

ORDINANCE NO. 9744 (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 05-06	FY 06-07
ADMINISTRATIVE PERMIT			
Application	7056 Zoning Ordinance (ZO)	\$1,620 V Intake Deposit + Estimated Deposit	\$1,700 V Intake Deposit + Estimated Deposit
Modification	7072 ZO	\$1,620 V Intake Deposit + Estimated Deposit	\$1,700 V Intake Deposit + Estimated Deposit
Time Extension	7064 ZO	\$490	\$520
On-Premise Sign	6268 ZO	\$670 V Intake Deposit + Estimated Deposit	\$700 V Intake Deposit + Estimated Deposit
Off-Premise Sign - All Signs- Sec. 6204	6207, 7602 ZO	\$630 V Intake Deposit + Estimated Deposit	\$660 V Intake Deposit + Estimated Deposit
Modification		\$230 V	\$250 V

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	FEE/DEPOSIT
		FY 05-06	FY 06-07
AGRICULTURAL PRESERVES	395 County Administrative Code (CAC)		
Contracts		\$560 Intake Deposit + Estimated Deposit	\$590 Intake Deposit + Estimated Deposit
Establishment, Disestablishment		\$1,450 Intake Deposit + Estimated Deposit	\$1,520 Intake Deposit + Estimated Deposit
Notice of Non-Renewal		No Charge	
ALCOHOLIC BEVERAGE LICENSE DETERMINATION	Board Policy I-121		
Application		\$780	\$810
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	\$500
To Planning Commission		\$750	\$750
APPEAL OF AN ADMINISTRATIVE DECISION	7201 d. ZO		
Application		\$1,410 Intake Deposit + Estimated Deposit	\$1,480 Intake Deposit + Estimated Deposit
BOUNDARY ADJUSTMENT PLATS	81.209 CC		
Application		\$600 V (2 to 4 Lots - 2 Lot Minimum)	\$630 V (2 to 4 Lots - 2 Lot Minimum)
CLEARING	87.301 (f) CC	\$910	\$950
CERTIFICATES OF COMPLIANCE	81.1105 CC		
Application Legal Lot		\$450 V (1 Lot and Mergers)	\$470 V (1 Lot and Mergers)
Application Legal Lot		\$450 V (2 to 4 Lots)	\$470 V (2 to 4 Lots)

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	
		FY 05-06	FY 06-07
Each Additional Increment of 1 Lot or Part Thereof		\$111 Per Lot	\$116 Per Lot
Certificate of Compliance With Boundary Adjustment		\$860 V (2 to 4 Lots - 2 Lot Minimum)	\$900 V (2 to 4 Lots - 2 Lot Minimum)
CERTIFICATE OF COMPLIANCE VIOLATION	81.1105 CC	\$3,850 + \$600 Non-Refundable Violation Fee	\$4,040 + \$600 Non-Refundable Violation Fee
COPIES OF DOCUMENTS	395 CAC		
All Paper Sizes		\$0.25 Per Copy	\$0.25 Per Copy
Zoning/Planning Overlays		\$2.10 Per Page	\$2.20 Per Page
Microfilm Copies (Per Page Up to 18" x 24")		\$2.70 Per Page	\$2.80 Per Page
Audio Tapes - Copies - Transcription Cert.		\$10.75 Per Tape + Time and Materials (See Schedule B)	\$10.75 Per Tape + Time and Materials (See Schedule B)
Computer Disks - Copies		Time and Materials (See Schedule B)	Time and Materials (See Schedule B)
DOCUMENT/FILE/MISC. RESEARCH	395 CAC	Time and Material Rate (See Schedule B)	Time and Materials (See Schedule B)
EASEMENT VACATIONS			
Open Space and Public Service Easements	Board Policy I-100 and 462 CAC	\$1,760 Intake Deposit + Estimated Deposit	\$1,850 Intake Deposit + Estimated Deposit
ENVIRONMENTAL ACTIONS CEQA PROCESSING:			
CEQA Exemption Review		\$530	\$560
AEIS (Application for Environmental Initial Study) - LARGE		\$4,550 Intake Deposit + Estimated Deposit	\$4,770 Intake Deposit + Estimated Deposit
AEIS - AVERAGE		\$2,940 Intake Deposit + Estimated Deposit	\$3,080 Intake Deposit + Estimated Deposit
AEIS – Previous CEQA Action		\$1,200 Intake Deposit + Estimated Deposit	\$1,260 Intake Deposit + Estimated Deposit

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	FEE/DEPOSIT
		FY 05-06	FY 06-07
Second Dwelling Unit - Groundwater Ordinance Compliance Review	Grading Ordinance Section 67.750(c)	\$230	\$230
Mills Act Application	88.11 CAC	\$390	\$410
Noise Variance Permit	36.426 Noise Ord.	\$840	\$880
ENVIRONMENTAL CONSULTANT CERTIFICATION APPLICATION	San Diego County CEQA Guidelines Qualifications Procedures, Attachment B		
Per Applicant		\$360	\$380
GENERAL PLAN AMENDMENT			
Application	395.1 CAC	\$3,580 Intake Deposit + Estimated Deposit	\$3,750 Intake Deposit + Estimated Deposit
HABITAT LOSS PERMIT + Appropriate Environmental		\$1,480 Intake Deposit + Estimated Deposit	\$1,550 Intake Deposit + Estimated Deposit
LANDSCAPE AND IRRIGATION PLANS	7602 ZO and 6712 ZO		
Large		\$1,180	\$1,220
Large – Modification		\$590	\$610
Small		\$900	\$930
Small – Modification		\$450	\$465
Revegetation Plan		\$2,140 Intake Deposit + Estimated Deposit	\$2,210 Intake Deposit + Estimated Deposit
Resource Management Plan		\$2,040 Intake Deposit + Estimated Deposit	\$2,140 Intake Deposit + Estimated Deposit
LARGE-SCALE PROJECTS (SPECIFIC PLANS)	GC 65450		
Application		\$7,800 Intake Deposit + Estimated Deposit	\$8,170 Intake Deposit + Estimated Deposit

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	FEE/DEPOSIT
		FY 05-06	FY 06-07
Modification		\$7,800 Intake Deposit + Estimated Deposit	\$8,170 Intake Deposit + Estimated Deposit
<b>MAJOR SUBDIVISIONS</b>			
Tentative Map	81.201 CC	\$2,180 Intake Deposit + Estimated Deposit	\$2,290 Intake Deposit + Estimated Deposit
Certificate in Lieu of Tentative Map	81.616 CC	\$1,550 Intake Deposit + Estimated Deposit	\$1,630 Intake Deposit + Estimated Deposit
Expired Tentative Map	81.203 CC	\$1,550 Intake Deposit + Estimated Deposit	\$1,630 Intake Deposit + Estimated Deposit
Revised Tentative Map	81.203 CC	\$1,550 Intake Deposit + Estimated Deposit	\$1,630 Intake Deposit + Estimated Deposit
Time Extension	81.308.5 CC	\$1,550 Intake Deposit + Estimated Deposit	\$1,630 Intake Deposit + Estimated Deposit
Resolution Amendment	81.203.5 CC	\$1,550 Intake Deposit + Estimated Deposit	\$1,630 Intake Deposit + Estimated Deposit
Final Map Amendment Review	(d) CC	\$350	\$370
<b>MAJOR USE PERMITS</b>			
Application	7354 ZO	\$2,600 V Intake Deposit + Estimated Deposit	\$2,720 V Intake Deposit + Estimated Deposit
Modification	7378 ZO	\$2,600 V Intake Deposit + Estimated Deposit	\$2,720 V Intake Deposit + Estimated Deposit
Time Extension	7376 ZO	\$2,160 Intake Deposit + Estimated Deposit	\$2,270 Intake Deposit + Estimated Deposit
Minor Deviation	7609 ZO	\$630 V	\$660 V
<b>MINOR SUBDIVISIONS</b>			
Tentative Parcel Map	81.207(a) CC	\$1,900 Intake Deposit + Estimated Deposit	\$1,990 Intake Deposit + Estimated Deposit
Resolution Amendment		\$600	\$630
Expired Tentative Parcel Map	81.608.5 CC	\$700 Intake Deposit + Estimated Deposit	\$730 Intake Deposit + Estimated Deposit
Revised Tentative Parcel Map	81.608 CC	\$700 Intake Deposit + Estimated Deposit	\$730 Intake Deposit + Estimated Deposit

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	FEE/DEPOSIT
		FY 05-06	FY 06-07
Time Extension	81.617 CC	\$700 Intake Deposit + Estimated Deposit	\$730 Intake Deposit + Estimated Deposit
Parcel Map Amendment Review		\$350	\$370
<b>MINOR USE PERMITS</b>			
Application	7354 ZO	\$1,900 V Intake Deposit + Estimated Deposit	\$1,990 V Intake Deposit + Estimated Deposit
Modification	7378 ZO	\$1,900 V Intake Deposit + Estimated Deposit	\$1,990 V Intake Deposit + Estimated Deposit
Time Extension	7378 ZO	\$1,050	\$1,100
Minor Deviation	7609 ZO	\$490	\$520
<b>MISCELLANEOUS PERMITS</b>			
Administrative Fence Height Exception	6708(i) ZO	\$300	\$310
Administrative Deviation: Planned Development	7614 ZO	\$210	\$220
<b>PLANNED DEVELOPMENT</b>			
Waiver of Planned Development Regulations	5804 ZO	\$770 Intake Deposit + Estimated Deposit	\$810 Intake Deposit + Estimated Deposit
<b>PLANNER REVIEW OF BUILDING PERMITS</b>			
Plan Review Expediting	7602 ZO 51.0107 CC		
		Time and Material Rate (See Schedule B)	Time and Material Rate (See Schedule B)
PRE-APPLICATION CONFERENCE	7602 ZO and Board Policy B-29	Time and Material Rate (See Schedule B)	Time and Material Rate (See Schedule B)
<b>RECLAMATION PLAN</b>			
Application	87.706 CC	\$2,330 V Intake Deposit + Estimated Deposit	\$2,440 V Intake Deposit + Estimated Deposit
Modification		\$2,330 V Intake Deposit + Estimated Deposit	\$2,440 V Intake Deposit + Estimated Deposit
ZONE RECLASSIFICATION (REZONE) (TEXT OR MAP)	7505 ZO	\$2,410 Intake Deposit + Estimated Deposit	\$2,520 Intake Deposit + Estimated Deposit
ROAD MATTERS	462 CAC		

APPLICATION NAME	AUTHORITY	FEE/DEPOSIT	FEE/DEPOSIT
		FY 05-06	FY 06-07
Remandment Review		\$350	\$370
Road Vacations (General Plan Conformance Review)		\$280	\$300
SIGNS			
Temporary Real Estate Refundable Deposit (1-Time Only per Company)	6207 ZO	\$1,000	\$1,000
SITE PLANS			
Application	7158 and 7602 ZO	\$1,690 Intake Deposit + Estimated Deposit	\$1,770 Intake Deposit + Estimated Deposit
Modification	7169 ZO	\$1,690 Intake Deposit + Estimated Deposit	\$1,770 Intake Deposit + Estimated Deposit
Minor Deviation	7609 ZO	\$560	\$590
Time Extension	7168 ZO	\$490	\$520
SUBSTANTIAL CONFORMANCE REVIEW	66.474.1 California Map Act and 81.501 CC	Time and Material Rate (See Schedule B)	Time and Material Rate (See Schedule B)
THRESHOLD DECISION			
Mobilehome Park	Board Policy I-101	\$2,700 Intake Deposit + Estimated Deposit	\$2,830 Intake Deposit + Estimated Deposit
Mobilehome Park Conversion	Board Policy I-105	\$2,700 Intake Deposit + Estimated Deposit	\$2,830 Intake Deposit + Estimated Deposit
Mobilehome Park Change of Use/Closure (Planning Only)	Board Policy I-105	\$3,240 Intake Deposit + Estimated Deposit	\$3,400 Intake Deposit + Estimated Deposit
Plan Amendment Authorization (GPA)	Board Policy I-63	\$1,240 Intake Deposit + Estimated Deposit	\$1,300 Intake Deposit + Estimated Deposit
VARIANCES			
Application	7104 ZO	\$1,360 V	\$1,430 V
Administrative Variance	7106 and 7602 ZO	\$1,170 V	\$1,230 V
Modification	7126 ZO	\$1,330 V	\$1,390 V
Minor Deviation	7609 ZO	\$490 V	\$520 V
Time Extension	7124 ZO	\$490	\$520

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 05-06</u>	<u>FY 06-07</u>
Account Clerk Specialist	\$59.00	\$62.00
Administrative Analyst	\$93.00	\$93.00
Administrative Sec./Senior Clerk	\$66.00	\$67.00
Cashier	\$52.00	\$54.00
Chief, Land Use	\$146.00	\$151.00
Commission Secretary	\$78.00	\$78.00
County Counsel Attorney	\$195.00	\$195.00
County Counsel Paralegal	\$94.00	\$94.00
Deputy Director	\$190.00	\$190.00
Environmental Resource Manager	\$119.00	\$119.00
Geographic Information System Analyst	\$88.00	\$89.00
Groundwater Geologist	\$153.00	\$157.00
Intermediate Clerk Typist	\$50.00	\$51.00
Land Use Environmental Planner	\$139.00	\$146.00



Land Use Technician	\$82.00 <u>FY 05-06</u>	\$86.00 <u>FY 06-07</u>
Landscape Architect	\$146.00	\$151.00
LUEG Program Manager	\$127.00	\$128.00
Planning Board Secretary	\$78.00	\$78.00
Publications Technician	\$64.00	\$64.00
Planning Manager	\$177.00	\$181.00
Student Worker	\$26.00	\$26.00
Word Processor Operator/Senior Word Processor	\$65.00	\$66.00

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 05-06		FY 06-07	
	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
<b>Single Family Dwelling/Duplex</b>	\$1,023 + \$0.194/sf	\$864 + \$0.108/sf	\$1,023 + \$0.194/sf	\$1,044 + \$0.016/sf
<b>One &amp; Two Family Tract Model</b>	\$1,773 + \$0.060/sf	\$366 + \$0.172/sf	\$1,773 + \$0.060/sf	\$378 + \$0.172/sf
<b>One &amp; Two Family Tract Subsequent Phase</b>	\$511 minimum for each unique floor plan. See Schedule F, Item 2	\$378 + \$0.130/sf	\$504 minimum for each unique floor plan. See Schedule F, Item 2	\$298 + \$0.105/sf
<b>Guest House/Second Dwelling Unit</b>	\$838 + \$0.318/sf	\$617 + \$0.180/sf	\$826 + \$0.335/sf	\$637 + \$0.191/sf
<b>Cabana/Pool House</b>	\$838 + \$0.318/sf	\$617 + \$0.180/sf	\$826 + \$0.335/sf	\$637 + \$0.191/sf

Permit Type	FY 05-06		FY 06-07	
	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
<b>Barn, Ag Bldg. Acc to SFD for OTC Review</b>	\$253	\$563	\$248	\$582
<b>Barn, Ag Bldg. Acc to SFD</b> Requiring Plan Check Submittal	\$896 + \$0.050/sf	\$563	\$885 + \$0.052	\$582
<b>M-H Permit FDN</b> (Private Lot)	\$468	\$450 + \$0.159/sf	\$640	\$464 + \$0.163/sf
<b>Swimming Pool/Spa</b>	\$127	\$375	\$125	\$418
<b>Misc Permit.</b> Minor int. SFD remodel/ repair-no structural change, patio, carport, canopy, fence, re-roof, etc. Stairs, Radio Tower, Antenna	\$92	\$180	\$91	\$187
<b>Commercial Misc.</b> (Antenna, Canopy, Racks)	\$113	\$393	\$112	\$406
<b>Major SFD Remodel, No Add'l sf</b>	\$926	\$617	\$913	\$638
<b>Retaining Wall</b> (other than County Std)	\$104	\$292	\$102	\$379
<b>Addition to SFD/Duplex</b> (1 to 100 sf)	\$180	\$495	\$178	\$511
<b>Addition to SFD/Duplex simple enough for OTC review</b> (Larger than 100 sf)	\$242 + \$0.314/sf	\$576 + \$0.210/sf	\$239 + \$0.326/sf	\$595 + \$0.224/sf
<b>Addition to SFD/Duplex requiring plancheck submittal</b> (Larger than 100 sf)	\$912 + \$0.167/sf	\$576 + \$0.210/sf	\$899 + \$0.173/sf	\$595 + \$0.224/sf
<b>Res. Garage or Storage Bldg. Simple enough for OTC review</b>	\$123 + \$0.235/sf	\$521+ \$0.015/sf	\$122 + \$0.244/sf	\$538 + \$0.016/sf
<b>Res. Garage, Carport or Storage Bldg. Requiring plancheck submittal</b>	\$1,125 + \$0.069/sf	\$521 + \$0.015/sf	\$1,109 + \$0.071/sf	\$538 + \$0.016/sf
<b>Demolition Permit</b>	NA	\$94	NA	\$97
<b>Compliance Survey</b>	NA	\$170	NA	\$175
<b>Move-On House</b>	25% of the fee for a site built dwelling	75% of the fee for a site built dwelling, plus a compliance survey fee	25% of the fee for a site built dwelling	75% of the fee for a site built dwelling, plus a compliance survey fee
<b>Electrical Only</b>	NA	\$179	NA	\$186
<b>Plumbing Only</b>	NA	\$179	NA	\$186
<b>Mechanical Only</b>	NA	\$179	NA	\$186
<b>Electrical and Plumbing</b>	NA	\$228	NA	\$242
<b>Electrical and Mechanical</b>	NA	\$228	NA	\$242
<b>Plumbing and Mechanical Only</b>	NA	\$228	NA	\$242
<b>Electrical, Plumbing, and Mechanical</b>	NA	\$319	NA	\$329

Permit Type	FY 05-06		FY 06-07	
	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
Grading	\$337	\$294	\$333	\$305
Stormwater-Supplement as Fee for High Priority Projects	NA	\$408	NA	\$422
Temporary Construction Power	NA	\$87	NA	\$92
Temporary Occupancy Permits	NA	\$87	NA	\$92
Re-Inspection Fee	NA	\$87	NA	\$92
Permit Research Verification Fee	NA	\$17	NA	\$18
Appeal to Building Construction or Fire Appeals Board	\$581	NA	\$600	NA
Transfer of Plan Review or Permit to different Parcel	\$291	NA	\$300	NA
Missed Appointment Fee	\$134	NA	\$136	NA
Pre-Application Conference	Time & Materials	NA	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 05-06</u>	<u>FY 06-07</u>
Deputy Director	\$162.00	\$162.00
Civil/Structural Engineer (Assoc./Senior)	\$115.00	\$117.00
Analyst	\$83.00	\$88.00
Building Inspector (I/II/Supv.)`	\$82.00	\$84.00
Cashier	\$49.00	\$50.00
Chief, Electrical/Mechanical Engineer	\$95.00	\$95.00
Chief, Land Use	\$134.00	\$134.00
Fire Code Specialist	\$94.00	\$94.00
Fire Services Coordinator	\$103.00	\$103.00
Intermediate Clerk	\$44.00	\$45.00
Land Use Tech (II/III)	\$68.00	\$71.00
Administrative Secretary/Senior Clerk	\$57.00	\$57.00
Permit Processing Coordinator	\$94.00	\$96.00
Plans Examiner	\$94.00	\$94.00
Account Clerk Specialist	\$55.00	\$56.00
Student Worker	\$23.00	\$23.00
Accounting Technician	\$57.00	\$60.00
Land Use Environmental Planner	\$87.00	\$90.00

Code Enforcement:	<u>FY 05-06</u>	<u>FY 06-07</u>
Deputy Director	\$162.00	\$162.00
Chief, Land Use	\$134.00	\$134.00
Code Enforcement Coordinator	\$98.00	\$100.00
Code Enforcement Officer	\$76.00	\$77.00
Engineering Technician	\$86.00	\$87.00
Intermediate Clerk	\$44.00	\$45.00
Student Worker	\$23.00	\$23.00

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 BUILDINGS USING SUSTAINABLE BUILDING PRACTICES:** For building permit applicants who voluntarily participate in the County of San Diego Green Building Program, as established by Board of Supervisors Policy F-50, the plancheck and permit fees shall be reduced by 7.5%. To qualify for this fee reduction, the project shall use one of the following sustainable building practices:
  - a) **Energy Conservation.** The project shall exceed California Energy Commission Standards by 15% or more for residential and 25% or more for commercial and industrial developments.
  - b) **Natural Resource Conservation.** The project shall incorporate straw bale construction for all exterior walls or use recycled content in the building system. To be eligible for the fee reduction by using recycled content,

the applicant must demonstrate to the satisfaction of the Building Official that 20% or more of the primary materials being used in the building system contain 20% or more post-consumer recycled content. Any reused materials will be found to satisfy the 20% post-consumer recycled content requirement. A fee reduction may also be approved when the applicant demonstrates to the satisfaction of the Building Official that at least one primary building material (e.g. roofing material) is 50% or more post-consumer recycled content.

c) Water Conservation. The project shall include the installation of a graywater system. A permit is required from the Department of Environmental Health for the graywater system in addition to the building permit issued by Department of Planning and Land Use.

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.
18. FEE WAIVER FOR STRUCTURES DAMAGED OR DESTROYED BY NATURAL DISASTER. Notwithstanding the fees otherwise specified in Schedules E and G of this section, the plan check review fee and the permit fee may be waived for an applicant who is rebuilding legally built structures which have been damaged or destroyed by a wildfire or other natural disaster and which are located within the boundaries of a geographic area which has been declared by resolution of the Board of Supervisors to be eligible for this fee waiver. The fee waiver shall not apply to any portion of a new structure which exceeds the square footage of the structure which is being replaced.

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

<b>TOTAL VALUATION</b>	<b>PERMIT FEE</b>
\$1.00 to \$500.00	\$15.00
\$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. Section 362.1 of Article XX of the San Diego County Administrative Code is hereby amended to read as follows:

**SECTION 362.1 DEPARTMENT OF PLANNING AND LAND USE BUILDING RESERVE DESIGNATION.**

- A. **PURPOSE.** The County of San Diego may charge fees to cover the costs of building; provided such fees do not exceed the estimated reasonable cost of the services for which the fees are charged. The Building Reserve Designation ("Reserve Designation") was established by the resolution of the Board of Supervisors on June 27, 1995. The purpose of the Reserve Designation is to stabilize the revenue base of the Building Program within the Department of Planning and Land Use.
- B. **ESTABLISHMENT OF THE RESERVE DESIGNATION.** There is hereby established the Department of Planning and Land Use Building Reserve Designation into which shall be deposited all fees in excess of the actual cost required to provide services by the Department of Planning and Land Use in the Building Program. Moneys shall be deposited in and appropriated from the Reserve Designation in accordance with the provisions of this section.
- C. **DEPOSITS INTO THE RESERVE DESIGNATION.** After the close of each fiscal year, the Auditor and Controller shall determine the amount of fees collected and the actual full costs of providing services in the Building Program during the fiscal year. In the event the amount of fees collected exceeds the actual full costs, the Auditor and Controller shall transfer such excess amount to the Reserve Designation.
- D. **UTILIZATION.** The Reserve Designation shall be used only to offset costs in the Department of Planning and Land Use's Building Program. Funds in the Reserve Designation shall be appropriated only when it is estimated reasonably that actual full costs will exceed fees to be charged for services in the Building Program. The Chief Administrative Officer shall report to the Board of Supervisors on the need to appropriate any funds from the Reserve Designation prior to any appropriation by the Board of Supervisors. Building fees will be reviewed annually to ensure compliance with Board Policy B-29, "Fees, Grants, Revenue Contracts, Department Responsibility for Cost Recovery."

E. PUBLIC MEETINGS. All issues related to the Reserve Designation shall be considered by the Board of Supervisors in a regularly scheduled meeting. Notice of the time and place of the meeting shall be mailed at least fourteen (14) days prior to the meeting to any party who files a written request with the Clerk of the Board of Supervisors for such mailed notice.

Section 8. The Ordinance shall take effect and be in force 60 days after the date of its passage, and before the expiration of 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.

PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF DECEMBER, 2005