

ORDINANCE NO. 9563 (New Series)

AN ORDINANCE AMENDING PORTIONS OF SECTION 362
OF THE SAN DIEGO COUNTY ADMINISTRATIVE CODE RELATING TO BUILDING PERMIT FEES
AND PLANNING AND LAND USE PERMIT PROCESSING FEES.

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that Building Permit fees and Planning and Land Use Processing fees need to be amended to reflect actual cost of permit processing. The amendments made by this Ordinance are intended to implement necessary changes to the fee schedules.

Section 2. Schedule A of Section 362 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

SEC. 362. DEPARTMENT OF PLANNING AND LAND USE.

The following fees and deposits shall be paid to the Department of Planning and Land Use for the processing of the following permits and applications:

SCHEDULE A - PLANNING FEES AND DEPOSITS

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
ADMINISTRATIVE PERMIT		
Application	7056 Zoning Ordinance (ZO)	\$1,420 V Intake Deposit + Estimated Deposit
Modification	7072 ZO	\$1,420 V Intake Deposit + Estimated Deposit

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
Time Extension	7064 ZO	\$390
On-Premise Sign	6268 ZO	\$560 V Intake Deposit + Estimated Deposit
Off-Premise Sign - All Signs-Sec. 6204	6207, 7602 ZO	\$530 V Intake Deposit + Estimated Deposit
Modification		\$190 V
AGRICULTURAL PRESERVES	395 County Administrative Code (CAC)	
Contracts		\$470 Intake Deposit + Estimated Deposit
Establishment, Disestablishment		\$1,220 Intake Deposit + Estimated Deposit
Notice of Non-Renewal		No Charge
ALCOHOLIC BEVERAGE LICENSE DETERMINATION	Board Policy I-121	
Application		\$620
APPEALS (1) (Except for an Administrative Decision)	Refer to applicable sections of Zoning Ordinance and Subdivision Ordinance for each case type	
To Board of Supervisors		\$500
To Planning Commission		\$750
To Planning Environmental Review Board	81.905; 81.615 County Code (CC)	\$300
APPEAL OF AN ADMINISTRATIVE DECISION	7201 d. ZO	
Application		\$1,290 Intake Deposit + Estimated Deposit
BOUNDARY ADJUSTMENT PLATS	81.209 CC	

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
Application		\$300 V (2 to 4 Lots - 2 Lot Minimum)
CLEARING	87.301 (f) CC	\$50
CERTIFICATES OF COMPLIANCE	81.1105 CC	
Application Legal Lot		\$220 V (1 Lot and Mergers)
Application Legal Lot		\$220 V (2 to 4 Lots)
Each Additional Increment of 1 Lot or Part Thereof		\$61 Per Lot
Certificate of Compliance With Boundary Adjustment		\$480 V (2 to 4 Lots - 2 Lot Minimum)
CERTIFICATE OF COMPLIANCE VIOLATION	81.1105 CC	\$2,000 + \$600 Non-Refundable Violation Fee
COPIES OF DOCUMENTS	395 CAC	
All Paper Sizes		\$0.25 Per Copy
Zoning/Planning Overlays		\$2.00 Per Page
Microfilm Copies (Per Page Up to 18" x 24")		\$2.50 Per Page
Audio Tapes - Copies - Transcription Cert.		\$11.50 Per Tape + Time and Materials (See Schedule B)
Computer Disks - Copies		Time and Materials (See Schedule B)
DOCUMENT/FILE/MISC. RESEARCH	395 CAC	Time and Material Rate (See Schedule B)
EASEMENT VACATIONS		
Open Space and Public Service Easements	Board Policy I-100 and 462 CAC	\$1,520 Intake Deposit + Estimated Deposit
ENVIRONMENTAL ACTIONS CEQA PROCESSING:		

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
CEQA Exemption Review		\$450
AEIS (Application for Environmental Initial Study) -LARGE		\$3,830 Intake Deposit + Estimated Deposit
AEIS - AVERAGE		\$2,510 Intake Deposit + Estimated Deposit
AEIS – Previous CEQA Action		\$990 Intake Deposit + Estimated Deposit
Mills Act Application	88.11 CAC	\$300
Noise Variance Permit	36.426 Noise Ord.	\$25
ENVIRONMENTAL CONSULTANT CERTIFICATION APPLICATION	San Diego County CEQA Guidelines Qualifications Procedures, Attachment B	
Per Applicant		\$300
GENERAL PLAN AMENDMENT		
Application	395.1 CAC	\$2,820 Intake Deposit + Estimated Deposit
HABITAT LOSS PERMIT + Appropriate Environmental		\$1,210 Intake Deposit + Estimated Deposit
LANDSCAPE AND IRRIGATION PLANS	7602 ZO and 6712 ZO	
Large		\$950
Large - Modification		\$490
Small		\$720
Small - Modification		\$365
Water Conservation Ord Landscape Plan		\$610
Water Conservation Ord Landscape Plan Modification		\$305

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
Revegetation Plan		\$1,740 Intake Deposit + Estimated Deposit
LARGE-SCALE PROJECTS (SPECIFIC PLANS)	GC 65450	
Application		\$6,770 Intake Deposit + Estimated Deposit
Modification		\$6,770 Intake Deposit + Estimated Deposit
MAJOR SUBDIVISIONS		
Tentative Map	81.201 CC	\$1,870 Intake Deposit + Estimated Deposit
Certificate in Lieu of Tentative Map	81.616 CC	\$1,330 Intake Deposit + Estimated Deposit
Expired Tentative Map	81.203 CC	\$1,330 Intake Deposit + Estimated Deposit
Revised Tentative Map	81.203 CC	\$1,330 Intake Deposit + Estimated Deposit
Time Extension	81.308.5 CC	\$1,330 Intake Deposit + Estimated Deposit
Resolution Amendment	81.203.5 CC	\$1,330 Intake Deposit + Estimated Deposit
Final Map Amendment Review	(d) CC	\$300
MAJOR USE PERMITS		
Application	7354 ZO	\$2,180 V Intake Deposit + Estimated Deposit
Modification	7378 ZO	\$2,180 V Intake Deposit + Estimated Deposit
Time Extension	7376 ZO	\$1,790 Intake Deposit + Estimated Deposit
Minor Deviation	7609 ZO	\$560 V

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
MINOR SUBDIVISIONS		
Tentative Parcel Map	81.207(a) CC	\$1,580 Intake Deposit + Estimated Deposit
Amendment of Final Notice of Approval		\$480
Expired Tentative Parcel Map	81.608.5 CC	\$1,160
Revised Tentative Parcel Map	81.608 CC	\$1,210
Time Extension	81.617 CC	\$610
Parcel Map Amendment Review		\$310
MINOR USE PERMITS		
Application	7354 ZO	\$1,580 V Intake Deposit + Estimated Deposit
Modification	7378 ZO	\$1,580 V Intake Deposit + Estimated Deposit
Time Extension	7378 ZO	\$930
Minor Deviation	7609 ZO	\$480
MISCELLANEOUS PERMITS		
Administrative Fence Height Exception	6708(i) ZO	\$240
Administrative Deviation: Planned Development	7614 ZO	\$160
PLANNED DEVELOPMENT		
Waiver of Planned Development Regulations	5804 ZO	\$770 Intake Deposit + Estimated Deposit
PLANNER REVIEW OF BUILDING PERMITS		
Plan Review Expediting	7602 ZO 51.0107 CC	Time and Material Rate (See Schedule B)
PRE-APPLICATION CONFERENCE	7602 ZO and Board Policy B-29	Time and Material Rate (See Schedule B)

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
RECLAMATION PLAN	87.706 CC	
Application		\$1,950 V Intake Deposit + Estimated Deposit
Modification		\$1,950 V Intake Deposit + Estimated Deposit
ZONE RECLASSIFICATION (REZONE) (TEXT OR MAP)	7505 ZO	\$1,950 Intake Deposit + Estimated Deposit
ROAD MATTERS	462 CAC	
Remandment Review		\$310
Road Vacations		\$250
SIGNS		
Temporary Real Estate Refundable Deposit (1-Time Only per Company)	6207 ZO	\$1,000
SITE PLANS		
Application	7158 and 7602 ZO	\$1,380 Intake Deposit + Estimated Deposit
Modification	7169 ZO	\$1,380 Intake Deposit + Estimated Deposit
Minor Deviation	7609 ZO	\$590
Time Extension	7168 ZO	\$470
SUBSTANTIAL CONFORMANCE REVIEW	66.474.1 California Map Act and 81.501 CC	Time and Material Rate (See Schedule B)
THRESHOLD DECISION		
Mobilehome Park	Board Policy I-101	\$2,400 Intake Deposit + Estimated Deposit
Mobilehome Park Conversion	Board Policy I-105	\$2,400 Intake Deposit + Estimated Deposit
Mobilehome Park Change of Use/Closure (Planning Only)	Board Policy I-105	\$2,870 Intake Deposit + Estimated Deposit

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT
		FY 03-04
Plan Amendment Authorization (GPA)	Board Policy I-63	\$1,000 Intake Deposit + Estimated Deposit
VARIANCES		
Application	7104 ZO	\$1,080 V
Administrative Variance	7106 and 7602 ZO	\$1,050 V
Modification	7126 ZO	\$1,030 V
Minor Deviation	7609 ZO	\$440 V
Time Extension	7124 ZO	\$800

V INDICATES SUBJECT TO VIOLATION PROCEDURES OUTLINED IN SCHEDULE

- (1) Appeals on approved projects, filed by parties other than the applicant, are subject to a non-refundable appeal fee. No charges against the applicant's project account will be made.

Appeals on projects, filed by the applicant, shall be subject to full cost recovery; all related costs shall be charged to the applicant's project account. No appeal fee shall be collected.
- (2) Landscape Plan review prepared by a licensed California Landscape Architect shall be charged using the Time and Materials Rate (Schedule B).

Section 3. Schedule B of Section 362 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

SCHEDULE B--PROVISIONS

1. STANDARD BILLING RATES/TIME AND MATERIAL RATES

Unless otherwise specified in this section, all fees and deposits and time and material charges shall be calculated and will be charged using the following standard hourly billing rates:

	<u>FY 03-04</u>
Administrative Sec./Senior Clerk	\$52.00
Cashier	\$46.00
Chief, Land Use	\$149.00
Commission Secretary	\$78.00
County Counsel Attorney	\$155.00
County Counsel Paralegal	\$68.00
Deputy Director	\$171.00
Environmental Management Coordinator	\$147.00
Environmental Management Specialist	\$114.00
Geographic Information System Analyst	\$43.00
Groundwater Geologist	\$154.00
Intermediate Clerk Typist	\$47.00
Land Use Technician	\$77.00
Landscape Architect	\$128.00
Planner	\$123.00
Planning Board Secretary	\$72.00
Publications Technician	\$58.00
Regional Planner	\$159.00
Student Worker	\$21.00
Senior Account Clerk	\$50.00
Word Processor Operator/Senior Word Processor	\$55.00

2. FLAT FEES:

All flat fees shall be paid as established in Schedule A.

3. INTAKE DEPOSIT:

An Intake Deposit shall be paid at the time of application submittal. The Intake Deposit shall be collected with the intent to recover actual costs related to project intake; preliminary case review; site/field visit; and all costs related to initial project analysis.

4. ESTIMATED DEPOSIT:

Upon completion of initial project analysis the applicant and project manager will discuss the scope of the project and calculate an estimated deposit(s). The estimated deposit(s) shall be calculated based on factors identified during the initial project analysis, established processing time standards, standard hourly rates and key milestones.

Unanticipated factors arising during project processing such as, but not limited to; complexity, controversy or environmental issues which require additional project review will be conveyed to the applicant as soon as they are known and the estimated deposit will be recalculated using the criteria outlined above.

Estimated deposits shall be paid and collected with the intent to recover actual project processing costs by key milestones. Estimated deposits shall be paid and collected prior to completion of key milestones. The Director of Planning and Land Use may discontinue permit processing and/or recommend denial of the said project based on the applicants refusal to pay the estimated deposit.

5. REFUNDS

An applicant who has paid the applicable application fee(s) and/or deposit(s) may withdraw the application by submitting a written request to the Director of Planning and Land Use. The Department shall discontinue work on such application within one working day from the receipt of said request, except that the Department may continue to process an application involving the violation of a County ordinance.

The Director of Planning and Land Use shall not authorize the refund of any fee and/or deposit(s) paid except upon receipt of a written request by the original applicant, received not later than one year after the date of fee payment.

Where a refund is requested of a flat fee, the refund amount shall be based upon work completed based on standard project tasks and milestones by case types.

Where a refund is requested of a deposit and the actual cost incurred and the applicable time and material portions of the case are less than the amount deposited, after all final documents and review are completed, the difference shall be refunded to the applicant.

Flat fee refunds of \$5,000 or more must receive Board of Supervisor approval prior to payment.

Final permits and/or documents shall not be issued until all required fees/deposits are paid in full.

The Administrative Authority may authorize the full refund of any fee paid hereunder which is erroneously collected by the County.

6. DEPOSIT PROCESSING:

In cases involving one or more deposits, or one or more deposits and a flat fee, all deposits and associated flat fees shall be consolidated into one single deposit amount. All work related to the case shall be charged to this single deposit.

7. VIOLATIONS:

When a violation of any County Ordinance includes or results from the failure to obtain a required permit, the following requirements shall apply:

Administrative Permits: The standard fee or deposit for obtaining the permit required to correct the violation shall be collected. A violation fee in the amount of \$500.00 shall be collected.

All other Deposit cases subject to a violation fee (as indicated by a V): The standard deposit for obtaining the permit required to correct the violation shall be collected. A violation fee shall also be collected in the amount of the same Intake Deposit amount, not to exceed \$1,000.

All other Flat Fee cases subject to a violation fee (as indicated by a V): The standard flat fee for obtaining the permit required to correct the violation shall be collected. A violation fee shall also be collected in the amount of the same standard flat fee amount, not to exceed \$1,000.

In all cases the additional violation fee or deposit amount shall be treated as a non-refundable flat fee, even if the initial amount is a deposit.

8. CHARGES FOR TECHNICAL REPORTS

Information, circulars, reports of technical work, and other reports prepared by the Department of Planning and Land Use when supplied to other government agencies, individuals or groups requesting copies of same may be charged for by the Department in a sum not to exceed the cost of publication and distribution of such documents.

Section 4. Schedule E of Section 362 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

SCHEDULE E - BUILDING CONSTRUCTION PERMIT FEES

(1) BUILDING PERMIT FEES

The following fees shall be paid to the Department of Planning and Land Use for the processing of the following permits and applications:

Permit Type	FY 03-04	
	Plan Review Fee	Permit Fee
Single Family Dwelling/Duplex	\$454 + \$0.250/sf	\$573 + \$0.200/sf
One & Two Family Tract Model	\$454 + \$0.250/sf	\$413 + \$0.142/sf
One & Two Family Tract Subsequent Phase	\$387 minimum for each unique floor plan. See Schedule F, Item 2	\$413 + \$0.142/sf
Guest House/Second Dwelling Unit	\$634 + \$0.254/sf	\$455 + \$0.139/sf
Cabana/Pool House	\$634 + \$0.254/sf	\$455 + \$0.139/sf
Barn, Ag Bldg. Acc to SFD for OTC Review	\$191	\$415
Barn, Ag Bldg. Acc to SFD Requiring Plan Check Submittal	\$678 + \$0.040/sf	\$415
M-H Permit FDN (Private Lot)	\$240	\$440 + \$0.072/sf
Swimming Pool/Spa	\$96	\$245
Misc Permit. Minor int. SFD remodel/ repair-no structural change, patio, carport, canopy, fence, re-roof, etc. Stairs, Radio Tower, Antenna	\$69	\$133
Commercial Misc. (Antenna, Canopy, Racks)	\$86	\$290
Major SFD Remodel, No Add'l sf	\$700	\$456
Retaining Wall (other than County Std)	\$78	\$195
Addition to SFD/Duplex (1 to 100 sf)	\$137	\$365

Permit Type	FY 03-04	
	Plan Review Fee	Permit Fee
Addition to SFD/Duplex simple enough for OTC review (Larger than 100 sf)	\$182+ \$0.250/sf	\$425+ \$0.162/sf
Addition to SFD/Duplex requiring plancheck submittal (Larger than 100 sf)	\$690+ \$0.133/sf	\$425+ \$0.162/sf
Res. Garage or Storage Bldg. Simple enough for OTC review	\$94+ \$0.187/sf	\$310+ \$0.095/sf
Res. Garage, Carport or Storage Bldg. Requiring plancheck submittal	\$852 + \$0.055/sf	\$310 + \$0.095/sf
Demolition Permit	NA	\$70
Compliance Survey	NA	\$126
Move-On House	25% of the fee for a site built dwelling	75% of the fee for a site built dwelling, plus a compliance survey fee
Electrical Only	NA	\$124
Plumbing Only	NA	\$124
Mechanical Only	NA	\$124
Electrical and Plumbing	NA	\$153
Electrical and Mechanical	NA	\$153
Plumbing and Mechanical Only	NA	\$153
Electrical, Plumbing, and Mechanical	NA	\$235
Grading	\$215	\$217
Stormwater-Supplement as Fee for High Priority Projects	NA	\$301
Temporary Construction Power	NA	\$65
Temporary Occupancy Permits	NA	\$65
Re-Inspection Fee	NA	\$65
Permit Research Verification Fee	NA	\$13

Permit Type	FY 03-04	
	Plan Review Fee	Permit Fee
Appeal to Building Construction Appeals Advisory Board	\$500	NA
Transfer of Plan Review or Permit to different Parcel	\$250	NA
Missed Appointment Fee	\$100	NA
Pre-Application Conference	Time & Materials	NA

(2) STREET NAMING AND ADDRESSING FEES

Application Name	Authority	Fee
- Address Assignment	79.106 C.C.	\$95.00
- Private Street Naming (No Hearing)	79.104 C.C.	\$95.00
- Hearing for Name or Change of Names		\$1,520.00

(3) PROJECT TYPES NOT LISTED IN THE TABLES ABOVE:

When a project is not specifically listed in the Building Permit Fee table (Schedule E, Item 1) or the Street Naming and Addressing Fee table (Schedule E, Item 2) the fee shall be calculated based on the valuation as described in Schedule G of this Section.

Section 5. Section F of Section 362 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

SCHEDULE F - PROVISIONS

1. TIME AND MATERIAL RATES

Time and material rates shall be calculated and charged at the following standard hourly billing rates for minor services such as general research:

Building Division:	<u>FY 03-04</u>
Deputy Director	\$143.00
Structural Engineer (Assoc./Senior)	\$109.00
Analyst	\$71.00
Building Inspector (I/II/Supv.)`	\$75.00
Cashier	\$42.00
Chief, Electrical Engineer	\$82.00
Chief, Land Use	\$114.00
Fire Code Specialist	\$74.00
Fire Services Coordinator	\$92.00
Intermediate Clerk	\$40.00
Land Use Tech (II/III)	\$64.00
Administrative Secretary	\$52.00
Permit Processing Coordinator	\$77.00
Plans Examiner	\$78.00
Senior Acct. Clerk	\$50.00
Student Worker (I/II/III/IV)	\$18.00

Code Enforcement:	<u>FY 03-04</u>
Deputy Director	\$143.00
Chief, Land Use	\$109.00
Code Enforcement Coordinator	\$102.00
Code Enforcement Officer	\$77.00
Environmental Management Specialist	\$114.00
Engineering Technician	\$78.00
Building Inspector	\$75.00
Intermediate Clerk	\$40.00
Student Worker (1/II/III/IV)	\$18.00

2. **PLAN REVIEW FEES FOR RESIDENTIAL TRACTS:** When a plan is registered with the Building Official as a Master Plan, all subsequent plan reviews for that Master Plan will be charged the fee listed in Item 1 of Schedule E, Building Permit Fees. The minimum fee will be charged for each unique floor plan in the phase regardless of the total number of dwelling units in the phase. If more than two hours is required to intake and review each unique floor plan, the time in excess of two hours will be charged at the Time and Material Rate described in Schedule F, Item 1. Minor, nonstructural changes to Master Plans are acceptable, however, all additional staff time spent processing any plan changes will be added to the plan review fee.

3. **EXTENSION OF AN EXPIRED PLAN REVIEW:** When plans are submitted subsequent to plan review expiration, as permitted by Section 51.0107, subsection 107.4, the plan review extension fee shall be 25 percent of the plan review fee prescribed above for newly submitted plans.

4. **PLAN CHANGES, ADDITIONS, REVISIONS OR INCOMPLETE PLANS:** Additional plan review required by plan changes, additions, or revisions to approved plans or because the plans are incomplete shall be charged at the time and material labor rate and the minimum charge shall be one-half hour.

5. **FEE REDUCTION FOR ENERGY EFFICIENT BUILDINGS:** For building permit applicants who voluntarily participate in the Innovative Building Review Committee Program, as established by Board of Supervisors Policy F-50, and exceed California Energy Commission Standards by 15% or more for residential and 25% or more for commercial and industrial developments, the plancheck and permit fees shall be reduced by 7.5%.

6. EXPEDITED PLAN REVIEW: When requested by the applicant and approved by the Building Official staff may use overtime to expedite a plan review. An additional fee shall be charged for this service. The fee amount shall be determined using the time and material labor rate multiplied by the amount of time staff spends on expedited plan review.
7. INSPECTIONS OUTSIDE OF NORMAL BUSINESS HOURS: When the Building Official approves inspections outside of normal business hours the fee shall be charged hourly at the rate of one and one-half times the standard time and material labor rate described in Schedule F, item 1. The minimum time charged shall be two hours.
8. REFUNDS: An applicant who has paid the applicable plan review or permit fees may withdraw the application by submitting a written request to the Director of Planning and Land Use. The Department shall discontinue work on such application within one working day from the receipt of said request, except that the Department may continue to process an application involving the violation of a County ordinance.

The Director of Planning and Land Use shall not authorize the refund of any fee and/or deposit(s) paid except upon written application filed by the original applicant, received not later than one year after the date of fee payment.

Where a refund is requested of a flat fee, the refund amount shall be based upon work completed based on standard project tasks and milestones by permit types.

Flat fee refunds of \$5,000 or more must receive Board of Supervisor approval prior to payment.

Final permits and/or documents shall not be issued until all required fees/deposits are paid in full.

The Administrative Authority may authorize the full refund of any fee paid hereunder which is erroneously collected by the County.

Refund of fees described in Schedules E, F and G shall be made in accordance with San Diego County Code Sections 51.0107(107.6), 52.503, 53.117 or 58.117.

9. VIOLATIONS: When a violation of any County code includes or results from the failure to obtain a required permit a violation fee may be assessed as prescribed in San Diego County Code Sections 51.0107(107.5), 52.801 through 52.806, 53.124 through 53.125, 55.117, and 58.119 through 58.120.

In all cases the additional violation fee or deposit amount shall be treated as a non-refundable flat fee, even if the initial amount is a deposit.

10. CHARGES FOR TECHNICAL REPORTS: Information, circulars, reports of technical work, and other reports prepared by the Department of Planning and Land Use when supplied to other government agencies, individuals or groups requesting copies of same may be charged for by the Department in a sum not to exceed the cost of publication and distribution of such documents.
11. HOMEOWNER AND BUSINESS OWNERS RELIEF - WAIVER OF PLAN REVIEW AND PERMIT FEES: Notwithstanding the fees otherwise specified in Schedules E and G, and San Diego County Code, Sections 51.0107(107.2), and 53.109, the plan check review fee and the permit fee shall not be charged for the following improvements:

Cargo containers of 320 square feet or less, when used for storage.

Exterior siding or plastering.

Non-masonry fencing and free-standing walls.

Re-roofs.

Skylights that are ICBO approved.

Window replacements with the same net openable area.

Door replacements that are not required to be fire-rated.

Replacement or repair of interior drywall when on a wall or ceiling which is not required to be fire rated.

Electric heat pump and air conditioner replacements provided there is no alteration to the electrical system which supplies power to the heat pump or air conditioning unit.

Residential Photovoltaic Electrical Systems.

Replacement hot water heater installation when there is no modification or alteration of the electrical or gas system which supplies the water heater.

Emergency repair of gas lines.

Lawn sprinkler systems.

Septic to sewer connections.

12. HOMEOWNER RELIEF WAIVER OF PLAN REVIEW FEES: Notwithstanding the fees otherwise specified in Schedules E and G, no fee shall be charged for the plan check review of the following improvements if the improvement is accessory to a single-family dwelling, a duplex, or a mobilehome built pursuant to county standard plans:

Carports over 300 square feet.

Patio covers over 300 square feet.

Fireplaces.

Retaining walls built to County standards.

13. HOMEOWNER RELIEF EXEMPTION FOR SEISMIC RETROFITS: Notwithstanding the fees otherwise specified in Schedules E and G, and San Diego County Code Sections 51.0107(107.3), and 51.0107(107.23), the application fee and the plan check review fee shall not be charged for a seismic retrofit to a single-family dwelling, a duplex or a mobilehome built pursuant to County standard plans.

14. MISCELLANEOUS-HOURLY RATES: The fee for items not listed in the above fee schedules or those designated "Time and Materials" shall be determined by the actual costs incurred by the Department of Planning and Land Use. The cost will be determined by using the labor rates specified in Schedule F, Item 1, Time and Material Labor Rates.
15. SURFACE MINING INSPECTION DEPOSIT: The deposit for conducting annual inspections of surface mining operations to review compliance with the Major Use Permit, Reclamation Plan and Interim Management Plan shall be \$2,000. The deposit shall be due within 60 days after the adoption of this ordinance and on July 1 of each year thereafter. The \$2,000 amount shall apply to all existing surface mining operations for the first year and for the first year of each new surface mining operation. Thereafter, the Director shall determine the appropriate amount of the deposit for each surface mining operation. Approval and inspections of an Interim Management Plan shall be an expense of the inspection deposit.
16. SIGNS - REFUNDABLE DEPOSIT: The refundable deposit required prior to the approval of any administrative sign permit or minor use permit, as prescribed in the County Zoning Ordinance Section 6207 b. 1. xiv., shall be \$1,000.
17. MISSED APPOINTMENT FEE. The Building Official may charge this fee when an applicant does not show up for a scheduled plan submittal appointment or cancels the appointment less than 24 hours in advance.

Section 6. Section G of Section 362 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

SCHEDULE G – BUILDING PERMIT FEES BASED ON VALUATION

(1) BUILDING PERMIT FEES

FOR ISSUING EACH PERMIT \$15.00

TOTAL VALUATION	PERMIT FEE
\$1.00 to \$500.00	\$15.00

TOTAL VALUATION	PERMIT FEE
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

(2) OTHER FEES UNDER SCHEDULE G:

PLAN REVIEW FEES. When a plan or other data is required or requested pursuant to the code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65% of the building permit fee.

DISABLED ACCESSIBILITY REVIEW FEES. The fee for conducting a review of plans for compliance with the disabled accessibility standards found at Title 24 of the California Code of Regulations, to be assessed at the time of application for plan review, shall be an additional 10% of the plan review fee specified in Schedule G. The fee for conducting an inspection for compliance with said disabled accessibility standards, to be assessed at the time of issuance of a building permit, shall be an additional 10% of the building permit fee which is assessed under Schedule G.

Section 7. Effective Date. This Ordinance shall take effect and be in force sixty (60) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2003.