

# PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

## Impact Analysis Report

### *OVERVIEW*

The Planning, Building and Code Enforcement (PBCE) Department administers a variety of fees and charges related to processing development permit applications; ensuring construction in San José is safe and substantially conforms to applicable building codes and regulations; ensuring the safety of multi-family housing units; and providing solid waste enforcement and other code enforcement and blight reduction programs.

The proposed Planning, Building and Code Enforcement Department fees and charges program for 2009-2010, excluding penalties and interest, is estimated to collect \$27.6 million, reflecting a cost recovery rate of 100%. This cost recovery level represents an increase from the 2008-2009 adopted level of 96%.

Development activity, including planning permit applications, building permits, plan reviews, and inspection activity, is impacted by the recession currently gripping the global economy. Evidence of the downturn first appeared in residential construction, with a 50% decline in 2007-2008, which in 2008-2009 is also affecting non-residential sectors. For the first nine months of 2008-2009, residential, commercial and industrial construction activities have declined by 24%, 42%, and 23% respectively. Permit valuation is expected to decline to a 15-year low and is projected to remain at that or possibly lower levels throughout the next five years.

With the steep decline in development activity, and an associated decrease in revenue, the Department of Planning,

Building and Code Enforcement in January 2009 faced a projected \$7.5 million gap in its development fee program between projected revenues and costs. In order to rectify this situation, several actions were approved by the City Council. They included the elimination of 52 positions, 32 positions in the Building Fee Program and 20 positions in the Planning Fee Program, and non-personal/equipment funding was reduced. In addition, \$3.5 million from the earmarked development fee program reserves was liquidated, \$2.6 million in the Building Fee Program and \$900,000 in the Planning Fee Program. Revenue estimates were also realigned to better reflect projected development activity. Anticipating a lack of support from the development community for an across-the-board fee increase, the Department focused on process improvements and targeted fee increases for those fees that were not at cost-recovery. Initial fee increases and adjustments were approved by City Council in March 2009 and additional ones are included in this report.

In preparing resource and fee proposals for 2009-2010, staff met with the San Jose Silicon Valley Chamber of Commerce's Development Committee, which has served as an advisory panel to the City's development service partners (PBCE, Public Works, and Fire Prevention). Staff provided information and sought feedback from a number of other industry groups. Development services partners also received feedback from individual customers and through the third annual scientific Customer Satisfaction Survey. The messages gleaned from the feedback from these groups was that, while service has improved, additional improvements are still needed in order to enhance the customer experience, bring certainty to the Development process, and focus service delivery to meet the

## **PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)**

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### ***OVERVIEW (CONT'D.)***

needs of specific customer groups.

### **Planning Fee Program**

The Planning Fee Program administers a variety of fees and charges that are related to the processing of development permit applications, and is projecting collections of \$4.0 million while maintaining 100% cost recovery for 2009-2010. Although activity has declined considerably in this program, the budget actions taken by City Council in January 2009 whereby 20 positions were eliminated was sufficient to maintain the Planning Fee program at 100% cost-recovery for 2009-2010.

It is anticipated that the Planning Fee Program Earmarked Reserve will total approximately \$519,000 at the beginning of 2009-2010. This modest Planning Reserve is being retained for works-in-progress. Planning land use applications vary greatly in size, and one large or controversial project can easily stretch staff resources beyond the level supported by the current fixed fee for service structure.

Proposed staffing reductions to meet the General Fund reduction target can be found in further detail in the 2009-2010 Proposed Budget. Some of the proposed General Fund staffing reduction recommendations are partially funded by Planning and Building fees, providing additional fee savings in both programs as well as in the General Fund.

In 2008-2009, the Planning Environmental Review and Site Development programs piloted the new time-based fee methodology used in the Building Fee Program. The Planning

staff is currently evaluating the remaining fees to create a similar structure for City Council possible consideration in 2009-2010. In summary, this structure would establish a base fee for a particular application type and service delivery. Customers requiring additional service would pay additional fees at established hourly rates.

In March 2009, City Council approved adjustments to certain fees in the Planning Fee Program to improve cost recovery. These fee adjustments are included in this package and noted as having been approved by City Council.

### **General Plan Update**

State legislation authorizes cities to place a surcharge on development permits to fund updates of their General Plan. Accordingly, a 1.25% surcharge to be applied to all Entitlement and Building permit fees was approved by Council in 2004-2005. Formal initiation of the General Plan Update process was approved by the City Council in June 2007. It is anticipated that the General Plan Update will take an additional two years to complete. The fee is anticipated to raise approximately \$200,000 per year to fund the non-personal/equipment and consultant costs of the General Plan update process. The General Fund Deficit Elimination Study identified that this surcharge could be increased to levels collected by other cities in the State in support of existing long range planning efforts. At this time, however no adjustments to this surcharge are being proposed.

## **PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)**

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### ***OVERVIEW (CONT'D.)***

#### **Building Fee Program**

Prior to 2007-2008, the Building Fee Program had been in relatively good financial health due to completion of the transition to a new fee methodology. Applicants pay for the level of service that they require and only pay for the actual processing time their project consumes. Despite the success of the new fee methodology, the Building Fee Program saw a downturn in residential activity starting in 2007-2008, and has realized severe declines since the most recent economic downturn. In order to address this rapid decline in revenue, actions were taken in January 2009 to re-size the program by reducing staff and non-personal/equipment costs. However, despite these cost reductions, the Building Fee Program still faces a projected cost recovery shortfall in 2009-2010 of 22%, totaling approximately \$5 million. This projection is based on the 2008-2009 revenues not performing as expected, as well as continued projected low activity levels. In addition, the Building Fee Program for 2008-2009 was only at 93.6% cost-recovery and used \$1.6 million of its reserve to balance its program. This gap of \$1.6 million when combined with the continued weakening of revenues has resulted in this significant shortfall.

In order to achieve full cost recovery, the Building Fee Program proposes a combination of process improvements, a mandatory 10% reduced workweek/furlough for inspection services staff, and reduced staffing levels in order to bridge this gap. Additional details on this strategy can be found in the 2009-2010 Proposed Operating Budget.

It is anticipated that the Building Reserve will total approximately \$1.2 million at the beginning of 2009-2010. This modest reserve is being retained for works-in-progress.

The importance for the development fee program partners – Planning, Building, Public Works and Fire – in gaining fiscal stability through cost recovery fees cannot be over-emphasized. So much of staff's ability to meet processing targets, perform quality review work, provide excellent customer service, and work on process improvements depends on the ability to staff to the activity level. That in turn depends on achieving full cost recovery. Development services management has established open communication with development industry groups and will continue to work with them on fee and service level issues.

#### **Code Enforcement Fee Programs**

The Code Enforcement Division collects fees for multiple housing permits, solid waste enforcement, neglected/vacant building registration, landfill closure and post-closures, auto dismantler permits, the abandoned shopping cart program, and off-sale alcohol enforcement. For 2009-2010, a 4.2% increase for the Multiple Housing Occupancy Fee is proposed, along with a few small fee decreases related to multiple housing reinspections and a minor fee decrease to property transfers. The Multiple Housing Occupancy fee adjustment would allow the program to remain at full cost recovery.

**PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)**

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***OVERVIEW (CONT'D.)***

**Code Enforcement Fee Programs (Cont'd.)**

Due to a drop in tonnage at local landfills, the Solid Waste Enforcement Fee has proposed the elimination of a Code Enforcement Inspector and proposed a fee increase of 4.1% in order to maintain full cost recovery.

***SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS***

Existing Fees

The Multiple Housing Occupancy Fee, Solid Waste Enforcement Fee and minor adjustments to several Code Enforcement fees are proposed to maintain full cost recovery per City Council policy.

New Fees

One new fee, Geotechnical Testing Environmental Review Fee, and the reinstatement of the Alternate Materials and Methods of Construction Processing Fee, are proposed in the Planning and Building Fee Programs to recover staff costs associated with these activities.

***NOTIFICATION***

Development services fee revisions were discussed with customers at several public forums in March and April 2009.

This Proposed Fees and Charges Report was released on May 1, 2009, allowing for a minimum of 10 days for public review. Public input on fee proposals will be heard by the City Council at public hearings scheduled for Tuesday, May 12, 2009 and Monday, June 15, 2009 at 7:00 p.m. in the Council Chambers.

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**1. Addressing Fee**

1 Addressing Fee	\$252 minimum (2 hours) additional time is \$126 per hour		No Change					
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**2. Building Permits**

1 Accessibility Exemption Application	\$210 per application		No Change					
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2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data		No Change					
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3 Permit Processing Fee - Non- Residential	\$126 per hour applied to number of hours based on statistical averages for each subtype		No Change					
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4 Permit Processing Fee - Residential	\$126 per hour applied to number of hours based on statistical averages for each subtype		No Change					
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5 Reroofing - Non-Residential	\$257.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection		No Change					
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6 Reroofing - Residential	\$154.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection		No Change					
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7 Residential	\$206 per inspection hour with initial assessment based on historic data		No Change					
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**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**3. Building Plan Checking**

1	Alternate Materials and Methods of Construction Application		\$420 base fee (2 hours minimum) plus additional time at \$210 per hour					
2	Complexity Base Fees + additional charges for Fire Review	\$210 per hour (1/2 hour minimum)	No Change					
3	Complexity Base Fees + additional charges for Flood Zone	\$210 per hour (1/2 hour minimum)	No Change					
4	Complexity Base Fees + additional charges for Geohazard Zone	\$210 per hour (1/2 hour minimum)	No Change					
5	Complexity Base Fees + additional charges for Historic	\$210 per hour (1/2 hour minimum)	No Change					
6	Complexity Base Fees + additional charges for Planning Adjustment Required	\$210 per hour (1/2 hour minimum)	No Change					
7	Complexity Base Fees + additional charges for Planning Conformance Review	\$210 per hour (1/2 hour minimum)	No Change					
8	Complexity Base Fees + additional charges for Seismic Hazards	\$210 per hour (1/2 hour minimum)	No Change					
9	Complexity Base Fees + additional charges for Soils Report	\$210 per hour (1/2 hour minimum)	No Change					
10	Complexity Base Fees + additional charges for Structural Calculation	\$210 per hour (1/2 hour minimum)	No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**3. Building Plan Checking**

11 Expedited Plan Review: Express Plan Check	1.5 times the current plan review fee (1 hour minimum)		No Change					
12 Expedited Plan Review: Intermediate Plan Check	1.5 times the current plan review fee		No Change					
13 Expedited Plan Review: Special Handling Plan Review (includes Special Tenant Impvt & other special programs)	1.5 times the current plan review fee (1 hour minimum)		No Change					
14 Factory Built Dwelling or Mobile Home installed on a permanent foundation	\$210 per hour		No Change					
15 Non-Residential	\$210 per hour - Base fee is established on average time per product type - review time is limited to hours paid for after 2 hours in the 2nd cycle		No Change					
16 Plan Review Appointment - No Show	\$210		No Change					
17 Plan Review services for which no other fee is specified	\$210 per hour (1/2 hour minimum)		No Change					
18 Preliminary Plan Review	\$210 base fee (1 hour minimum) plus additional time at \$210 per hour		No Change					
19 Residential	\$210 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>BUILDING FEE PROGRAM - CATEGORY I</b>								
<b>3. Building Plan Checking</b>								
20 Subdivisions-Plot Review	\$210 per hour (15 minute minimum)		No Change					
<b>4. Compliance Reports</b>								
1 Compliance Reports	\$618 per inspection (3 hours)		No Change					
<b>5. Document Research Fee</b>								
1 Document Research Fee	\$40 minimum/\$80 per hour or \$63 minimum/\$126 per hour depending on staff level		No Change					
<b>6. Electrical Permits</b>								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type review time is limited to hours paid for after 2 hours in the 2nd cycle		No Change					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
<b>7. Mechanical Permits</b>								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					

# DEPARTMENTAL FEES AND CHARGES

# PLANNING, BUILDING & CODE ENFORCEMENT

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

## BUILDING FEE PROGRAM - CATEGORY I

### 7. Mechanical Permits

3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					

### 8. Minimum Fees

1 Min Permit Fee	\$103 (\$206 per hour - 30 minute minimum)		No Change					
2 Min Permit Processing - for services in which no permit processing fee is specified	\$63 (\$126 per hour - 30 minute minimum)		No Change					
3 Min Plan Check Fee: 30 min counter review	\$105 (\$210 per hour - 30 minute minimum)		No Change					

### 9. Plumbing Permits

1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on hisoric data OR fixture rate		No Change					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**9. Plumbing Permits**

4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
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**10. Publications and Photocopies Charges**

1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans	\$4.50 each page		No Change					
4 Photocopies: 11 x 17	\$0.25 each page		No Change					
5 Photocopies: 8 1/2 x 11	\$0.20 each page		No Change					
6 Photocopies: Microfiche/Microfilm	\$3.50 for first image + \$0.25 for each additional page		No Change					
7 Sale of Publications	100% of printing cost		No Change					

**11. Record Retention/Microfilming**

1 Plan Authorization Process Fee Note: Per affidavit	\$63 per request		No Change					
2 Record Retention/Microfilming	10% of permit application cost with a \$20 min and \$2,000 max; except for electronic plan submissions		No Change					
3 Record Retention/Microfilming: Electronic Plan Submission	5% of the permit application cost		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**11. Record Retention/Microfilming**

4 Refund Processing Fee - for withdrawal, cancellation or overpayment	20% of the fee or \$50 whichever is greater		No Change					
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**12. Rough Framing Fee**

1 Rough Framing Fee	\$210 per hour (1/2 hour minimum)		No Change					
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**13. Special Inspections and Services**

1 Additional plan review required by changes, additions or revisions to approved plans	\$210 per hour (1/2 hour minimum)		No Change					
2 Building, Plumbing, Mechanical and Electrical Survey Requests, including fire damage surveys	\$206 per hour (1/2 hour minimum)		No Change					
3 Expedited inspection service	\$309 per hour (1/2 hour minimum)		No Change					
4 Fee for work without a permit	An amount equal to all permit fees, including issuance, plan check and permit fees		No Change					
5 Inspection Services for which no fee is specifically indicated	\$206 per hour (1/2 hour minimum)		No Change					
6 Inspections outside normal business hours	\$309 per hour (4 hour minimum)		No Change					
7 Permit Time Extension	\$63 per extension		No Change					
8 Plan Check Extension	\$63 per extension		No Change					
9 Reinspection Fee	\$206 per hour (1/2 hour minimum)		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**BUILDING FEE PROGRAM - CATEGORY I**

**13. Special Inspections and Services**

10 Replacement Permit Fee	\$210 plus the difference between current fees and previously paid unused fees		No Change					
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**14. Temporary Certificate of Occupancy**

1 Temporary Certificate of Occupancy	\$412 each		No Change					
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<b>SUB-TOTAL BUILDING FEE PROGRAM - CATEGORY I</b>		<b>93.6%</b>		<b>16,959,840</b>	<b>16,959,840</b>	<b>16,959,840</b>	<b>100.0%</b>	<b>100.0%</b>
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**CODE ENFORCE PROGRAM - CATEGORY I**

**1. Abandoned Cart Program**

1 Business with carts available to public (101 or more carts)	\$200 per year		No Change					
2 Business with carts available to public (26-100 carts)	\$200 per year		No Change					

<b>Sub-total Abandoned Cart Program</b>		<b>100.0%</b>		<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>100.0%</b>	<b>100.0%</b>
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**2. Auto Body Repair Shop Permit**

1 Auto Body Repair Shop Permit	\$215 per shop		\$213.40 per shop					
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**Sub-total Auto Body Repair Shop Permit**

**3. Auto Body, Repair and Dismantler Facility Reinspection Permit**

1 Reinspection Permit Fee	\$181 per reinspection		\$180 per reinspection					
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**Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit**

**4. Automobile Dismantler Permit**

1 Automobile Dismantler Permit	\$319 per year		\$317 per year					
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**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>CODE ENFORCE PROGRAM - CATEGORY I</b>								
<b>4. Automobile Dismantler Permit</b>								
<b>Sub-total Automobile Dismantler Permit</b>		100.0%		5,457	5,600	5,457	102.6%	100.0%
<b>5. Landfill Closure and Post Closure Fees</b>								
1 Closure and Post Closure Maintenance Plan	\$1,550 per landfill permit application		No Change					
2 Modification of Closure Maintenance Plan	\$700 per application		No Change					
3 Review of Solid Waste Facilities Application	\$500 per application		No Change					
4 Revised Solid Waste Facilities Permit Application	\$500 per application		No Change					
5 Solid Waste Facilities Permit Application	\$500 per application		No Change					
<b>Sub-total Landfill Closure and Post Closure Fees</b>								
<b>6. Multiple Housing Program Permits (Triplex and Above)</b>								
1 Multiple Housing Permit	\$35.79 per unit		\$37.28 per unit					
2 Permit Reinstatement	\$891.00 per reinstatement		\$892.15 per reinstatement					
3 Permit Transfer	\$38.40 per transfer		No Change					
4 Reinspection Fee	\$175.30 per reinspection		\$175.50 per reinspection					
<b>Sub-total Multiple Housing Program Permits (Triplex and Above)</b>		100.0%		3,103,861	2,970,207	3,103,861	95.7%	100.0%
<b>7. Neglected/Vacant House Registration Fee</b>								
1 Neglected/Vacant House Registration Fee	\$414.30 per quarter per house		\$417 per quarter per house					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>CODE ENFORCE PROGRAM - CATEGORY I</b>								
<b>8. Off-Sale Alcohol Enforcement Program</b>								
1 Off-Sale Alcohol Permit	\$329 per business		\$338 per business					
2 Permit Reinstatement	\$824.25 per reinstatement		\$825 per reinstatement					
3 Permit Transfer	\$38.40 per transfer		No Change					
4 Reinspection Fee	\$78.40 per reinspection		\$78.50 per reinspection					
<b>Sub-total Off-Sale Alcohol Enforcement Program</b>		<b>100.0%</b>		<b>146,267</b>	<b>143,430</b>	<b>146,267</b>	<b>98.1%</b>	<b>100.0%</b>
<b>9. Solid Waste Enforcement Fee</b>								
1 Solid Waste Enforcement Fee	\$0.98 per ton		\$1.02 per ton					
<b>Sub-total Solid Waste Enforcement Fee</b>		<b>99.9%</b>		<b>3,135,597</b>	<b>3,012,716</b>	<b>3,135,597</b>	<b>96.1%</b>	<b>100.0%</b>
<b>SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY I</b>		<b>100.0%</b>		<b>6,421,182</b>	<b>6,161,953</b>	<b>6,421,182</b>	<b>96.0%</b>	<b>100.0%</b>
<b>CODE ENFORCE PROGRAM - CATEGORY II</b>								
<b>1. Multiple Housing Permit Penalties and Interest</b>								
1 Permit Penalties and Interest	Fee varies by length of delinquency		No Change					
<b>Sub-total Multiple Housing Permit Penalties and Interest</b>					<b>60,000</b>	<b>60,000</b>		
<b>2. Off-Sale Alcohol Enforcement Permit Penalties and Interest</b>								
1 Permit Penalties and Interest	Fee varies by length of delinquency		No Change					
<b>Sub-total Off-Sale Alcohol Enforcement Permit Penalties and Interest</b>					<b>2,000</b>	<b>2,000</b>		

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
<b>CODE ENFORCE PROGRAM - CATEGORY II</b>									
<b>SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY II</b>						62,000	62,000		
<b>GENERAL PLAN UPDATE - CATEGORY I</b>									
<b>1. General Plan Update Fee</b>									
Note: Additional 1.25% applied to Entitlement and Building permit fees									
1 General Plan Update Fee	Additional 1.25% applied to Entitlement and Building Permit Fees		No Change						
<b>SUB-TOTAL GENERAL PLAN UPDATE - CATEGORY I</b>		<b>100.0%</b>		<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>100.0%</b>	<b>100.0%</b>	
<b>PLANNING FEE PROGRAM - CATEGORY I</b>									
<b>1. Annexations</b>									
1 0-1 acre	\$4,710		No Change						
2 1-2 acres	\$8,090		No Change						
3 2-3 acres	\$10,130		No Change						
4 3-5 acres	\$12,170		No Change						
5 Over 5 acres	\$13,945		No Change						
<b>2. Conditional Use Permits</b>									
1 Adjustments	\$310		No Change						
2 Adjustments - Major	\$740		No Change						
3 Conditional Use Permits	See Exhibit A		No Change						
Note: Approved by City Council on March 24, 2009, Resolution #74841									

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>3. Conventional Prezonings/Rezoning</b>								
1 Conventional Prezonings/Rezoning	\$5,175 + \$1,200/acre or partial acre		No Change					
<b>4. Deficiency Plan Processing Fee</b>								
1 Additional Facilities	\$2,465 for each additional facility		No Change					
2 Base Fee	\$12,400		No Change					
<b>5. Deficiency Plan Reuse Fee</b>								
1 Reuse Fee	\$730 for 0-50,000 ft. plus \$310 for each addtl 50,000 ft.		No Change					
<b>6. Environmental Clearance</b>								
1 Appeal	\$100		No Change					
2 EIR	See Exhibit B		No Change					
3 Exemption	\$374		No Change					
4 Exemption - Electronic	\$187		No Change					
5 Geotechnical Testing Environmental Review Fee			\$187 per hour (1 hour minimum) plus additional time at \$187 per hour					
6 Mitigation Monitoring Fee for Negative Declaration	\$560		No Change					
7 Negative Declaration	\$3,366 + \$187 per hour over 14 hours		No Change					
<b>7. General Plan Amendments</b>								
1 3 acres or less	\$7,360		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**PLANNING FEE PROGRAM - CATEGORY I**

**7. General Plan Amendments**

2 Additional Charges: Expanded Urban Service Area	\$9,130		No Change					
3 Additional Charges: Flexible Land Use Boundary	\$7,395		No Change					
4 Additional Charges: General Plan Text Amendment	\$4,775		No Change					
5 Additional Charges: Mixed Use Designation	\$10,000		No Change					
6 Additional Charges: Non-Urban Hillside	\$9,130		No Change					
7 Additional Charges: Specific Plan Text Amendment	\$4,775		No Change					
8 All Others	\$13,485 + \$110 per acre for first 100 acres and \$75 per acre thereafter		No Change					
9 Combined GP&SP Text Amendments	\$4,775		No Change					
10 Expansion of Urban Service Area	\$8,550		No Change					
11 Reprocessing fee for deferred amendments: Non-Substantive	50% of current fee		No Change					
12 Reprocessing fee for deferred amendments: Substantive	75% of current fee		No Change					
13 Urban Growth Boundary Modifications: All extraordinary costs of special studies	\$175 per hour		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**PLANNING FEE PROGRAM - CATEGORY I**

**7. General Plan Amendments**

14 Urban Growth Boundary Modifications: Determination of minor/significant	\$5,645		No Change					
15 Urban Growth Boundary Modifications: Processing for minor modification	\$11,285		No Change					
16 Urban Growth Boundary Modifications: Significant Modifications: Comprehensive Update	\$11,325 + \$115 per acre		No Change					

**8. Hourly Rate for Planning Services without Designated Fee**

1 Hourly Rate for Planning Services without Designated Fee	\$154 per hour		No Change					
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**9. Liquor License Exception Permit Fee**

1 Liquor License Exception Permit Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	\$3,280		No Change					
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**10. Miscellaneous Permits/Fees**

1 Administrative Permit	\$850		No Change					
2 Appeals/Protests - Applicant	\$2,232		No Change					
3 Appeals/Protests - Public	\$100		No Change					
4 Application Processing Time Extension	Additional charge - 10% of permit fee		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>10. Miscellaneous Permits/Fees</b>								
5 Billboard Height Alterations Agreement	\$5,315		No Change					
6 Community Meeting Fee	\$770		No Change					
7 Compliance Review	\$770		No Change					
8 Consultation Fee-Permit/Sign Adjust	\$154 per hour		No Change					
9 Development Agreements-Agreement	\$11,805		No Change					
10 Development Agreements-Amendment	\$5,970		No Change					
11 Development Agreements-Annual Monitoring	\$730		No Change					
12 Development Variance Exception	\$1,580		No Change					
13 Expediting Small Planning Projects Pilot Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	\$704		No Change					
14 Fence Variance	\$655		No Change					
15 Height, Floor and/or Area Ratio Waivers	\$2,890 + \$1,000 for each floor over 8 floors		No Change					
16 Historic District Designation	\$925		No Change					
17 Historic Preservation Permit Adjustment	\$190		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>10. Miscellaneous Permits/Fees</b>								
18 Historic Preservation Permit Amendment	\$270		No Change					
19 Historic Preservation Permit Fee	\$270		No Change					
20 Historic Property Contract Application	\$1.25 for each \$1,000 of assessed valuation (min. \$730 and max. of \$1,850 for single family home and \$3,120 for all other property)		No Change					
21 Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change					
22 Monopole Review	\$2,930		No Change					
23 Multiple Adjustment	\$615 (2 x normal processing fee)		No Change					
24 Multiple Sign Adjustment Surcharge	\$38 (1/10 of full fee for additional signs)		No Change					
25 Notice of Non-Compliance	\$730		No Change					
26 Order to Show Cause	\$1,980		No Change					
27 Parking Structure Review	\$19,915		No Change					
28 Phased Permit	Additional charge of 50% of the permit fee for phased permit approval		No Change					
29 Reasonable Accommodation Fee	\$695		No Change					
30 Sidewalk Cafe Permit	\$500		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>10. Miscellaneous Permits/Fees</b>								
31 Sign Variance	\$1,695		No Change					
32 Street Vacation Review Fee	\$460		No Change					
33 Supplemental Review Cycle	\$1,080		No Change					
<b>11. Outside Agency Pass-Through Charges</b>								
1 Outside Agency Pass-Through Charges	Actual cost		No Change					
<b>12. Planned Development (PD) Permits</b>								
1 Adjustments	\$310		No Change					
2 Adjustments - Major	\$745		No Change					
3 Amendments - Other Than Time Extension	\$1,830		No Change					
4 PD Permits Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit C		No Change					
<b>13. Planned Development (PD) Prezonings/Rezoning</b>								
1 (PD) Prezonings/Rezoning Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit D		No Change					
<b>14. Preliminary Review Fee</b>								
1 Additional Services: Interdepartmental Project Meeting	\$620		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**PLANNING FEE PROGRAM - CATEGORY I**

**14. Preliminary Review Fee**

2 Additional Services: Meeting with Project Manager	\$154		No Change					
3 Additional Services: Preliminary Check List	\$77		No Change					
4 Additional Services: Preliminary Report	\$230		No Change					
5 Additional Services: Site Check	\$154		No Change					
6 Additional Services: Technical Report Review	\$310		No Change					
7 Comprehensive Review - Pre-Application	\$1,460		No Change					
8 Enhanced Preliminary Review	\$620		No Change					
9 Focused Preliminary Review	\$310		No Change					
10 Focused Preliminary Review- Existing Single Family House	\$77		No Change					

**15. Public Information Services**

1 Alcoholic Beverage License Verification	\$230 + \$38 per 1/4 hr after 1.5 hrs		No Change					
2 Comprehensive Research Letter	\$620 + \$38 per 1/4 hr after 1.5 hrs		No Change					
3 Dept of Motor Vehicles Verification	\$310 + \$38 per 1/4 hr after 1.5 hrs		No Change					
4 General Research Requests	\$77 (minimum) per half-hour		No Change					

# DEPARTMENTAL FEES AND CHARGES

# PLANNING, BUILDING & CODE ENFORCEMENT

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>15. Public Information Services</b>								
5 Legal Non-Conforming Verification	\$850 + \$38 per 1/4 hr after 1.5 hrs		No Change					
6 Massage Letter	\$230 + \$38 per 1/4 hr after 1.5 hrs		No Change					
7 Reconstruction of Legal Non-Conforming Structures	\$230 + \$38 per 1/4 hr after 1.5 hrs		No Change					
<b>16. Public Noticing</b>								
1 Public Noticing Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit E		No Change					
<b>17. Record Retention/Microfilming</b>								
1 Appointment - No Show	\$38		No Change					
2 Record Retention/Microfilming	10% of permit/land use with a \$20 min and \$2,000 maximum; fee does not exist as a separate category (part of permit cost)		No Change					
3 Record Retention/Microfilming: Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$35		No Change					
4 Refund Processing Fee - for withdrawal, cancellation or overpayment	20% of the fee or \$50 whichever is greater		No Change					
<b>18. Sale of Publications and Photocopies</b>								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>18. Sale of Publications and Photocopies</b>								
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans/Drawings	\$4.50 each page		No Change					
4 Photocopies: 11 x 17	\$0.25 each page		No Change					
5 Photocopies: 11 x 17 Z-fold copies	\$0.33 each page		No Change					
6 Photocopies: 8 1/2 x 11	\$0.20 each page		No Change					
7 Photocopies: microfiche/microfilm	\$3.50 for first image plus \$0.25		No Change					
8 Sale of Publications	100% of printing cost		No Change					
<b>19. Single Family House Permit</b>								
1 Administrative Determination for houses listed on Historic Resources Inventory & having a floor area rotation less than or equal to 0.45	\$325		No Change					
2 All others	\$770		No Change					
3 Public Hearing - Director	\$1,965		No Change					
<b>20. Site Development Permits</b>								
1 Adjustments	\$374		No Change					
2 Adjustments - Major	\$748		No Change					
3 Site Development Permits	See Exhibit F		No Change					

# DEPARTMENTAL FEES AND CHARGES

# PLANNING, BUILDING & CODE ENFORCEMENT

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>21. Special Use Permit</b>								
1 Amendment	\$1,040		No Change					
2 Church-Homeless Shelter	\$36		No Change					
3 Renewal	\$425		No Change					
4 SUP with Site Development Permit	\$615		No Change					
5 Special Use Permit	\$1,425		No Change					
<b>22. Specific Plan Reimbursement</b>								
1 Communications Hill	\$336 per acre		No Change					
2 Evergreen	\$1,140 per acre		No Change					
<b>23. Street Renaming Fee</b>								
1 5 or fewer properties	\$655		No Change					
2 6 or more properties	\$1,400 + \$19 per property		No Change					
<b>24. Tentative Map</b>								
1 Amend to Vested Subdiv. Map	\$4,470		No Change					
2 Certification of Compliance	\$2,465		No Change					
3 Combining Parcels	\$1,435		No Change					
4 Condominium Map	\$4,470		No Change					
5 Extensions	\$1,000		No Change					
6 Final Map/Parcel Map Review	\$310		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

**PLANNING FEE PROGRAM - CATEGORY I**

**24. Tentative Map**

7 Hillside	\$1,100		No Change					
8 Lot Line Adjustment	\$1,580		No Change					
9 Lot Line Correction	\$655		No Change					
10 Release Covenant of Easement	\$2,000		No Change					
11 Reversion Acreage	\$615		No Change					
12 Subdivision	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		No Change					
13 Vested Maps	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		No Change					
14 Vestment	\$1,100		No Change					

**25. Tree Removal Permit**

1 Dead Tree - All others requires permit adjustment	\$325		No Change					
2 Dead Tree - Single Family or Two-Family Lots (Administrative)	\$0		No Change					
3 Existing Single Family Development	\$0 + noticing fees		No Change					
4 Heritage Tree Surcharge (City or County)	\$1,270 + noticing fees		No Change					
5 Included with Development Permit	\$0 + noticing fees		No Change					

**DEPARTMENTAL FEES AND CHARGES**

**PLANNING, BUILDING & CODE ENFORCEMENT**

Service	2008-2009 Adopted Fee	2008-2009 % Cost Recovery	2009-2010 Proposed Fee	2009-2010 Estimated Cost	2009-2010 Estimated Revenue		2009-2010 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
<b>PLANNING FEE PROGRAM - CATEGORY I</b>								
<b>25. Tree Removal Permit</b>								
6 Stand Alone Tree Removal Permit: 1 Tree	\$800 + Noticing fees		No Change					
7 Stand Alone Tree Removal Permit: 2-5 Trees	\$1,200 + Noticing fees		No Change					
8 Stand Alone Tree Removal Permit: 6+ Trees	\$1,200 + \$50 per tree over 5 trees + Noticing fees		No Change					
<b>26. Williamson Act</b>								
1 Alternate Use Amendment	\$1,135		No Change					
2 Application	\$2,030		No Change					
3 Cancellation	\$10,555		No Change					
4 Extension	\$945		No Change					
<b>SUB-TOTAL PLANNING FEE PROGRAM - CATEGORY I</b>		<b>100.0%</b>		<b>3,978,106</b>	<b>3,978,106</b>	<b>3,978,106</b>	<b>100.0%</b>	<b>100.0%</b>
<b>TOTAL DEPARTMENT - GENERAL FUND</b>				<b>27,559,128</b>	<b>27,361,899</b>	<b>27,621,128</b>	<b>99.3%</b>	<b>100.2%</b>
<b>TOTAL DEPARTMENT - Category I</b>				<b>27,559,128</b>	<b>27,299,899</b>	<b>27,559,128</b>	<b>99.1%</b>	<b>100.0%</b>
<b>TOTAL DEPARTMENT - Category II</b>					<b>62,000</b>	<b>62,000</b>		
<b>TOTAL DEPARTMENT</b>				<b>27,559,128</b>	<b>27,361,899</b>	<b>27,621,128</b>	<b>99.3%</b>	<b>100.2%</b>

**CONDITIONAL USE PERMIT  
FEE SCHEDULE**

**Exhibit A**

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings, which do not involve new construction improvements or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of an existing building.

DESCRIPTION	2008 - 2009 ADOPTED		2009 - 2010 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
<b>TABLE A</b>				
Conditional Use Permit (CUP)	\$2,250		No Change	
Conditional Use Permit - Renew	\$2,250		No Change	
Amendment to a Conditional Use Permit	\$2,250		No Change	
CUP with No New Construction	Reduce fee (CUP) calculation by 50%		No Change	
<b>TABLE B</b>				
0 to 1,999 square feet	\$3,100 + \$1.20 per square foot	\$3,100 - \$5,500	No Change	
5%+ Slope or within 100' of stream bed	\$1,425		No Change	
2,000 to 9,999 square feet	\$4,650 for first 2,000 square feet + \$.58 for each additional sq.ft	\$4,650 - \$9,290	No Change	
5%+ Slope or within 100' of stream bed	\$2,830		No Change	
10,000 to 49,999 square feet	\$9,500 for first 10,000 square feet + \$.30 for each additional sq.ft	\$9,500 - \$21,500	No Change	
5%+ Slope or within 100' of stream bed	\$4,260		No Change	
50,000 to 99,999 square feet	\$21,500 for first 50,000 square feet + \$.26 for each additional sq.ft	\$21,500 - \$35,500	No Change	
5%+ Slope or within 100' of stream bed	\$5,180		No Change	
100,000 square feet and over	\$35,500 for first 100,000 square feet + \$.13 for each additional sq.ft	\$35,500 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$6,850		No Change	
<b>ADDITIONAL CHARGES</b>				
Outdoor Use*	No maximum***		No Change	
Drive-Through Use	\$3,280		No Change	
Midnight to 6 a.m. Operation	\$3,280		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,800		No Change	
Mobilehome Site Conversion	\$7,090		No Change	
Conversion to Condominiums	\$10,210 + \$203 per unit		No Change	
Off Sale of Alcohol***	\$3,280		No Change	

\* Outdoor Use charge does not apply to an amendment to an existing permit

\*\* Applies only to applications for which rezoning was filed prior to July 1, 1990

\*\*\* Approved by City Council on March 24, 2009, Resolution #74841

**ENVIRONMENTAL IMPACT REPORT  
FEE SCHEDULE**

**Exhibit B**

DESCRIPTION	2008 - 2009 ADOPTED		2009 - 2010 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
All Projects	\$187 per hour for environmental services w/o designated fee		No Change	
EIRs	\$11,875 minimum (45 hrs) + additional time at \$187/hr plus publishing and noticing fees		No Change	
EIR Preliminary Review Fee	\$1,310 minimum (6 hrs) + additional time at \$187/hr plus publishing and noticing fees		No Change	
Reuse of a Certified EIR:				
a. For projects exempt under Title 21 SJMC and conforming rezonings	\$374 minimum (2 hrs) + additional time at \$187/hr plus publishing and noticing fees		No Change	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	\$3,179 minimum (15 hrs) + additional time at \$187/hr plus publishing and noticing fees		No Change	
Mitigation Monitoring Fee for EIR	\$2,430		No Change	

**PLANNED DEVELOPMENT PERMIT  
FEE SCHEDULE**

Exhibit C

DESCRIPTION	2008 - 2009 ADOPTED		2009 - 2010 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
<b>RESIDENTIAL</b>				
Up to 2 dwellings	\$1,930		No Change	
5%+ Slope or within 100' of stream bed	\$1,440		No Change	
<b>3 to 25 dwellings</b>				
5%+ Slope or within 100' of stream bed	\$2,090+\$143 per dwelling unit \$2,870	\$2,520 - \$5,665	No Change	
<b>26 to 100 dwellings</b>				
5%+ Slope or within 100' of stream bed	\$4,205+\$64 per dwelling unit \$4,310	\$5,869 - \$10,605	No Change	
<b>101 to 500 dwellings</b>				
5%+ Slope or within 100' of stream bed	\$6,470+\$46 per dwelling unit \$5,610	\$11,115 - \$29,470	No Change	
<b>Over 500 dwellings</b>				
5%+ Slope or within 100' of stream bed	\$11,500+\$36 per dwelling unit \$7,160	\$29,500 - No Maximum	No Change	
<b>NON-RESIDENTIAL</b>				
<b>0 to 1,999 square feet</b>				
5%+ Slope or within 100' of stream bed	\$1,925 \$980		No Change	
<b>2,000 to 9,999 square feet</b>				
5%+ Slope or within 100' of stream bed	\$1,940 for first 2,000 square feet + \$.27 for each additional sq.ft \$2,030	\$1,940 - \$4,100	No Change	
<b>10,000 to 49,999 square feet</b>				
5%+ Slope or within 100' of stream bed	\$4,100 for first 10,000 square feet + \$.18 for each additional sq.ft \$3,480	\$4,100 - \$11,300	No Change	
<b>50,000 to 99,999 square feet</b>				
5%+ Slope or within 100' of stream bed	\$11,300 for first 50,000 square feet + \$.13 for each additional sq.ft \$3,800	\$11,300 - \$18,000	No Change	
<b>100,000 square feet and over</b>				
5%+ Slope or within 100' of stream bed	\$18,000 for first 100,000 square feet + \$.07 for each additional sq.ft \$5,460	\$18,000 - No Maximum	No Change	
<b>ADDITIONAL CHARGES</b>				
Outdoor Use*	No Maximum***		No Change	
Drive-Through Use	\$3,280		No Change	
Midnight - 6 a.m. Operation	\$3,280		No Change	
Mobilehome Conversion	\$4,195		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,830		No Change	
Conversion to Condominiums	\$10,210 + \$203 per unit		No Change	

\* Outdoor Use charge does not apply to an amendment to an existing permit  
 \*\* Applies only to applications for which rezoning was filed prior to July 1, 1990  
 \*\*\* Approved by City Council on March 24, 2009, Resolution #74841

**PLANNED DEVELOPMENT PREZONING  
AND REZONING PERMIT FEE SCHEDULE**

**Exhibit D**

DESCRIPTION	2008 - 2009 ADOPTED		2009 - 2010 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
<b>RESIDENTIAL</b>				
Minimum Fee	\$4,895		No Change	
5%+ Slope or within 100' of stream bed	\$2,015		No Change	
<b>3 to 25 dwellings</b>	\$5,050+\$178 per dwelling unit	\$5,585 - \$9,500	No Change	
5%+ Slope or within 100' of stream bed	\$3,795		No Change	
<b>26 to 100 dwellings</b>	\$7,045+\$100 per dwelling unit	\$9,645 - \$17,045	No Change	
5%+ Slope or within 100' of stream bed	\$4,755		No Change	
<b>101 to 500 dwellings</b>	\$10,960+\$62 per dwelling unit	\$17,220 - \$41,960	No Change	
5%+ Slope or within 100' of stream bed	\$6,625		No Change	
<b>Over 500 dwellings</b>	\$17,450+\$51 per dwelling unit	\$42,950 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$7,600		No Change	
<b>NON-RESIDENTIAL</b>				
<b>0 to 1,999 square feet</b>	\$4,895		No Change	
5%+ Slope or within 100' of stream bed	\$1,435		No Change	
<b>2,000 to 9,999 square feet</b>	\$4,920 for first 2,000 square feet + \$.38 for each additional sq.ft	\$4,920 - \$7,960	No Change	
5%+ Slope or within 100' of stream bed	\$2,860		No Change	
<b>10,000 to 49,999 square feet</b>	\$7,970 for first 10,000 square feet + \$.25 for each additional sq.ft	\$7,970 - \$17,970	No Change	
5%+ Slope or within 100' of stream bed	\$4,320		No Change	
<b>50,000 to 99,999 square feet</b>	\$17,975 for first 50,000 square feet + \$.14 for ea. additional sq. ft.	\$17,975 - \$24,975	No Change	
5%+ Slope or within 100' of stream bed	\$5,220		No Change	
<b>100,000 square feet and over</b>	\$25,360 for first 100,000 square feet + \$.07 for ea. additional sq. ft.	\$25,360 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$6,650		No Change	
<b>ADDITIONAL CHARGES</b>				
<b>Outdoor Use</b>	No Maximum*		No Change	
<b>Hazardous Waste Facility Subject to Tanner Legislation</b>	\$12,840		No Change	
<b>Conversion to Condominiums</b>	\$10,210 + \$203 per unit		No Change	

\* Approved by City Council on March 24, 2009, Resolution #74841

**PUBLIC NOTICING  
FEE SCHEDULE**

**Exhibit E**

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost is paid prior to mailing.

DESCRIPTION	2008 - 2009 ADOPTED	
	FEE	FEE RANGE
300 ft. Radius Noticing	\$200 plus \$1/notice over 100*	\$200 - No Maximum
500 ft. Radius Noticing	\$300 plus \$1/notice over 200*	\$300 - No Maximum
1,000 ft. Radius Noticing (General Plan Amendments or large projects)	\$575 plus \$1/notice over 400*	\$575 - No Maximum
Post Card Noticing (add'l for large or controversial projects)	\$936 plus \$.75/notice over 100	\$936 - No Maximum
EIR Notice of Preparation (up to 5 sheets)	\$855 plus \$1.85/notice over 400	
Newspaper Noticing	Current advertising rate for newspaper used for noticing	

2009 - 2010 PROPOSED	
FEE	FEE RANGE
No Change	
No Change	
No Change	
No Change	
No Change	
No Change	

\* Approved by City Council on March 24, 2009, Resolution #74841

**SITE DEVELOPMENT PERMIT  
FEE SCHEDULE**

**Exhibit F**

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction, improvements, or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of existing buildings.

DESCRIPTION	2008 - 2009 ADOPTED		2009 - 2010 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
All Projects	\$187 per hour for site development services w/o designated fee		No Change	
<b>TABLE A</b>				
Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
Security Trailer Permit (SJMC 6.46.080)	\$2,140 - 2 year		No Change	
Amendment to a Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
<b>TABLE B</b> (Square Footage Charge)				
0 to 1,999 square feet*	\$2,245 minimum (10 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
2,000 to 9,999 square feet*	\$4,862 minimum (20 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
10,000 to 49,999 square feet*	\$10,000 minimum (45 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
50,000 to 99,999 square feet*	\$23,749 minimum (100 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
100,000 square feet and over*	\$37,400 minimum (175 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	

\* Outdoor Use: Add 50% of outdoor square footage to new construction square footage to determine fee