

Santa Barbara County Land Development Fee Proposal

April 1, 2008

Principles

- Conform with Board Approved Fee Policy
- Protect General Tax Payers from Subsidizing Development
- Ensure Annual Expenditure and Revenue Review

Fee Policy 1/94

Where allowed or mandated, the County will charge a fee for services provided at a level consistent with the procedures of this policy. Departments are responsible for insuring that all legally allowed fees and charges are presented to the Board for adoption and for reviewing/adjusting as appropriate. Fees should be reviewed at least annually by departments to determine that fee levels are consistent with current cost basis and/or established current criteria.

Protect General Tax Payers from Subsidizing Development

- Incremental Cost Increases Funded through Automatic Adjustment to Fees based on CPI
- Extraordinary Cost Increases (e.g. retirement rate) Requires Recalculation of Hourly Rate

Ensure Annual Review of Expenditures and Revenues

- CPI adjustments linked to the All Urban Consumers, Los Angeles-Anaheim-Riverside Index
- Fee resolutions require Department Directors to annually review costs to ensure that fees charged fairly reflect the cost of the services provided

Planning and Development

Recommends fee adjustments to:

- Fund increased retirement costs
- Fund Long Range Planning work related to development

Planning and Development Fee Analysis

- Reviewed costs and expenditures of permit process
- Completed annual fee analysis each year since 2000
- Received Auditor-Controller's approval of rate calculation
- Compared rates with other jurisdictions in accordance with Board Fee Policy
- Evaluated permit process and procedures for efficiency and effectiveness

Comparison of Current Planning Hourly Rates

Jurisdiction	Hourly Rate	Comments
County of Ventura	\$ 158.5	Entire department, hrly rate \$158, including \$12.75/hr long range planning
City of Ventura	\$ 151	Includes Admin, Advance and Current Planning. Revenue is not broken down. If all revenue is attributed to current planning the general fund subsidy is 30%
City of Santa Barbara	\$ 150	
County of San Luis Obispo	\$ 131	
County of Santa Barbara	\$ 129	Includes \$2.50 technology fee
City of Lompoc	\$ 103-196	Revenues and costs not tracked to this level
City of San Luis Obispo	\$ 103	Revenues and costs not tracked to this level
City of Goleta	\$ 95	
City of Carpinteria	\$ 73	Revenues not tracked by function
City of Santa Maria	\$	Fixed Permit Fees Only

Note: Subsidy often reflected in low fixed cost permits

Rate Change

Comparison of Current with Proposed

	Current	Proposed	% Change
Hourly Rate	\$126.5	138.48	9.5%
Technology Fee	\$2.50	\$2.50	0%
General Plan Fee		2.62	n/a
Total	\$129.00	\$ 144.00	11.6%

* CPI Adjustment = 4.2%

Salary Costs Funded by Current Hourly Rate

- Direct Wages
- Medical Insurance
- Retirement Benefits
- Medicare
- Social Security
- Life and Disability Insurance

Retirement Cost Increase

- Rate increase will generate approximately \$200,506 to offset retirement costs in FY 08/09

Breakdown of Proposed Hourly Rate

Average hourly cost for planners (includes benefits)		\$58.08
Planner cost for time which is not directly billed		11.04
Supervision		13.93
Management		4.85
Support Staff		17.81
Total P&D Salary Cost		105.70
Cost Rate Proposal 0.31 (overhead)		32.77
Hourly Rate		\$138.47
Technology Fee		2.50
General Plan Fee		2.62
Hourly Rate*		144.00
*Rounded to next full dollar		

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Conclusion

General Plan Surcharge

Long Range Planning staff support to current planning activities is currently not recovered through fees. The surcharge will fund the following:

- General Plan Consistency Review
- AB1600 (Mitigation Fees) review
- SB 18 Compliance
- Participation in new case review committee