Capital	Other Fin			Transfers
<b>Road Funds</b>	<b>\$1,505,027</b>		<b>\$978,000</b>	<b>\$50,000</b>	<b>\$196,216</b>	<b>\$185,211 *</b>	<b>\$95,600</b>
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
<b>Water -- Total</b>	<b>\$2,791,773</b>		<b>\$884,000</b>	<b>\$76,000</b>	<b>\$300,889</b>	<b>\$1,250,284</b>	<b>\$280,600</b>
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
<b>Wastewater -- Total</b>	<b>\$1,361,003</b>		<b>\$300,000</b>	<b>\$74,000</b>	<b>\$368,420</b>	<b>\$424,083</b>	<b>\$194,500</b>
<b>Sewer Bond Fund</b>	<b>\$16,850</b>			<b>\$16,850</b>			<b>\$0</b>
<b>Solid Waste</b>	<b>\$0</b>				<b>\$0</b>	<b>\$0</b>	
<b>Transit</b>	<b>\$483,256</b>				<b>\$0</b>	<b>\$448,256</b>	<b>\$35,000</b>
<b>CDBG</b>	<b>\$2,250</b>				<b>\$0</b>	<b>\$0</b>	<b>\$2,250</b>
<b>Capital Facilities Fund</b>	<b>\$18,000</b>				<b>\$0</b>	<b>\$18,000</b>	
<b>Library Fund</b>	<b>\$8,333</b>				<b>\$0</b>	<b>\$8,333</b>	
<b>Public Facilities Fund</b>	<b>\$4,000</b>				<b>\$0</b>	<b>\$4,000</b>	
<b>Park Development Fund</b>	<b>\$1,200</b>				<b>\$0</b>	<b>\$1,200</b>	
<b>Lighting District</b>	<b>\$67,081</b>				<b>\$0</b>	<b>\$59,481</b>	<b>\$7,600</b>
<b>Lighting &amp; Landscaping</b>	<b>\$20,826</b>				<b>\$0</b>	<b>\$18,526</b>	<b>\$2,300</b>
<b>Total -- City</b>	<b>\$10,396,527</b>	<b>\$0</b>	<b>\$2,210,950</b>	<b>\$274,500</b>	<b>\$4,234,870</b>	<b>\$3,058,357</b>	<b>\$617,850</b>
<b>Successor Agency</b>	<b>\$666,105</b>			<b>\$417,105</b>	<b>\$0</b>	<b>\$159,000</b>	<b>\$90,000</b>

\* 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)	
<b>Total</b>	<b>\$2,440,446</b>	<b>\$862,032</b>	<b>35%</b>

OH  
Direct

**MASTER FEE SCHEDULE -- PART 2**

**B - 1**

<b>Park &amp; Facility Use + Special Events</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>Increase</b>
<b><u>CITY AUDITORIUM/GYMNASIUM</u></b>			
Reservation Deposit (Non-Refundable)	<i>New</i>	<b>\$100</b>	<b>\$100</b>
Cleaning Deposit (Refundable See Cancellation Schedule)	<b>\$500</b>	<b>\$500</b>	<b>\$0</b>
<b>Rental Fees (see Refundable/Cancellation Schedule)</b>			
Resident (per hour)	\$50	<b>\$75</b>	\$25
Non-Resident (per hour)	\$50	<b>\$90</b>	\$40
Non Profit 501C3			
Guadalupe	Free	<b>\$35</b>	\$35
Outside Guadalupe	Free	<b>\$50</b>	\$50
Government (per hour)	Free	<b>\$50</b>	\$50
Schools (per hour)			
Agreement with City	Free	<b>\$25</b>	\$25
No Agreement with City	Free	<b>\$50</b>	\$50
Youth Groups of 1-15 (per hour)	Free	<b>\$15</b>	\$15
Youth Groups of >15 (per hour)	Free	<b>\$25</b>	\$25
<b><u>SENIOR CENTER</u></b>			
Reservation Deposit (Non-Refundable)	\$0	<b>\$35</b>	\$35
Cleaning Deposit (Refundable See Cancellation Schedule)	\$75	<b>\$75</b>	\$0
<b>Rental Fees (see Refundable/Cancellation Schedule)</b>			
Resident (per hour)	\$25 or \$50 flat fee	<b>\$25</b>	<i>Flat to hrly</i>
Other (per hour)	\$25 or \$50 flat fee	<b>\$50</b>	<i>Flat to hrly</i>
<b><u>COUNCIL CHAMBERS</u></b>			
Reservation Deposit (Non-Refundable)	\$0	\$50	\$50
Cleaning Deposit (See Refundable/Cancellation Schedule)	\$200	<b>\$200</b>	\$0
<b>Rental Fees (See Refundable/Cancellation Schedule)</b>			
Resident (per hour)	\$20	<b>\$25</b>	\$5
Other (per hour)	\$20	<b>\$50</b>	\$30
<b><u>O'CONNELL &amp; LEROY PARKS</u></b>			
Reservation Deposit (Non-Refundable)	\$0	<b>\$50</b>	\$50
Cleaning Deposit (See Refundable/Cancellation Schedule)	\$75	<b>\$100</b>	\$25
<b>Rental Fees (see Refundable/Cancellation Schedule)</b>			
Resident (per hour)	\$25 or \$50 flat fee	<b>\$20</b>	<i>Flat to hrly</i>
Other (per hour)	\$25 or \$50 flat fee	<b>\$35</b>	<i>Flat to hrly</i>
<b><u>CITY PARKING LOT</u></b>			
Reservation Deposit	\$0	<b>\$50</b>	\$50
Cleaning Deposit (See Refundable/Cancellation Schedule)	\$200	<b>\$200</b>	\$0
<b>Rental Fees (See Refundable/Cancellation Schedule)</b>			
Resident (per hour)	\$25 or \$50 flat fee	<b>\$30</b>	<i>Flat to hrly</i>
Other (per hour)	\$25 or \$50 flat fee	<b>\$50</b>	<i>Flat to hrly</i>

**Note: Any requested rental outside this fee schedule will be dealt with on a case-by-case basis.**



**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	<b>\$25</b>	\$10
Copies of Reports: <u>Minimum fee below plus copy costs from Administrative Services page:</u>			
Crime & Traffic Accident Reports	\$15	<b>\$16</b>	\$1
Administrative Reports/Policies & Archival Search plus research time if greater than 10 minutes	\$20 \$54	<b>\$21</b> <b>\$58/hour</b>	\$1 \$4
Copies of Photographs: Each Photograph	\$15	<b>\$16</b>	\$1
Copies of Video Recordings	\$25	<b>\$27</b>	\$2
Vehicle Repossession Release Fee	\$15	<b>\$15</b>	\$0
VIN Verification	\$20	<b>\$21</b>	\$1
Citation Sign-Off	\$20	<b>\$21</b>	\$1
Visa Clearance	\$25	<b>\$27</b>	\$2
Business Solicitation License	\$35	<b>\$37 + State Fees</b>	\$2
Bicycle License (3 years)	\$5	<b>\$5</b>	\$0
Public Address System on Motorized Vehicle (8.32.030)	\$50	<b>\$53/day</b> <b>Guadalupe St. only</b>	\$3
Loud Parties (Second Response)	\$70	<b>\$75</b>	\$5
False Security Alarm	\$70	<b>\$75</b>	\$5
Traffic Collision on Private Property (non DUI)	\$90	<b>\$96</b>	\$6
DUI Cost Recovery (includes Lab fee)	Full cost recovery	<b>Full cost recovery</b>	
Concealed Weapon Permit (does <u>not</u> include State fees) PC 26190	\$100	<b>\$100</b>	\$0
Concealed Weapon Renewal	\$25	<b>\$27</b>	\$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	<b>\$27</b>	\$2	
Parking Tickets (includes \$12.50 County surcharge):				<b>Violation Code</b>
No Parking Violation (4-6 am)	\$52.50	<b>\$52.50</b>	\$0	10.24.070 GMC
Prohibited Truck or Trailer	\$52.50	<b>\$52.50</b>	\$0	10.24.072 GMC
Green Zone Violation	\$52.50	<b>\$52.50</b>	\$0	10.24.090 GMC
Red Zone Violation	\$52.50	<b>\$52.50</b>	\$0	10.24.100 GMC
Yellow Zone Violation	\$52.50	<b>\$52.50</b>	\$0	10.24.110 GMC
Repair of Vehicle in Road / Street Damage	\$52.50	<b>\$52.50</b>	\$0	10.24.180 GMC
Not in Assigned Stall	\$52.50	<b>\$52.50</b>	\$0	10.28.050 GMC
Excess 72-Hour Parking	\$52.50	<b>\$52.50</b>	\$0	10.32.010 GMC
Basketball Hoop in Street	\$52.50	<b>\$52.50</b>	\$0	10.48.050 GMC
Length Limit Violation	\$52.50	<b>\$52.50</b>	\$0	10.55.040 GMC
No Valid License Tabs Visible	\$52.50	<b>\$52.50</b>	\$0	5204 CVC
Safety Zone Violation	\$52.50	<b>\$52.50</b>	\$0	22500 A-K CVC
18" Parking from Curb / Wrong Way Parking Violation	\$52.50	<b>\$52.50</b>	\$0	22502 CVC
Handicapped Parking Violation	\$262.50	<b>\$280</b>	\$18	22507.8 CVC
Fire Hydrant Violation	\$52.50	<b>\$52.50</b>	\$0	22514 CVC
Parking Fine Late Fees:				
Fines less than/equal to \$100				
15 to 30 days (10.24.140.C)	\$10	<b>\$11</b>	\$1	
31 to 40 days (10.24.140.D)	\$35	<b>\$37</b>	\$2	
After 40 days -- includes DMV notice (10.24.140.D)	\$60	<b>\$64</b>	\$4	
Fines over \$100				
15 to 30 days (10.24.140.C)	\$20	<b>\$21</b>	\$1	
31 to 40 days (10.24.140.D)	\$55	<b>\$59</b>	\$4	
After 40 days -- includes DMV notice (10.24.140.D)	\$90	<b>\$96</b>	\$6	
Tow and Store Abandoned Vehicles plus Impound Daily Rate	\$95 per Impound Yard	<b>\$101</b> <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**

<b>Police Department</b>	<b>Current Fee</b>	<b><i>Proposed Fee</i></b>	<b>Increase</b>
<b><u>Special Business Licenses</u></b>			
		<b><i>Full Cost Recovery</i></b>	
		<b><i>Minimum Fee</i></b>	
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
<b><u>Filming Permit</u></b>	<b><i>New</i></b>	<b><i>\$500</i></b>	\$500
Catering Permit	<b><i>New</i></b>	<b><i>\$101</i></b>	\$101
Baricades/Cones	<b><i>New</i></b>	<b><i>\$150</i></b>	\$150
Staff Costs		<b><i>Full Cost Recovery</i></b>	
<b><u>Street Closures</u></b>			
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	<b><i>Full cost recovery</i></b>	
Single Block Events <u>Not</u> Requiring Traffic Control			
Permit Fee (includes Use of Barricades)	\$105	\$112	\$7
<b><u>Construction Traffic Control</u></b>			
Pre-Planning	\$55	\$59	\$4
Each Police Officer	\$55	\$59/hour	\$4
Additional personnel as needed	Full cost recovery	<b><i>Full cost recovery</i></b>	
<b><u>Film shoots, Security Detail</u></b>	Full cost recovery	<b><i>Full cost recovery</i></b>	

*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

<b>Police Department -- Comparisons</b>	<b>Proposed Fee</b>	<b>17-18 Santa Maria</b>	<b>17-18 Grover Beach</b>	<b>16-17 Arroyo Grande</b>	<b>17-18 Pismo Beach</b>	<b>2017 Fort Bragg</b>
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 per Impound Yard	\$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>	<u>Full Cost Recovery</u>					
	<u>Minimum Fee</u>					
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
<b>Fire &amp; Life Safety Annual Inspections:</b>			
<u>School</u>	\$238	<b>\$238</b>	\$0
<u>Doctor's office/clinic</u>	\$119	<b>\$119</b>	\$0
<u>Hotel/Motel/Bed-and-Breakfast</u>			
10 or less rooms	\$119	<b>\$119</b>	\$0
11 to 25 rooms	\$159	<b>\$159</b>	\$0
26 to 50 rooms	\$238	<b>\$238</b>	\$0
51 to 75 rooms	\$397	<b>\$397</b>	\$0
76 to 100 rooms	<i>new</i>	<b>\$518</b>	\$518
Every 50 rooms or fraction thereof above 100 rooms	<i>new</i>	<b>\$173</b>	\$173
<u>Multi-Family</u>			
10 or less units	\$119	<b>\$119</b>	\$0
11 to 25 units	\$159	<b>\$159</b>	\$0
26 to 50 units	\$238	<b>\$238</b>	\$0
51 to 75 units	\$397	<b>\$397</b>	\$0
76 to 100 units	<i>new</i>	<b>\$518</b>	\$518
Every 50 units or fraction thereof above 100 rooms	<i>new</i>	<b>\$173</b>	\$173
<u>Campground/RV Park (8.36.030)</u>			
20 or less campsites - Initial Inspection	\$79	<b>\$79</b>	\$0
21 or more campsites	\$119	<b>\$119</b>	\$0
<u>Home health or child care facility</u>			
8 or less occupants	\$79	<b>\$79</b>	\$0
9 - 15 occupants	\$119	<b>\$119</b>	\$0
<u>Assembly Hall</u>	\$119	<b>\$119</b>	\$0
<u>Business</u>			
Up to 5,000 sq. ft.	\$60	<b>\$60</b>	\$0
5,001 to 10,000 sq. ft.	\$119	<b>\$119</b>	\$0
10,001 to 25,000 sq. ft.	\$238	<b>\$238</b>	\$0
25,001 to 50,000 sq. ft.	\$397	<b>\$397</b>	\$0
Every 25,000 sq. ft. or fraction thereof above 50,001sq.ft.	<i>new</i>	<b>\$138</b>	\$138
<u>Commercial Stove Hood</u>	\$79	<b>\$79</b>	\$0
<u>Fireworks Stand</u>	\$79	<b>\$79</b>	\$0
<u>Residential Fire and Life Safety Awareness Inspection</u>	Free	<b>Free</b>	\$0
<b>Code Enforcement:</b>			
First & second notice	\$0	<b>\$0</b>	\$0
Each additional notice	\$79	<b>\$79</b>	\$0
<b>Weed Abatement</b>	<i>Full cost recovery</i>	<i>Full cost recovery</i>	\$0
<b>Haz Mat Clean-up</b>	<i>Full cost recovery</i>	<i>Full cost recovery</i>	\$0
<b>False Alarm (907.10.1)</b>			
First or second false alarm during calendar year	\$0	<b>\$0</b>	\$0
Each additional false alarm during calendar year	\$329	<b>\$329</b>	\$0
<b>Emergency Response due to criminal activity or negligence</b>			
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	<b>\$150</b>	\$71
<b>Incident Reports</b>			
Each report	\$19	<b>\$19</b>	\$0
Each photograph	\$18	<b>\$18</b>	\$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
<b>Fire and Life Safety Annual Inspections:</b>						
<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					
<b>Code Enforcement:</b>						
First & second notice	\$0	\$0				
Each additional notice	\$79	\$102				
<b>Weed Abatement</b>	Full cost recovery	\$316 to	Cost		Cost	
<b>Haz Mat Clean-up</b>	Full cost recovery		Cost		Cost	
<b>False Alarm (907.10.1)</b>						
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	
<b>Emergency Response due to criminal activity or negligence</b>	Full cost recovery					
<b>Incident Reports</b>	Plus copy costs					
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 <b>\$500</b>	\$0
Environmental Clearance Review - Major ) by determination of Planner	Deposit \$1,000	Deposit <b>\$1,000</b>	\$0
Negative Declaration - Simple	Deposit \$1,500	Deposit <b>\$1,500</b>	\$0
Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit \$3,500	Deposit <b>\$3,500</b>	\$0
EIR Addendum	Deposit \$7,500	Deposit <b>\$7,500</b>	\$0
EIR or Supplemental EIR	Deposit \$25,000	Deposit <b>\$25,000</b>	\$0
Certificate of Compliance	Deposit \$750	Deposit <b>\$750</b>	\$0
Mitigation Monitoring	Deposit \$1,250	Deposit <b>\$1,250</b>	\$0
Zoning Clearance - change in use only	Set Fee \$150	Set Fee <b>\$160</b>	\$10
Zoning Clearance - home business application	Set Fee \$150	Set Fee <b>\$160</b>	\$10
Zoning Clearance - new single family residential	Set Fee \$250	Set Fee <b>\$265</b>	\$15
Zoning Clearance - new multi-family residential or commercial	Set Fee \$400	Set Fee <b>\$425</b>	\$25
Additional Reviews for All Zoning Clearances are billable at full cost recovery	<b>New</b>	<i>Full Cost Recovery</i>	
Lot Line Adjustment	Deposit \$1,500	Deposit <b>\$1,500</b>	\$0
Lot Merger	Deposit \$750	Deposit <b>\$750</b>	\$0
CUP/DRP - home occupation permit	Set Fee \$250	Set Fee <b>\$265</b>	\$15
CUP/DRP - minor )	Deposit \$1,500	Deposit <b>\$1,500</b>	\$0
CUP/DRP - major ) by determination of Planner	Deposit \$3,500	Deposit <b>\$3,500</b>	\$0
Temporary Use Permit	Deposit \$500	Deposit <b>\$500</b>	\$0
Variance	Deposit \$1,500	Deposit <b>\$1,500</b>	\$0
Pre-Application Review - minor )	Set Fee \$330	Set Fee <b>\$350</b>	\$20
Pre-Application Review - major ) by determination of Planner	Deposit \$2,500	Deposit <b>\$2,500</b>	\$0
Zoning Code Text Amendment	Deposit \$2,500	Deposit <b>\$2,500</b>	\$0
Zone Code Change - minor )	Deposit \$5,000	Deposit <b>\$5,000</b>	\$0
Zone Code Change - major ) by determination of Planner	Deposit \$7,500	Deposit <b>\$7,500</b>	\$0
Planned Development - minor )	Deposit \$3,000	Deposit <b>\$3,000</b>	\$0
Planned Development - major ) by determination of Planner	Deposit \$6,000	Deposit <b>\$6,000</b>	\$0
General Plan Amendment - minor )	Deposit \$4,000	Deposit <b>\$4,000</b>	\$0
General Plan Amendment - major ) by determination of Planner	Deposit \$8,000	Deposit <b>\$8,000</b>	\$0
General Plan Amendment & Zone Change - minor )	Deposit \$10,000	Deposit <b>\$10,000</b>	\$0
General Plan Amendment & Zone Change - major ) by determination of Planner	Deposit \$15,000	Deposit <b>\$15,000</b>	\$0
Preliminary Parcel Map	Deposit \$1,000	Deposit <b>\$1,000</b>	\$0
Tentative Parcel Map	Deposit \$3,000	Deposit <b>\$3,000</b>	\$0
Preliminary Track Map	Deposit \$2,000	Deposit <b>\$2,000</b>	\$0
Tentative Track Map	Deposit \$5,000	Deposit <b>\$5,000</b>	\$0
Final Map	Deposit \$7,500	Deposit <b>\$7,500</b>	\$0
Specific Plan - New	Deposit \$8,000	Deposit <b>\$8,000</b>	\$0
Specific Plan - Revision or Amendment	Deposit \$4,000	Deposit <b>\$4,000</b>	\$0
Development Agreement	Deposit \$10,000	Deposit <b>\$10,000</b>	\$0
Sphere of Influence Adjustment	Deposit \$5,000	Deposit <b>\$5,000</b>	\$0
Annexation	Deposit \$12,500	Deposit <b>\$12,500</b>	\$0
Time Extension or Appeal	Set Fee \$570	Set Fee <b>\$610</b>	\$40
Sign Permit - minor	Set Fee \$110	Set Fee <b>\$120</b>	\$10
Sign Permit - major (requiring Council approval)	Deposit \$600	Deposit <b>\$600</b>	\$0
Landscape Plan Check - minor )	Deposit \$400	Deposit <b>\$400</b>	\$0
Landscape Plan Check - major ) by determination of Planner	Deposit \$800	Deposit <b>\$800</b>	\$0
City Council Conceptual Review	Set Fee \$750	Set Fee <b>\$800</b>	\$50
Coastal Development Permit	Deposit \$1,000	Deposit <b>\$1,000</b>	\$0

*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 . A deposit may be required.*

Planning Department -- Comparisons	Proposed Fee	17-18 Santa Maria Fee based	17-18 Grover Beach Deposit based	16-17 Arroyo Grande Fee based	17-18 Pismo Beach Fee based	2017 Fort Bragg Fee based
Environmental Clearance Review - Minor )	Deposit \$500	\$709				Costs
Environmental Clearance Review - Major ) by determination of Planner	Deposit \$1,000	\$301		\$2,319	\$1,697	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	Set Fee \$160				\$146	
Zoning Clearance - home business application	Set Fee \$160				\$146	
Zoning Clearance - single family residential	Set Fee \$265				\$146	
Zoning Clearance - multi-family residential or commercial	Set 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	Set 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 )	Set Fee \$350	\$90	\$300			Costs
Pre-Application Review Fee - major ) by determination of Planner	Deposit \$2,500		\$1,000			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-	\$7,252	
Final Track Map	Deposit \$7,500		\$2,500	\$12,361		
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	Set Fee \$610	\$268-\$311	\$700	\$1,745	\$1,135	
Sign Permit - minor	Set 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	Set Fee \$800					V
Coastal Development Permit	Deposit \$1,000		\$300		\$236-\$609	\$1,035



**MASTER FEE SCHEDULE -- PART 2**

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

\* **Where Minimum Fees are shown, Minimum Fee amount is required as deposit.**  
*If full cost recovery leads to higher charge, developer 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**

City Comparisons

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
<b><u>Encroachment Permits (curb, gutter, sidewalk, street)</u></b>						
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	   
<b><u>Public Improvement Plans</u></b>						
<b>Subdivisions of less than 10 lots:</b>						
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	       
<b>Subdivisions of 10 or more lots:</b> 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**

B - 6

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

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

**MASTER FEE SCHEDULE -- PART 2**

**B - 6**

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

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

**MASTER FEE SCHEDULE -- PART 2**

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

Any requested service not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 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:						
Manufactured 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
<b>Grading (cut or fill):</b>			^			
1 - 50 Cubic Yards	\$152	Free		\$337	Free	
51 - 100 yard	\$231	\$181		\$219	\$347	
Each additional 100 Cubic Yards or portion thereof	\$6	\$181			v	
1,000 Cubic Yards	\$348	\$451		\$219	\$347	
Each additional 1,000 Cubic Yards or portion thereof	\$9	\$451	Value based	\$219	Hrly rate	
10,000 Cubic Yards	\$505	\$614			Hrly rate	
Each additional 10,000 Cubic Yards or portion thereof	\$13	\$614		\$219	Hrly rate	
100,000 Cubic Yards	\$819	\$614			Hrly rate	
Each additional 10,000 Cubic Yards or portion thereof	\$26	\$181	v		Hrly rate	
<b>Interior Walls (each)</b>	\$120	\$72	^		^	
<b>Parking Lot Restriping</b>	\$113	\$58-\$90				
<b>Photovoltaic System (discounted rate)</b>						
Site Visit plus	\$113	\$150		\$328	\$371-\$792	
Per Panel Fee	\$19	\$24-\$48				
<b>Re-Roof:</b>						
Basic Reroof - composition with no tear off	\$152	\$60-\$114		\$282	^	
Complex Reroof	\$231	\$96-\$168		\$282		
<b>Sauna/Steam room</b>	\$269	\$126	^	\$349		
<b>Siding:</b>						
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				
<b>Signs:</b>			v			
Wall or Awning Sign (no Electrical)	\$152	\$59	\$89	\$330	Value based	
Wall or Awning Sign (with Electrical)	\$231	\$66	\$109	\$330		
Monument Sign (no Electrical)	\$269	\$78		\$435		
Monument (with Electrical)	\$388	\$95	\$200	\$435		
<b>Skylights (each)</b>	\$113	\$61	^	\$280		
<b>Spa or Hot Tub (manufactured units):</b>						
Above ground	\$152	\$49		\$330		
In-ground	\$231	\$181	Value based		Value based	
<b>Stairs - per story</b>	\$191			\$543		
<b>Storage Racks:</b>						
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	<i>Proposed</i>	17-18 Santa Maria	17-18 Grover Beach	16-17 Arroyo Grande	17-18 Pismo Beach	2017 Fort Bragg
<b>Stucco:</b>			^		^	
New application	\$152	\$72		\$268		
Re-application	\$84	\$49	Value based		Value based	
<b>Swimming Pools (manufacturers units):</b>						
Above ground	\$191	\$144		\$358		
In-ground	\$348	\$289		\$358		
Gunité	\$505	\$578-\$668	v	\$358	v	
<b>Water Heater (discounted rate)</b>	\$37					
<b>Windows/Sliding Glass Doors</b>			^			
Window (each)	\$113		Value based		Value based	
Sliding glass door (each)	\$113		v			
Bay window (each)	\$191					
<b>OTHER MISCELLANEOUS FEES:</b>						
Lost Inspection card	\$61				\$147	
Work begun without permit	<i>2 times fee</i>					
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			
	<i>plus costs</i>	plus costs				



**MASTER FEE SCHEDULE -- PART 2**

**B - 7**

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

*Any requested service not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 35% Administrative Overhead . A deposit may be required.*

**MASTER FEE SCHEDULE -- PART 2**

**B - 7**

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

*Any requested service not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 35% Administrative Overhead . A deposit may be required.*

**MASTER FEE SCHEDULE -- PART 2**

**B - 7**

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

*Any requested service not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 35% Administrative Overhead . A deposit may be required.*

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		
<b>Electrical Permits</b>						
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	
<b>Mechanical Permits</b>						
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			
<b>Plumbing/Gas Permits</b>						
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**

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

*Any requested service not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 35% Administrative Overhead . A deposit may be required.*

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
<b>Fire Sprinkler Systems - New Construction:</b>						
1-50 Heads	<b>\$437</b>	\$69	∧	\$412	∧	
51-100 Heads	<b>\$584</b>	\$69		\$551		
101-200 Heads	<b>\$839</b>	\$85		\$808		
Every 200 Heads above 200	<b>\$503</b>	\$85		\$336		
<b>Fire Sprinkler Systems - Tenant Improvements:</b>						
1-25 Heads	<b>\$277</b>	\$136	\$172 to	\$412	Value based	
26-100 Heads	<b>\$477</b>	\$136	\$548	\$631		
Every 100 Heads above 100	<b>\$396</b>	\$170		\$323		
<b>Fire Alarm System - New Construction:</b>						
1-50 Devices	<b>\$437</b>	\$78		\$412		
51-100 Devices	<b>\$638</b>	\$126		\$551		
Every 50 Devices above 100	<b>\$503</b>	\$163	\$172 to	\$299	Value based	
			\$548			
<b>Fire Alarm System - Tenant Improvements:</b>						
1-50 Devices	<b>\$330</b>	\$78		\$442		
51-100 Devices	<b>\$477</b>	\$126		\$581		
Every 50 Devices above 100	<b>\$349</b>	\$163		\$349		
			\$172 to		Value based	
			\$548			
<b>Other Suppression Systems:</b>						
Inert Gas Systems	<b>\$437</b>			\$774		
Dry Chemical Systems	<b>\$437</b>	\$69		\$627		
Wet Chemical/Kitchen Hood	<b>\$537</b>	\$69		\$725		
Foam Systems	<b>\$638</b>			\$785		
Paint Spray Booth	<b>\$738</b>	\$253-\$361		\$1,080		
			\$172 to		Value based	
<b>Alarm or Sprinkler Monitoring System</b>	<b>\$537</b>		\$548			
<b>Other Fire Fees</b>						
Hydrants/Underground Service Plan Check	<b>\$511</b>			\$393		
Hydrant Flow Test (existing hydrants)	<b>\$78</b>	\$85	v	\$588	v	
<b>Fire Engineering Plan Review</b>	<b>Full cost</b>			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
B	Offices - Tenant Improve.	100	\$635	\$ 635	\$1.003
		400	\$936	\$ 936	\$0.885
		1,000	\$1,467	\$ 1,467	\$0.913
		2,000	\$2,380	\$ 2,380	\$0.719
		5,000	\$4,536	\$ 4,536	\$0.907
B	Medical Offices - 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
B	Medical Offices - Shell	1,000	\$1,160	\$ 1,160	\$0.178
		4,000	\$1,693	\$ 1,693	\$0.161
		10,000	\$2,658	\$ 2,658	\$0.167
		20,000	\$4,326	\$ 4,326	\$0.129
		50,000	\$8,199	\$ 8,199	\$0.164
B	Medical Offices - Tenant Improve.	250	\$1,191	\$ 1,191	\$0.788
		1,000	\$1,782	\$ 1,782	\$0.673
		2,500	\$2,791	\$ 2,791	\$0.688
		5,000	\$4,510	\$ 4,510	\$0.554
		12,500	\$8,662	\$ 8,662	\$0.693
E	Educational Building - Complete	2,000	\$4,958	\$ 4,958	\$0.464
		8,000	\$7,743	\$ 7,743	\$0.360
		20,000	\$12,061	\$ 12,061	\$0.361
		40,000	\$19,279	\$ 19,279	\$0.310
		100,000	\$37,865	\$ 37,865	\$0.379
E	Educational Building - 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
F-1	Industrial Building - Complete	1,000	\$3,758	\$ 3,758	\$0.696
		4,000	\$5,847	\$ 5,847	\$0.544
		10,000	\$9,112	\$ 9,112	\$0.547
		20,000	\$14,578	\$ 14,578	\$0.467
		50,000	\$28,582	\$ 28,582	\$0.572
F-1	Industrial Building - Shell	1,000	\$1,322	\$ 1,322	\$0.190
		4,000	\$1,892	\$ 1,892	\$0.181
		10,000	\$2,978	\$ 2,978	\$0.189
		20,000	\$4,871	\$ 4,871	\$0.142
		50,000	\$9,136	\$ 9,136	\$0.183
F-1	Industrial Building - Tenant Improve.	250	\$1,018	\$ 1,018	\$0.705
		1,000	\$1,547	\$ 1,547	\$0.580
		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**

<b>New Construction -- Permit &amp; Inspection Fees</b>					
<b>ICC (UBC) Use Type</b>	<b>Occupancy</b>	<b>Size Basis (square feet)</b>	<b>Base Fee FY 17-18</b>	<b>Base Cost FY 17-18</b>	<b>Proposed</b>
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
R-3	Prefabricated Dwelling - Complete	667	\$432	\$ 432	\$0.152
		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
R-4	Congregate Care - Complete	500	\$2,285	\$ 2,285	\$0.849
		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
IRC SFD	Single-Family (custom or model)	1,000	\$2,705	\$ 2,705	\$0.976
		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
IRC SFD	Single-Family - Production / Repeat	667	\$1,336	\$ 1,336	\$0.846
		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
IRC SFD	Single-Family Residential - Remodel	333	\$515	\$ 515	\$0.468
		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
IRC SFD	Single-Family Residential - Addition	167	\$686	\$ 686	\$1.062
		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
IRC SFD	Residential Building - Foundation	333	\$522	\$ 522	\$0.438
		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
IRC SFD	Residential - Patio Cover/Balcony/Deck	83	\$421	\$ 421	\$1.200
		167	\$521	\$ 521	\$2.412
		250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
IRC SFD	Residential Patio Cover ICC Approved	83	\$421	\$ 421	\$1.200
		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
IRC SFD	Residential Patio Enclosure	83	\$421	\$ 421	\$1.200
		167	\$521	\$ 521	\$2.412
		250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
IRC SFD	Residential Patio Enclosure ICC Approved	83	\$421	\$ 421	\$1.200
		167	\$521	\$ 521	\$2.412
		250	\$722	\$ 722	\$1.638
		417	\$995	\$ 995	\$1.786
		625	\$1,367	\$ 1,367	\$2.187
S-1	Garage/Service Station - Complete	500	\$1,974	\$ 1,974	\$0.713
		2,000	\$3,044	\$ 3,044	\$0.568
		5,000	\$4,749	\$ 4,749	\$0.573
		10,000	\$7,616	\$ 7,616	\$0.483
		25,000	\$14,863	\$ 14,863	\$0.595
S-1	Garage/Service Station - Shell	500	\$804	\$ 804	\$0.267
		2,000	\$1,205	\$ 1,205	\$0.227
		5,000	\$1,886	\$ 1,886	\$0.233
		10,000	\$3,049	\$ 3,049	\$0.187
		25,000	\$5,857	\$ 5,857	\$0.234
S-1	Garage/Service Station - 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
S-2	Parking Garage - Complete	500	\$1,266	\$ 1,266	\$0.409
		2,000	\$1,879	\$ 1,879	\$0.355
		5,000	\$2,945	\$ 2,945	\$0.365
		10,000	\$4,770	\$ 4,770	\$0.290
		25,000	\$9,125	\$ 9,125	\$0.365
S-2	Commercial Carport - Std. Plan	500	\$550	\$ 304	\$0.063
		2,000	\$825	\$ 399	\$0.079
		5,000	\$1,291	\$ 636	\$0.086
		10,000	\$2,086	\$ 1,065	\$0.056
		25,000	\$4,010	\$ 1,901	\$0.076
U	Residential Garage	167	\$502	\$ 502	\$0.852
		333	\$644	\$ 644	\$1.488
		500	\$892	\$ 892	\$1.056
		833	\$1,244	\$ 1,244	\$1.104
		1,250	\$1,704	\$ 1,704	\$1.363
U	Pool/Spa	40	\$427	\$ 427	\$1.783
		160	\$641	\$ 641	\$1.513
		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
-	Commercial Building - Remodel	200	\$1,032	\$ 1,032	\$0.785
		800	\$1,503	\$ 1,503	\$0.715
		2,000	\$2,361	\$ 2,361	\$0.742
		4,000	\$3,845	\$ 3,845	\$0.572
		10,000	\$7,274	\$ 7,274	\$0.727
-	Commercial Building - Repair	200	\$993	\$ 993	\$0.767
		800	\$1,453	\$ 1,453	\$0.690
		2,000	\$2,281	\$ 2,281	\$0.715
		4,000	\$3,711	\$ 3,711	\$0.554
		10,000	\$7,035	\$ 7,035	\$0.704
-	Moved Building - Residential	333	\$563	\$ 563	\$0.393
		667	\$694	\$ 694	\$0.801
		1,000	\$961	\$ 961	\$0.539
		1,667	\$1,320	\$ 1,320	\$0.596
		2,500	\$1,817	\$ 1,817	\$0.727
-	Commercial Coach - Complete	120	\$303	\$ 303	\$0.392
		480	\$444	\$ 444	\$0.354
		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.*