

Town of Los Gatos

Comprehensive Fee Schedule Development Review

FY 2017/18



TOWN OF LOS GATOS FEE SCHEDULE

The following Fee Schedule is effective July 1, 2017 through June 30, 2018, unless updated by the Town Council. The Fee Schedule will be adjusted annually by the average Consumer Price Index (Bureau of Labor Statistics, U.S. Department of Labor for the San Francisco/Oakland/San Jose Metropolitan Statistical Area) for the calendar year and/or by the percentage increase in actual operating costs for the current year – whichever is greater. This Fee Schedule also provides for minimum annual adjustments for those fees that are directly related to personnel costs. Other adjustments may be made to maintain consistency with the surrounding municipalities within the Town of Los Gatos region but in no case are fees charged in excess of service delivery costs.

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DEVELOPMENT SERVICES

General Development Fees – cont'd

L. Underground Utility Tax (Utilities) – Based on \$0.18 for each square foot of building addition or alteration, which increases floor area of an existing building.

M. Park Fund Tax (Parks) - Based on \$0.04 for each square foot of building addition or alteration, which increases floor area of an existing building.

N. Reports, Agendas, and Minutes

1.	Development Review Committee Agendas	\$37.00
2.	Planning Commission Agendas	\$25.00
3.	Planning Commission Minutes	Actual cost
4.	<u>Plan Copies</u>	
a.	Microfiche or other reprints sent to an outside firm	\$31.00 plus costs
b.	Blueprint reproduction in house	\$3.00 per page
5.	Copy of Subdivision Ordinance	\$26.00
6.	General Plan (including maps)	\$26.00
7.	Hillside Specific Plan	\$5.80
8.	Hillside Development Standards and Design Guidelines	\$19.45
9.	Commercial Design Guidelines	\$20.50
10.	Subdivision Ordinance	\$26.00
11.	General Plan/Zoning Maps (24" x 36")	
a.	Black & White	\$9.00
b.	Color	\$42.00
12.	Blossom Hill Open Space Study	\$14.00
13.	Commercial Specific Plan Report	\$12.00
14.	Residential Design Guidelines	\$21.50
15.	Housing Element	
a.	Housing Element Technical Appendix	\$24.75
b.	2015-2023 Housing Element	\$39.00
16.	Los Gatos Boulevard Plan	\$ 9.50
17.	North Forty Specific Plan (adopted June 2015)	\$45.25

O. Request for Service Not Covered by Any Other Fee Actual cost

P. Pre-application Conference Fee Actual cost
(Fee applied when staff time is expected to exceed ½ hour)

DEVELOPMENT SERVICES

General Development Fees – cont'd

Q. Landscape

Final Occupancy Clearance (New Construction or Remodel)

- | | | |
|----|--|-------------------------|
| 1. | Landscape inspection requests | \$106.00 per inspection |
| 2. | Park Staff Time Spent for Major Development Applications | \$543.00* |
| | Basis: Development Review Committee Meetings | 1.5 hrs (estimate) |
| | Site Visits | 4.0 hrs (estimate) |
| | Review Plans | 4.0 hrs (estimate) |

*Note: Time spent over and above the initial application fee will be billed at the current employee billing rate plus equipment hourly rate.

- R. Applications for Work Unlawfully Completed Double current application fee

S. Annexation Fees

- | | | |
|----|----------------|-------------|
| 1. | 1 lot | \$3,201.00* |
| 2. | 2 lots | \$1,601.00* |
| 3. | 3 lots | \$1,066.00* |
| 4. | 4 lots | \$ 801.00* |
| 5. | 5 lots or more | \$ 533.00* |

* Annexation Advertising Deposit \$1,000 - \$2,200
(any remaining deposit will be refunded to the applicant and amounts exceeding the deposit amount will be paid by applicant) (varies as to size of map)

- T. Subordination Processing Fee \$500.00

- U. Community Benefit No standard schedule, as offered and applied per project

DEVELOPMENT SERVICES

Building Division

1. Building Permit Fees

- A. Permit Issuance
 - Fee for issuing/reinstating a Building Permit \$77.00
 - Additional Building Permit fee \$38.00

- B. Demolition Permit \$258.00

- C. Building Permit Fees for New Construction and Addition

The fee for each building permit shall be based upon the 1997 Uniform Building Code as amended by the 2010 California Building Code.

A building valuation regional modifier of 2.32 shall be used in conjunction with the Building Valuation Data provided in the publication, Building Valuation Data, published by the International Code Council – February 2012. Hillside Homes shall use a modifier of 3.246 and Commercial Office Tenant Improvements shall use a modifier of 1.16. The Building Valuation Data will be increased by the February Engineering News Record (ENR) Annual Building Cost Index (BCI) for every year thereafter.

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00

DEVELOPMENT SERVICES

Building Division – cont'd

Building Permit Fees – cont'd

\$1,000,001.00 and over \$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof

D. **Building Permit Fees for Remodels, Alterations, and Repairs**

The Building Official shall establish the valuation of said improvements, and fees will be assessed as per Schedule 2.C above.

E. **Special Services & Inspections**

- | | |
|---|-------------|
| 1. Inspection outside normal business hours (4 hr min) | \$178.00/hr |
| 2. Re-inspection fees | \$156.00/hr |
| 3. Inspections for which no fee is specifically indicated (2/hr min) | \$156.00/hr |
| 4. Additional plan review required by changes, additions or revisions to plans (1 hour min) | \$273.00/hr |
| 5. For use of outside consultants for plan checking and/or inspections | Actual cost |
| 6. Services for which no fee is specifically indicated (½ hr min) | \$138.00/hr |
| 7. Permit/Plan check time extension (per permit) (applies to permits that have not expired) | \$78.00 |
| 8. Express plan review or initial review (1 hr. minimum) | \$161.00/hr |
| 9. Application for the Appeals Building Board Review | \$273.00 |

F. **Plan Review Fee**

A plan review fee shall be charged at the time of filing application. This fee is separate from and shall be in addition to building permit fee. This fee is calculated at sixty-five percent (65%) of the building permit fee as per Schedule 2.C above.

G. **Other Miscellaneous Factors to Determine Construction Valuation**

- | | |
|--|---|
| 1. Convert garage to habitable space | \$117.00/sq.ft |
| 2. Convert unfinished basement or attic to habitable | \$127.00/sq.ft |
| 3. Pools/Spas (gunite) | \$76.00/sq.ft |
| 4. Siding - aluminum/vinyl/wood | \$32.00/sq.ft |
| 5. Antennas & Towers | Const. Value As Applied Under 2.C Above |
| 6. Commercial Awning or Canopy: | |
| Aluminum | \$32.00/sq.ft |
| Canvas | \$24.00/sq.ft |

DEVELOPMENT SERVICES

Building Division – cont'd

Building Permit Fees – cont'd

7. Fence or Freestanding Wall (over 6' high):	
Wood or metal	\$49.00/lf
Masonry	\$85.00/lf
8. Decks/Balcony	\$47.00/sq.ft
9. Wood Deck	\$20.00/sq.ft
10. Re-roofs	\$3.00/sq.ft
11. Retaining Walls	\$107.00/lf

H. Special Systems Fee

1. Emergency generation, wind power, special HVAC systems, etc.	
a. Plan Review (1 hr. minimum)	\$273.00/hr
b. Field Inspection (2 hr. minimum)	\$156.00/hr
2. Photovoltaic – Roof & Ground Mounted - Residential	
a. Plan Review (1/4 hr. minimum)	\$273.00/hr
b. Field Inspection (1 hr. minimum)	\$156.00/hr
3. Photovoltaic – Roof & Ground Mounted -Commercial	
a. Plan Review (1 hr. minimum)	\$273.00/hr
b. Field Inspection (2 hr. minimum)	\$156.00/hr

2. Electrical Permit Fees

A. Permit Issuance

1. Fee for issuing/reinstating an Electrical Permit	\$77.00
2. Additional Electrical Permit fee	\$38.00

B. Plan Review & Re-inspection Fees

1. Plan review fee	25% of Electrical Permit Fee
2. Additional plan review	\$273.00/hr
3. Re-inspection fee	\$156.00/hr

C. New Residential Construction

(New buildings only, including garages)

C-1 Commercial Construction

\$.08 sq.ft

D. System Fee Schedule

1. Private swimming pools	\$63.00
2. Public swimming pools	\$114.00
For alterations to existing pool, use Unit Fee Schedule E. below	
3. Temporary Power Poles	\$78.00
4. Temporary distribution system & temporary lighting	\$38.00
5. Installation of illuminated signs (each)	\$101.00

DEVELOPMENT SERVICES

Building Division – cont’d

Electrical Permit Fees – cont’d

E. Unit Fee Schedule

1. Receptacle, switch and lights	\$2.00
2. Residential appliances/new circuits: (cook top, oven, range, disposals, clothes dryers, or other motor operated appliances not exceeding one horsepower)	\$6.00
3. Nonresidential appliances/new circuits: (medical & dental devices, food, beverage, drinking fountains, laundry machines, or other similar equipment) Note: for other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Generators/Motors	\$8.00
4. Photovoltaic system (residential)	\$90.00
5. Solar systems (including controls)	\$90.00
6. Power apparatus (generators, transformers, A/C, heat pumps, baking equipment):	
Up to 10 KV, each	\$16.00
Over 10 KV not over 50 KV, each	\$32.00
Over 50 KV and not over 100 KV, each	\$63.00
Over 100 KV, each	\$84.00
7. Motors:	
Up to 10 hp	\$16.00
Up to 25 hp	\$32.00
Up to 55 hp	\$63.00
Over 55 hp	\$92.00
8. Transformers:	
Up to 5 KVA	\$16.00
Up to 10 KVA	\$32.00
Up to 50 KVA	\$53.00
Over 50 KVA	\$77.00
9. Busways/conduits (per 100 ft)	\$8.00
10. Service equipment:	
200 amps or less	\$78.00
201 to 999 amps	\$108.00
Sub-panels	\$38.00
11. Installation of spas or saunas	\$38.00

F. Other Electrical Fees

1. Duplicate job card	\$38.00
2. Permit extension (applies to permits that have not expired)	\$78.00

DEVELOPMENT SERVICES

Building Division – cont'd

3. Mechanical Permit Fees

- A. Permit Issuance
 - 1. Fee for issuing/reinstating a Mechanical Permit \$77.00
 - 2. Additional Mechanical Permit fee \$38.00

- B. Plan Review & Re-inspection Fees
 - 1. Plan review fee 25% of Mechanical Permit Fee
 - 2. Additional plan review \$273.00/hr
 - 3. Re-inspection fee \$156.00/hr

- C. New Residential Construction \$.11 sq.ft
(New buildings only, including garages)
- C-1. Commercial Construction \$.08 sq.ft

- D. Unit Fee Schedule
 - 1. Installation, of each heating system, A/C, boiler, compressor or air handler \$38.00
 - 2. Each duct repair or alteration \$11.00
 - 3. Each fireplace appliance \$32.00
 - 4. Each ventilating fan \$11.00
 - 5. Installation of separate flue or vents not included with the installation of an appliance \$11.00
 - 6. Installation of each hood with mechanical exhaust:
 - Residential \$32.00
 - Commercial \$114.00
 - 7. Each new or repair of gas piping system \$70.00
 - 8. Each additional gas outlet \$23.00
 - 9. Installation of evaporative cooler \$32.00

- E. Other Mechanical Fees
 - 1. Duplicate job card \$38.00
 - 2. Permit extension (applies to permits that have not expired) \$78.00

4. Plumbing Permit Fees

- A. Permit Issuance
 - 1. Fee for issuing/reinstating a Plumbing Permit \$77.00
 - 2. Additional Plumbing Permit fee \$38.00

DEVELOPMENT SERVICES

Building Division – cont'd

Plumbing Permit Fees – cont'd

B.	<u>Plan Review & Re-inspection Fees</u>	
1.	Plan review fee	25% of Plumbing Permit Fee
2.	Additional plan review	\$273.00/hr
3.	Re-inspection fee	\$156.00/hr
C.	<u>New Residential Construction</u>	\$.11 sq.ft
	(New buildings only, including garages)	
C-1	<u>Commercial Construction</u>	\$.08 sq.ft
D.	<u>System Fee Schedule</u>	
1.	Private swimming pools (including heater, water piping, gas piping)	\$92.00
2.	Public swimming pools (including heater, water piping, gas piping)	\$138.00
3.	Lawn sprinkler system on one meter	\$38.00
4.	Each new or repair of gas piping system	\$70.00
5.	Each drainage, sewer system	\$38.00
6.	Radiant floor heating system	\$114.00
E.	<u>Unit Fee Schedule</u>	
1.	Each plumbing fixture or trap or set of fixtures on one trap	\$11.00
2.	Each sewer cleanout, backflow device	\$11.00
3.	Each septic system abatement	\$114.00
4.	Rainwater systems - per drain (inside building)	\$11.00
5.	Each water heater, water softener	\$32.00
6.	Each grease interceptor (750 gallon capacity)	\$78.00
7.	Each grease trap (1-4 fixtures)	\$44.00
8.	Residential water re-piping	\$114.00
9.	Each ejector/sump pump	\$38.00
10.	Each vacuum breaker/hose bib	\$11.00
11.	Each water piping system repair or replacement	\$24.00
12.	Each additional gas outlet	\$24.00
F.	<u>Other Plumbing Fees</u>	
1.	Duplicate job card	\$38.00
2.	Permit extension (applies to permits that have not expired)	\$78.00

DEVELOPMENT SERVICES

Building Division– cont’d

5. Other Fees

A. State of California Title 24 Part 2 Energy and Accessibility Code and Regulation Plan Review and Inspection Fees

A surcharge shall be added to the building permit fee for the cost to plan review and inspect for compliance with State of California Title 24 Regulations. This fee is calculated at fifteen percent (15%) of the building permit fee. This fee is applied whenever a plan review is assessed.

B. Duplicate Inspection Card \$38.00

C. NPDES Inspection Fee \$70.00
(Charged on all building permits with the potential to generate non-point source storm water runoff during construction)

D. State of California Mandated Building Standards Fee – SB 1473

A surcharge shall be added to all building permits at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). These funds will be available to the California Building Standards Commission, the Department of Housing and Community Development, and the Office of the State Fire Marshall for expenditure in carrying out the provisions of the State Building Standards Law and provisions of State Housing Law that relate to building standards. Up to ten percent (10%) shall be retained for related administrative costs and for code enforcement education.

DEVELOPMENT SERVICES

Planning Division

The fees listed below constitute all fees imposed by the Planning Division. Certain types of applications must be reviewed / processed by other departments/agencies, which may impose separate fees. Applicants are advised that the fees for those services are not included in the Planning Department's fees. Where the term "actual cost" is used here, it shall mean: materials, supplies (including any costs of noticing or publication), outside consultants, employee cost will be billed at the top step, plus benefits, plus overhead. The following fee schedule is established for applications filed pursuant to the Town Code. The fees are collected by the Community Development Department at the time the application is filed unless otherwise noted.

Fees for Additional Processing

In the event additional processing services by the Town are required due to changes, modifications, additions, errors, omissions, or discrepancies caused by the applicant or his/her agents or representatives, the applicant shall pay an additional fee as determined by the Director of Community Development to cover the actual cost.

Fees for Lack of Progress

If additional information is required by the Town for an application and the requested information is not submitted within 180 days, the applicant will be required to pay a fee of 10 percent of the current application fee at the time the requested information is submitted. Any re-submittal after one year will be processed as a new application, subject to new fees.

Fees for Major Projects

If it is anticipated that the application processing costs of selected major projects will significantly exceed the following fees, the Director of Community Development may collect a deposit and charge actual time spent to process the applications based upon current hourly rates.

Surcharges: All of the following applications are subject to the surcharge fees as set forth in General Development Services and in Section 5.H of Planning Division.

1. Zoning Approvals

A. Architecture and Site Applications *

(1) Development Review Committee (DRC) Approval

- | | | |
|----|--|------------|
| a. | New single family detached (HR & RC zones) | \$7,807.00 |
| b. | New non-custom single family detached (HR & RC zones)
per unit/model, as part of a Planned Development** | \$5,422.00 |
| c. | New single family or two family units | \$5,380.00 |
| d. | New single family or two family (any other zone) per unit/
model new nonresidential or multiple family per building
as part of a Planned Development** | \$3,844.00 |
| e. | Minor projects (a development proposal that does not
significantly change the size, mass, appearance or neighborhood
impact of a structure, property or parking lot) | \$1,950.00 |

DEVELOPMENT SERVICES

Planning Division – cont’d

Zoning Approvals – cont’d

(2) Planning Commission Approval

a.	Supplemental fee DRC applications as determined in Section 1.A. (1) or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval.	\$2,824.00
b.	New two family unit	\$8,206.00
c.	New nonresidential (includes conceptual Planned Development elevations).	\$9,419.00
d.	New multiple family (includes conceptual Planned Development elevations).	\$8,563.00
e.	Demolition request with a Planned Development application	\$1,950.00
f.	All other (i.e.: exceed FAR, major grading, etc.)	\$4,775.00

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve a historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

B. Conditional Use Permits

1.	Conditional Use Permit	\$5,523.00
2.	Conditional Use Permit (when consolidated with another application for new development)	\$918.00
3.	Conditional Use Permit for restaurants	
	Minor Restaurant (DRC Approval)	\$3,361.00
	Major Restaurant (PC Approval)	
	Tier 1	\$5,523.00
	Tier 2 includes alcohol and/or entertainment (must pay #4 below with this application)	\$6,527.00
4.	Applications that require Town Council Approval (these fees supplement the above established fees)	\$2,824.00
a.	Transcription fee of Planning Commission minutes	Actual cost Minimum \$500.00 deposit

C. Variance \$4,062.00

D. Rezoning (other than Planned Development)

1.	Without General Plan or Specific Plan Amendment.	Actual cost (\$5,000.00 minimum)
2.	With General Plan or Specific Plan Amendment	Actual cost (\$7,000.00 minimum)
3.	Transcription fee of Planning Commission minutes	Actual cost Minimum \$500.00 deposit

DEVELOPMENT SERVICES

Planning Division – cont’d

Zoning Approvals – cont’d

E.	<u>Planned Development</u>	
1.	Without General Plan or Specific Plan Amendment	Actual cost
2.	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual cost
3.	With General Plan or Specific Plan Amendment	Actual cost
4.	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual cost
5.	Town Council Modification to a Planned Development	Actual cost (\$5,000.00 minimum)
6.	DRC Modification to a Planned Development	Actual cost (\$3,000.00 minimum)
7.	Publication costs for the planned development ordinance shall be paid by the applicant.	
8.	Transcription fee of Planning Commission minutes	Actual cost Minimum \$500.00 deposit
F.	Minor Residential Development (See Section 1.A. (2) a)	\$1,950.00
G.	Agricultural Preserve Withdrawal	\$3,686.00
H.	<u>Planning Division Certificates of Use and Occupancy</u>	
1.	Change of use	\$299.00
2.	Change of occupancy (excluding change of proprietor of a continuing business enterprise)	\$146.00
3.	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee
I.	Hazardous Materials Storage Facility Application	\$1,623.00
J.	Home Occupation Permit	\$167.00
K.	<u>Sign Application</u>	
1.	New permanent sign	\$404.00
2.	Temporary nonresidential sign	\$86.00
3.	Change of face only	\$165.00
4.	Sign program	\$1,923.00

DEVELOPMENT SERVICES

Planning Division – cont’d

Zoning Approvals – cont’d

L.	<u>Secondary Dwelling Units</u>	
	1. New unit	\$1,438.00
	2. One or two existing units	\$1,237.00
M.	Mobile Home Park Conversion Permit	Actual cost (\$5,000.00 deposit)
N.	General Plan/Town Code Amendments	Actual cost (\$5,000.00 deposit)
O.	<u>Administrative Land Use Permit</u>	
	1. Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,346.00
	2. Major telecommunications facility which do not require a Conditional Use Permit	\$3,201.00

2. Subdivisions

A.	Lot Line Adjustment (DRC Approval)	\$1,850.00
B.	4 Lots or Less (DRC Approval)	\$7,733.00
C.	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$3,079.00
D.	5 Lots or More	\$12,260.00
E.	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$3,610.00
F.	Vesting Tentative Map (VTM)	Fee to be based on the number of lots noted above
G.	Lot Merger and Reversion to Acreage (DRC Approval)	\$917.00
H.	Condominium	\$6,474.00
I.	Condominium (as part of a Planned Development)	\$3,079.00
J.	Certificate of Compliance (DRC Approval)	\$3,711.00
K.	VTM applications that require Town Council approval, Subdivision and/or DRC applications that require Planning Commission approval. This fee supplements the above-established fees.	\$2,824.00

DEVELOPMENT SERVICES

Planning Division – cont'd

3. Miscellaneous Application Fees

A.	Time Extensions to Approved Application	50% of current fee (excluding fees based on actual cost)
B.	Modification to Approved Application	75% of current fee (excluding fees based on actual cost)
C.	Conceptual Development Advisory Committee Review	\$2,966.00
	1. Special Noticing	Actual Cost (minimum \$500.00 deposit)
D.	Push Cart Permit	\$428.00
E.	<u>Auto Dealer Events</u>	
	1. Small promotional events	\$82.00
	2. Large promotional events	\$401.00
F.	Newsrack Permit Fee	\$378.00
G.	Firearms Dealer Permit (Town Ordinance 2217 dated 6/17/2013) (Planning - \$3,445.00 and Police - \$766.00)	\$4,454.00

4. Environmental Assessment Fees

A.	Categorical Exemption	No fee
B.	Initial Study Deposit***	\$5,000.00
C.	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment)	\$2,423.00
D.	Environmental Impact Report	Consultants fee
E.	Draft EIR Review Fee	\$12,184.00 Plus 10% of EIR cost
F.	Impact Monitoring Program (AB3180)	Actual cost (hourly basis plus cost of consultant, if necessary)

*** The \$5,000 fee is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit. Any deposit balance will be refunded.

DEVELOPMENT SERVICES

Planning Division – cont'd

5. Other

- | | | |
|---|---|--|
| A. | Fence Height Exceptions | \$240.00 |
| B. | <u>Peer/Technical Review</u> – (any remaining deposit will be refunded to the applicant and amounts exceeding the deposit amount will be paid by applicant) | Actual cost
(\$2,000.00 deposit
plus 10% of actual cost
for administrative charge) |
| C. | <u>Fees For Additional Tech Review and/or DRC Review</u>
DRC beyond three meetings, Planning Commission hearing beyond two meetings, Town Council hearing beyond one meeting | Actual cost |
| D. | <u>Surcharges</u> | |
| 1. | General Plan update surcharge | .5% of building valuation
for new construction and additions/
10% of zone change and subdivision fee |
| 2. | Route 85 Study Plan surcharge **** | 10% of application fee
for applications in Route 85 Study Plan Area |
| 3. | Advanced Planning projects | 10% of application fee |
| 4. | North 40 Study Plan surcharge | Actual cost on proportionate basis |
| **** Not charged to the following applications: 1H, 1J, 1K, 3C, 3D and 3E | | |
| E. | Consultation | Actual cost on an hourly basis |
| F. | <u>Appeals</u> | |
| 1. | Fee to appeal Planning Commission decision to Town Council | \$381.00 per residential
\$1,533.00 per commercial,
multi-family or tentative map |
| 2. | Fee to remand applications from Town Council to Planning Commission | Fees based on actual cost of
time and materials |
| 3. | Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission | \$192.00 per residential
\$767.00 per commercial |
| 4. | Tree appeals | \$78.00 |

DEVELOPMENT SERVICES

Planning Division – cont'd

F.	<u>Appeals</u> – cont'd	
	5. Appeal transcription fee of Planning Commission minutes (only applies to appeals from Planning Commission to Town Council)	Actual cost Minimum \$500.00 deposit
G.	Research Services Minimum Charge	Actual Cost Minimum \$100.00 deposit
H.	<u>Zoning Research</u>	
	1. Basic zoning letter	\$240.00
	2. Legal non-conforming verification	\$565.00
	3. Reconstruction of legal non-conforming structures (Burndown Letter)	\$240.00
I.	Building Permit Plan Check Fee	20% of building fee
J.	Below Market Price Housing Program In-Lieu Fee	6% of the building permit valuation for the entire project.
K.	Outdoor Seating Permit	Actual Cost Minimum \$1,000.00 deposit
L.	Valet Parking Permit	Actual Cost Minimum \$1,000.00 deposit

6. Payment of Application Fees

All application fees are to be paid at the time the applications are submitted to the Community Development Department. If the applicant withdraws an application, which requires a hearing by the Planning Commission, prior to processing the application for the hearing, 40% of the paid application fee shall be refunded to the applicant at the discretion of the Director of Community Development. All other fees are non-refundable.

DEVELOPMENT SERVICES

Engineering Division

The following fees constitute a comprehensive listing of the various fees charged by the Engineering Program. Certain types of application/permits must be reviewed and/or processed by other Town departments or public agencies, which may charge separate fees. Applicants are advised that the fees for those services are not included in the Engineering Program's fees. Where the term "actual cost (s)" is used here it shall mean: materials, supplies (including any costs of noticing or publication), outside consultants and employee cost, (including salary, benefits and overhead).

- A. Engineering Plan Check Fees (Public Improvements & Grading Permits)*
 - 1. Application fee \$323.00
 - 2. \$1.00 to \$50,000.00 10% of estimated cost of improvements
 - 3. \$50,000.00 and over \$5,000.00 plus 8% of estimated cost of improvements beyond \$50,000.00

- B. Additional Engineering Plan Check Fees
 - 1. Each additional plan check beyond three reviews Actual cost

- C. Inspection Fee (Public Improvements & Grading Permits)
 - 1. Outside Inspector or re-inspection Actual cost plus 10%

- D. Work In or Use of Public Right-of-Way*
 - 1. Construction Encroachment Permit Base Fee \$279.00
 - a. Work over \$4,000.00 6% of estimated cost of improvements
 - b. Work done at night or week-ends Actual cost of staff time
 - c. Outside Contractor underground utility locating surcharge \$ 88.00
(actual cost for outside contractor inspection fee may change)
 - 2. Dumpster Permit \$160.00
 - 3. Storage Permit \$160.00**

*A deposit in the amount of 2% of the Engineer's Estimate (\$500.00 minimum) shall be paid prior to the review of any submitted materials for an encroachment permit or grading permit and drainage review.

**\$500.00 refundable Storage Unit Removal Deposit, to cover cost of removal, if abandoned.

DEVELOPMENT SERVICES

Engineering Division - cont'd

E.	<u>NPDES</u>	
	1. Inspection Fee	
	a. Charged on all Encroachment & Grading Permits and some Storage Permits	\$750.00
	b. Charged on all Encroachment Permits and Some Storage Permits	\$200.00
	2. Inspection of Storm Water Treatment Measures	\$500.00 per facility
	3. Annual Inspection Fee	\$250.00 per inspection
	4. Annual Stormwater/Limited Impact Development (LID) Permit	\$150.00 per year, per facility
	5. C-3 Permit Hydrologic Calculation	Consultant Cost plus 25% Admin Fee
F.	<u>Engineering Subdivision Map Checking</u>	
	1. 1 - 4 lots	\$4,640.00 + \$100 per lot
	2. 5 or more lots	\$5,155.00 + \$100 per lot
G.	<u>Engineering Reversion to Acreage</u>	
	1. Map Check	\$4,640.00 + \$100 per lot
H.	<u>Engineering Lot Merger</u>	
	1. Certificate	\$904.00
	2. Map checking	\$4,640.00
I.	<u>Engineering Lot Line Adjustments</u>	
	1. Certificate	\$904.00
	2. Map checking	\$4,640.00
J.	<u>Certificate of Compliance</u>	
	1. Certificate review and preparation	\$965.00
	2. Map checking	\$4,640.00
K.	<u>Abandon Excess Public Right-of-Way & Public Easement</u>	
	1. Application fee	\$1,084.00
	2. Processing fee	\$3,213.00

DEVELOPMENT SERVICES

Engineering Division – cont'd

- L. Traffic Impact Mitigation Fee \$930 per new average daily trip generated

- M. Traffic Impact Analysis or Parking Study
 - 1. Development review Actual cost
(Staff traffic impact analysis or Parking Study)
 - a. Consultant Report fee Consultant fee
 - b. Staff Review fee \$645.00 plus 10% of the traffic consultant report cost

 - 2. Site Distance Analysis \$178.00 per review not to exceed two (2) hours.

Actual cost for staff time when analysis exceeds two hours.

- N. Geotechnical Peer Review Fees* Consultant Cost plus 25% Admin Fee

- O. Storm Drainage Fees
 - 1. Development Projects
 - a. Single family lots \$4,228.00/ac.
Section 24.60.035(b) (3): For subdivision whose lots exceed one acre, the fee shall not exceed that of one acre per lot
 - b. Multiple family dwelling units – initial unit \$4,228.00/ac.
Each unit after initial \$159.00
(not to exceed \$4,622.00/ac.)
 - c. Commercial, industrial, hospitals, churches, schools, and others \$5,286.00/ac.

 - 2. Building/Grading Permits (Building, Structures & impervious areas)
 - a. New Impervious surface area, per sq. ft. \$1.00/sq. ft.

- P. Street Improvement In-Lieu Fee
 - 1. Sidewalks \$16.00 per square foot
 - 2. Curb and Gutter \$68.00 per linear foot

- Q. Trail Improvements In-Lieu Fee \$16.00/per sq ft. or determined by Director

*The 25% Administrative Fee is for preparation of reports, reviews, and processes.

DEVELOPMENT SERVICES

Engineering Division – cont'd

R. Hauling Permits

- | | | |
|----|-------------------------------------|------------|
| 1. | House Moving Fee | |
| a. | Per House, plus | \$666.00 |
| b. | Deposit for Facilities Damage | \$2,439.00 |
| 2. | Hauling (Overweight Vehicle) Permit | \$16.00* |

*The current State mandated fee is \$16.00 for Hauling Permits. If the State fee changes, the Hauling Permits fee will change to reflect the same.

S. Construction Activities Mitigation Fee (Ordinance 2189)

- | | | |
|----|---|----------------|
| 1. | New Buildings and Additions: | |
| a. | Residential (per square foot added) | |
| | \$1.17/sq. ft* | |
| b. | Non-residential (per square foot added) | \$1.17/sq. ft* |

*These two fees are adjusted based on the Building Cost Index.

T. Separate Instrument Dedication Fee

- | | | |
|----|---|----------|
| 1. | Dedication review and processing | |
| | (for dedication via grant deeds and not maps) | \$900.00 |

U. Slurry Seal Fee \$2.50 per sf

V. Flood Review Fee Consultant Cost plus 25% Admin Fee

W. Miscellaneous Review Fee* Actual Cost

*This fee will be implements for services including, but not limited to, wet weather inspections, annual inspections, review of operations and maintenance reports, coordination with property owner(s) and/or homeowner associations, etc.