

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 9/27/2005  
**Department Name:** Planning and Development  
**Department No.:** 053  
**Agenda Date:** 10/11/2005  
**Placement:** Administrative  
**Estimate Time:** 10 minutes on 10/18  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Ronald Cortez  
Deputy County Executive Officer

Dianne Meester, Assistant Director  
Planning and Development

**STAFF CONTACT:** Steve Mason, Deputy Director, (568-2070)  
Planning and Development

**SUBJECT:** Land Use Fee Adjustments

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## **Recommendation(s):**

That the Board of Supervisors:

Set a hearing for October 18, 2005 to consider the attached land development fee resolution with revisions to land use permit fees for Planning and Development.

## **Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with actions required by law or by routine business necessity.

## **Executive Summary and Discussion:**

To better serve permit applicants, Planning and Development proposes several actions:

1. Modify several planning fee categories from variable fees to fixed fees;
2. Stop billing projects for meetings or phone calls with individual Board members; and
3. Provide for expedited permit processing using consultants;

Each of these is described further below:

1. Fixed fees are often preferred by permit applicants because they provide more of a guarantee of project cost, insulating permit applicants from any costs related to staff turnover. Fixed fees are based on the

average cost to process a group of permits within a range. Some are completed in less than the average time and some take more than the average time. Permits with unusual characteristics requiring extraordinary work may be converted to a variable fee.

P&D reviewed a number of permit categories to determine where fixed fees may be appropriate and has the concurrence of the Auditor-Controller for the following changes.

Fee Description	Current Fee	Proposed Fee
Conditional Certificate of Compliance	\$1,500 Deposit & Hourly Reimbursement	\$3,175 Fixed Fee
Conditional Certificate of Compliance, Not Buildable	\$1,500 Deposit & Hourly Reimbursement	\$3,175 Fixed Fee; No fees for other County Departments
Detached Residential 2 <sup>nd</sup> Dwelling Unit	\$1,500 Deposit & Hourly Reimbursement	\$2,355 Fixed Fee
Time Extension- Zoning Administrator	\$1,500 Deposit & Hourly Reimbursement	\$2,025 Fixed Fee
Zoning Modification	\$1,500 Deposit & Hourly Reimbursement	\$3,405 Fixed Fee

**Permit Definitions**

Conditional Certificate of Compliance. A method to legalize an illegally created lot pursuant to Section 66499.35 of the state Subdivision Map Act. This permit requires analysis under CEQA as development may result if the lot is legalized.

Detached Residential 2<sup>nd</sup> Dwelling Unit. A permit that allows for construction of a secondary residential unit separate from the primary structure.

Time Extension- Zoning Administrator. Extends the deadline for one or more phases of a development permit. Requires review of current planning and CEQA regulations to determine if findings for approval can still be made.

Zoning Modification. Allows for minor modifications to zoning ordinance standards, including height, parking, and set backs, providing better planning outcomes. This permit also requires Board of Architectural review.

2. Planning and Development’s practice has been to bill projects for any work that was generated from the project, including meetings with individual Board members. Staff has been directed that these meetings and calls should not be billed to projects. This will reduce the amount billed hours for some permit applicants.
3. To decrease permit processing time for applicants, we propose to offer applicants of large and complex projects the option of having their permit application processed by a consultant that will be overseen by Planning and Development. In order for this to be fiscally possible, the applicant will be required to pay

the consultant's charges as well as the indirect component of the hourly rate, about \$50/hour. Indirect rates are reviewed and approved annually by the Auditor-Controller, and often include liability insurance, electricity, building maintenance, charges from other county departments such as Human Resources, supervision, administrative costs, etc. These indirect costs are not avoided by contracting the permit processing work.

These requested changes do not increase the current hourly rate. The estimated fiscal impact of these fixed fee permit changes is modest and is not expected to significantly impact revenues. If these changes are approved by your Board, they become effective on December 18, 2005.

Planning and Development will comprehensively review planning fees prior to the 2006-07 fiscal year budget. This fee review is consistent with the Board of Supervisors' approved fee policy dated 1/94 requiring fees be updated annually. These annual revisions incorporate the type of changes presented earlier in this report, as well as adjustments to the hourly rate to cover countywide salary increases, utility costs, liability insurance, etc.

Prior to fiscal year 2006-07 budget adoption, we will seek your Board's direction on fee and rate policy for planning permits, including:

- What level of general fund contribution should be provided for planning permits?
- Should there be more fixed fee permits?
- Are revenue and billing targets appropriate for planning staff?
- What range of activities should be billed to applicants?
- Should interest be paid on permit deposits (resolution 88-14049 provides interest on deposits of \$50,000 or more)?

In addition, before 2006-07 budget adoption, Planning and Development will also thoroughly review the permit process and suggest opportunities for down-shifting permits to a lower decision-maker to save applicants time and cost.

#### **Mandates and Service Levels:**

No change.

#### **Fiscal and Facilities Impacts:**

Fiscal impacts from these changes are expected to be minimal. Permit revenues are budgeted in the following programs, Planning Support Services, of the Administration Division, Permitting and Compliance of Development Review North and South Divisions and in Property and Permit Information of the Building and Safety Division. These programs can be found on pages D-290, D-294, D-296, and D-300 of the adopted 2005-06 fiscal year budget.

**Special Instructions:**

The Clerk of the Board ensures that noticing of the hearing for the proposed fee adjustment is completed in two general circulation publications 5 and 10 days prior to the hearing, in accordance with Government Code §66016.

**Concurrence:**

County Executive Office

County Counsel

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RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING ) RESOLUTION NO.  
THE LAND DEVELOPMENT FEES FOR )  
PLANNING AND DEVELOPMENT )  
\_\_\_\_\_ )

IT IS HEREBY RESOLVED THAT:

1. The Land Development Fee Schedule shall be set forth in Exhibit A, which is attached and incorporated by reference. This change to the Land Development Fees shall become effective sixty (60) days after adoption of this resolution.
2. All other fees of Planning and Development, not referenced in Exhibit A, shall remain in full force and effect.
3. Upon a showing of good cause, the Board of Supervisors may, by minute order or resolution, adjust or waive the fees set forth in Exhibit A.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 18<sup>th</sup> day of October, 2005, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Supervisors

ATTEST:

MICHAEL F. BROWN  
CLERK OF THE BOARD

By

Deputy

APPROVED AS TO FORM:  
SHANE STARK  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM  
ROBERT GEIS  
AUDITOR-CONTROLLER

By

## PLANNING AND DEVELOPMENT

### *Land Development Fee Schedule*

The County of Santa Barbara requires payment for all processing costs associated with the review of applications for permits for development and other uses of property as required by the County Zoning Ordinances. Planning and Development (P&D) reviews each application and determines what permits or other approvals are required and how the California Environmental Quality Act and other state and local regulations apply. P&D uses the criteria outlined below to determine whether a FIXED FEE or a DEPOSIT shall be required. The Director or designee shall determine the appropriate fee based on similarity of processing requirements with other cases if a project does not fall within any of the permit categories listed in the land development fee categories listed in Exhibit A, pages 8 - 12. Upon submittal of an application the applicant will be required to submit a signed Agreement for Payment of Processing Fees and applicable fixed fees or an initial deposit.

#### **I. FIXED FEE**

P&D collects a non-refundable FIXED FEE when a project requires only a ministerial or minor discretionary permit or other approval with a consistently predictable level of staff review for that application type. These fees are computed using the following formula: average number of hours multiplied by the Standard Salary Cost plus Non-Salary Costs. If a FIXED FEE is collected for the application, applicants will not be billed for any additional costs unless the case is converted to a DEPOSIT as described below.

CONVERSION OF FIXED FEES TO A DEPOSIT: P&D carefully assesses a case during the review of the application and may reconsider the appropriateness of submitted fixed fees if the case has unique characteristics or raises complex issues which would make the case much more expensive to process than the typical case upon which the FIXED FEE was established, or if the applicant submits substantial revisions later in the review process, or if unforeseen circumstances arise. Factors that may warrant conversion from a FIXED FEE to a DEPOSIT include: development on constrained lots, projects that are not CEQA exempt, a zoning violation onsite, coastal frontage, special site characteristics, or changes to the scope of the project by the applicant. For such cases, the P&D Director or designee may require the case be converted to full cost recovery. Any unused portion of the FIXED FEE will be credited to the project account. The applicant will be required to submit an initial deposit before case processing is resumed. Staff will inform applicants in writing when this situation arises.

#### COORDINATION WITH OTHER DEPARTMENT FEE COLLECTIONS

P&D is also charged with collecting fees, as authorized by separate Board of Supervisors resolutions, for other County departments involved in the review of land use developments. In the interest of improved public service it is the intent of the Board that P&D serve as the lead department in the review of development applications and collect all initial county land development processing fees based on a single integrated schedule. P&D is also authorized to determine which fees, including those identified in separate resolutions of the Board for other County departments, are inappropriate to be collected for specific development proposals. The information in this resolution refers to P&D fees only. Please see *County of Santa Barbara Land Development Fees* (available at P&D Zoning Counter) for information on other department fees.

## **II. DEPOSIT FOR COST REIMBURSEMENT**

A DEPOSIT is collected when a project requires higher level review, preparation of an environmental document or a public hearing for approval. For such cases, the level of staff effort required varies significantly based on complexity, specific site characteristics and the extent of public interest rather than on permit type. A DEPOSIT, equivalent to approximately 2 months costs for a typical project of the same type will be required and will be held on account to ensure cost reimbursement.

Applicants will receive a monthly invoice for all charges incurred in the previous four weeks and any unpaid balance due. Applicants will be required to pay the invoice within 25 days. Non-payment of an invoice will result in staff stopping work and possible denial of the project in the event that processing cannot be completed due to inability of P & D to adequately assess the case and prepare necessary documentation for decision-maker hearing.

During the first 30 days of review, staff will provide the applicant with a Project Cost Estimate Worksheet. The Project Cost Estimate Worksheet provides applicants with the estimated processing costs of the project based on current information. If changes to the project description or other factors are encountered that will change the scope or length of processing, staff will provide the applicant with an updated Project Cost Estimate Worksheet

If an Environmental Impact Report (EIR) is required, a separate payment for the EIR consultant costs is required prior to approval of the contract or notice to proceed.

After the final decision all unexpended funds will be refunded to the applicant.

## **III. STANDARD COSTS**

SALARY COST: P&D's standard salary cost (the hourly rate at which planner's time is billed) is approved by the Auditor-Controller's office annually. It is calculated using the average hourly cost including salary and benefits for planners and indirect salary costs attributable to the case processing function, e.g. supervision, clerical support, and planner case processing functions. The billing rate for trainees is 75% of standard salary cost.

CONTRACT CASE PROCESSING COSTS: If an applicant elects to utilize outside contractors to expedite permit processing, consultant costs plus indirect overhead will be charged on an hourly basis, as agreed upon in writing between the applicant and the County.

NON-SALARY COSTS: P&D has developed standard charges to recover non-salary costs associated with processing cases. The charges recover costs ranging from office supplies to public hearing costs. A charge will be made against the fee or deposit for each non-salary cost category which applies to that case. See the table on Exhibit A-3.

<b>NON-SALARY COSTS for DEPOSIT CASES</b>	
<b>HEARING RELATED CHARGES</b>	
Consent Agenda (Zoning Administrator or Planning Commission)	\$225
Planning Commission Hearing (not consent)	\$1000
Zoning Administrator Hearing (not consent) Montecito Planning Commission	\$300
Continuance (Applicant Requested)	\$150
Environmental Review Hearing	\$450
Montecito Board of Architectural Review Hearing and Noticing	\$250
Hearing Stenographer	Actual Cost
Special Planning Commission Hearing	Actual Cost
<b>OTHER NON-SALARY CHARGES</b>	
Any Case Not Falling Into Any Other Category Of Non-Salary Charges	\$55
Required Special Noticing (for CDPs and BAR in specified areas)	\$225
Environmental Review Noticing for Negative Declaration without Hearing	\$225
Director Decision Cases	\$225
Case Withdrawal prior to Completion	\$150
Display Advertisement in Newspaper	Actual Cost

#### **IV. MULTIPLE PERMIT APPLICATIONS**

P&D recognizes that the cost for review of cases requiring multiple permits may not equal the costs of the permits taken separately. The department's policy is to process these cases in a concurrent fashion which minimizes overall time and cost requirements. For multiple ministerial cases with fixed fees P & D will collect the highest ministerial fee and \$100 for each additional fixed fee permit type; for discretionary cases with fixed fees the entire fixed fee will be collected for each discretionary case type; and for any deposit case the highest deposit will be collected. Grading and design review fees will be collected in full.



## **V. APPEALS**

If the appellant for the permit subject to appeal is not the applicant, a non-refundable FIXED FEE is paid upon submittal of the appeal and no additional costs will be billed. If the appellant is the applicant for the permit subject to the appeal, then upon submittal of the appeal, the appellant must also submit a DEPOSIT of \$2,000, which consists of FIXED FEES for County Counsel and Clerk of the Board and a DEPOSIT amount for P&D. Upon completion of processing the appeal, any remaining balance will be refunded to the applicant. No costs will be charged beyond the initial DEPOSIT amount.

Appeals on projects located within the Coastal Zone of the County of Santa Barbara which qualify under the State of California Public Resources Code §30603 are exempt from the appeal fees stated above.

## **VI. ZONING VIOLATIONS**

All zoning violation cases (those cases where an actual violation is determined to exist) will be billed for actual staff time spent investigating and correcting the violation at the STANDARD SALARY COST and applicable NON-SALARY COSTS. The fee applies to cases where either the property owner elects to abate or discontinue the violation and therefore no permit is issued or cases where the property owner elects to obtain the permits required to legalize the violation. Where the applicant elects to obtain permits to legalize a violation, standard permit fees described in this fee schedule apply. A penalty fee, equal to all applicable permit fees, but not to exceed \$2,000 is also required.

## **VII. NON-PAYMENT OF FEES OR DEPOSITS**

P&D will not issue land development permits or building permits until all P&D case processing costs and/or zoning violation costs have been paid. The Building Official may defer the collection of zoning violation costs as a condition to issuance of the building permit if the official determines it is necessary to issue the building permit immediately to protect the health and safety of the public. Deferred zoning violation fees, plus charges for past due amounts, are still due to P&D.

If the owner or applicant owes an amount due on any other land use development case with the County, any past due amount must be paid by the applicant before P&D will accept a subsequent application from the applicant, unless waived by the Director of the department.

**VIII. MISCELLANEOUS COSTS**

Documents and other types of miscellaneous costs not detailed below will be sold at cost of reproduction plus 20% surcharge to cover handling costs, plus tax and shipping (if applicable).

<b>MISCELLANEOUS COSTS</b>	
<b>Photocopies</b>	<b>\$ .25/page</b>
<b>Assessor Parcel Maps w/ Zoning Information</b>	<b>\$ 1.50/page</b>
<b>Microfiche Copies</b>	<b>\$ 1.00/page</b>
<b>Electronic Parcel Information (disk/print-out)</b>	<b>\$50.00 flat fee + \$ .07/parcel</b>
<b>Hearing Tape Copies (Cassette or Video)</b>	<b>Cost of tape + \$10.00/hr. reproduction time</b>
<b>Returned Check for Insufficient Funds</b>	<b>\$40.00/each</b>
<b>Maps (Resource, Zoning Ordinance, Comprehensive and Coastal Plan)</b>	<b>\$ 1.50 taxable + \$5.00 map handling svcs charge add shipping if applicable</b>

## **IX. ENERGY OR INDUSTRIAL PROJECTS**

Energy and/or industrial projects are processed by the Energy Division and the Building & Safety Division of Planning and Development (P&D). Developers will be billed on a monthly basis for all direct and indirect costs related to permit processing, including appeals, permit compliance, and engineering plan review. Direct costs are actual labor and office expenses, and indirect costs, based on the developer's pro-rated share of each month's direct expenses, including reimbursement for County and department overhead costs, which are calculated annually. A signed Agreement for Payment of Processing Fees and Consultant Costs for Major Projects and an initial fee deposit must be submitted to the Energy Division prior to permit processing, compliance, activity, or engineering plan review.

After an application has been accepted as "complete", P&D will review average monthly costs for the first two months of case processing activity for the project and may request an additional deposit. It is P&D's intention to have on deposit a balance that would cover four months of project processing and compliance costs.

The direct and indirect costs associated with permit processing, on-going permit compliance and engineering plan review for staff in other County departments will also be billed through P&D on a monthly basis. Any permits required by other departments will be billed separately by those departments.

Energy Division initial deposits include an amount for Building & Safety staff costs associated with engineering plan review. An additional deposit may be required by Building & Safety to cover costs associated with consultant plan review.

Deposits and fees for processing applications for change of owner, operator, or guarantor under Chapter 25B of the County code fall into four categories, as shown in the following table. In the simplest cases (25B-9.3 and 9.4), a flat fee will be charged for application processing. In the case of mergers and changes of business organization (25B-9.2), existing deposits for case processing or compliance can normally be utilized, and no additional deposit is required (unless special circumstances preclude drawing against the existing deposits). For changes of owner, guarantor, or operator (25B-9.1, 9.5, 9.6, and 10.1), deposits are required. However, the requirement for such a deposit may be waived in these cases, if existing deposits are available and considered sufficient.

<b>ENERGY DIVISION DEPOSITS</b>	
<b>PRE-APPLICATION</b>	
Production and Processing	\$ 5,000
Transportation Facilities	\$ 5,000
Supply Base	\$ 5,000
Exploratory Drilling	\$ 2,500
Mine or Power Generation	\$ 5,000
Other Energy Projects	\$ 2,500
Other Industrial Projects	\$ 5,000
<b>CASE PROCESSING: ONGOING (General Plan Amendment, Rezone, Conditional Use Permit, Development Plan, Production Plan)</b>	
Total Value less than \$5,000,000	\$12,500
Total Value between \$5,000,000 and \$30,000,000	\$25,000
Total Value greater than \$30,000,000	\$50,000
Certificate of Financial Responsibility	\$ 5,000
Certificate of Financial Responsibility (certificate for reliance upon owner of facility and shipper of oil)	\$ 2,500
<b>PERMIT COMPLIANCE: ONGOING</b>	
Total Value less than \$5,000,000	\$12,500
Total Value between \$5,000,000 and \$30,000,000	\$25,000
Total Value greater than \$30,000,000	\$50,000
<b>PERMIT COMPLIANCE: MINOR</b>	
Review of Minor Projects	\$ 5,000
<b>CHANGE OWNER, OPERATOR, OR GUARANTOR</b>	
Existing partner becomes managing partner Change of non-managing partner of owner	\$250 (flat fee)
Merger or change of form of business organization of owner or operator	use existing deposit
Change of owner Change of guarantor	\$5,000
Change of operator Temporary operator	\$12,500

<b>MINISTERIAL PERMITS</b>	Fee/Deposit	FEE TYPE*	BLDG FEE
<b>Coastal Development Permits &amp; Community Plans Areas not associated with a discretionary project</b>			
<b>Agricultural Structures:</b>			
Agricultural Structure Addition	400	F	
Greenhouses < 300 sq ft	285	F	
Greenhouses 300 - 9,999 sq ft	745	F	25
Greenhouses 10,000 - 19,999 sq ft	1,210	F	25
New Agricultural Structures	805	F	25
<b>Residential Structures:</b>			
Accessory Structures	460	F	
Addition to Residential Structures	515	F	
Fences, Walls, Pools, Spas	285	F	
Guest houses/Pool houses/Artist studios	575	F	
New Residential	980	F	
<b>Commercial/Industrial Structures:</b>			
Minor Alterations	400	F	
New or addition to existing structure	980	F	
<b>Other Review:</b>			
Change of Use	400	F	75
Demolition	575	F	
Emergency Permit (Coastal Zone)	1,210	F	75
Energy/Public Works Facilities	515	F	
<b>Other Development:</b>			
Carnival and Other Temporary Uses	400	F	25
Est Value < \$100,000	515	F	75
Est Value \$100,000 - \$499,999	630	F	125
Est Value \$500,000+	1,555	F	125
Exempt from CDP , Revision , Time Extension	230	F	
Home Occupation	230	F	25
Trailers	515	F	
Tree/Brush Removal	630	F	
<b>Grading Plan Review &amp; Permit</b>			
Grading < 500 cubic yards	515	F	75
Grading 500 - 1,499 cubic yards	745	F	75
Grading 1,500-4,999 cubic yards	980	F	75
Grading > 5,000 yards	1,500	D	75

<b>MINISTERIAL PERMITS CONTINUED</b>	Fee/Deposit	FEE TYPE*	BLDG FEE
<b>Land Use Permits not associated with discretionary project</b>			
<b>New Structures:</b>			
Agricultural New Structure LUP	285	F	
Habitable Residential New Structure LUP	400	F	
Residential Development with Special Constraints	1,500	D	
<b>Additions &amp; Changes of Use:</b>			
Agricultural Structure Addition LUP	180	F	75
Commercial Addition/Change of Use LUP	400	F	75
Residential Development with Special Constraints	1,500	D	
<b>Other Development &amp; Review:</b>			
Fences, Walls, Pools, Spas, LUP	230	F	
Carnival and Other Temporary Uses	400	F	25
Home Occupation	230	F	25
Demolition, Revision, Exemption, Time Extension	230	F	
Emergency Permit	1,210	F	75
Other Development	400	F	
Energy/Public Works Facilities	400	F	
<b>Land Use Permits, Coastal Development Permits, Map, and Lot Line Adjustment Clearance (including projects within the Special Area Overlay) associated with discretionary project</b>			
LUP Following Zon Admin or Director Decision	630	F	
LUP Following Plann Comm or Board Decision	1,500	D	
Parcel Map/LLA Clearance - No Conditions	400	F	
Parcel Map/LLA Clearance - Conditions	1,500	D	75
Tract Map Clearance	3,000	D	75
<b>Design Review</b>			
Board of Architectural Review - Conceptual	170	F	
Board of Architectural Review	460	F	
Community Design Guidelines Review	230	F	
BAR Field Inspection			245
BAR Site Visit	1,265	F	

<b>DISCRETIONARY PERMITS</b>	Fee/Deposit	FEE TYPE*	BLDG FEE
<b>Agricultural Preserves:</b>			
Assumption Contracts	115	F	
Ag Preserve Cancellation	1,500	D	
Contract Modification, Replacement Contracts, Non-renewal	980	F	
New Ag Preserve Contract	1,210	F	
Rezone/Comp Plan change	1,115	F	
Farm Land Security Zone Contract	750	F	
<b>Appeals to Decision-Makers:</b>			
Non-Applicant Appeal to Board of Supervisors (Pay Clerk of BD)	292	F	
Non-Applicant Appeal to Planning Commission	292	F	
Applicant Appeal to Board of Supervisors (Pay Clerk of BD)	1,857	D	
Applicant Appeal to Planning Commission	1,857	D	
<b>Coastal Development Permit with Hearing</b>	1,500	D	
<b>Conditional Use Permits:</b>			
Conditional Use Permit Amendment - Director	1,500	D	
Conditional Use Permit - Major (New or Revised)	5,000	D	125
Conditional Use Permit - Minor or Detached Res. 2nd Unit	2,355	F	125
Conditional Use Permit Trailer Renewal	1,030	F	
Substantial Conformity Determination	1,500	D	
<b>Cond Certificate of Compliance</b>	3,175	F	75
<b>Development Plans:</b>			
Development Plan Amendment - Director Review	3,000	D	
Development Plan - Director Review (New or Revised)	3,000	D	175
Development Plan - PC (New or Revised)	8,000	D	175
Development Plan - ZA (New or Revised)	3,000	D	175
Substantial Conformity Determination	1,500	D	
<b>Determination of Similar Use (Planning Commission)</b>	1,500	D	
<b>General Plan Amendments</b>	8,000	D	
<b>General Plan Consistency (Sec 65402)</b>	1,500	D	
<b>Limited Exceptions Determination</b>	1,500	D	
<b>Maps</b>			
Lot Line Adjustment Planning Commission	3,000	D	125
Lot Line Adjustment Zoning Administrator	3,000	D	125
Lot Line Adjustment Modification Prerecordation	3,000	D	
Parcel Map Waiver	1,500	D	
Recorded Map Modification	3,000	D	75
Tentative Map Modification	3,000	D	175
Tentative Parcel Map PC	5,000	D	175
Tentative Parcel Map ZA	3,000	D	175
Tract Map	8,000	D	175

	Fee/Deposit	FEE TYPE*	BLDG FEE
<b>DISCRETIONARY PERMITS CONTINUED</b>			
Mining Reclamation Plans	5,000	D	835
Modifications of Conditions - including Production, Exploration, and Reclamation Plans and Unrecorded Maps	1,500	D	
Oil & Gas Production/Exploration Plans	5,000	D	175
Ordinance Amendments	5,000	D	
Rezone	8,000	D	
Consistency Rezone	1,500	D	
Site Visit	400	F	
Site Investigation (Bldg)			75
Specific Plan	8,000	D	
Substantial Conformity Determination	1,500	D	
Time Extensions PC	1,500	D	
Time Extensions ZA	2,025	F	
Variance	1,500	D	75
Zoning Modifications	3,405	F	

**MISCELLANEOUS**

**Consultations**

Consultation 1.5 hrs (+ hrly rate)	230	F + D	
Pre-Application	1,500	D	

**Landscape Plan Review**

Landscape Review Minor	285	F	
Other Landscape Review	630	F	
Performance Security & Administration	285	F	
Drainage Plan Review			75

**Other Ordinances & Regulations**

Alcoholic Beverage Control Affidavit	115	F	
Hardship Determinations - Non-conforming use/structure	1,380	F	
Permit Revocation	3,000	D	
Montecito GMO Exemption (Not Hardship)	170	F	
Montecito GMO Hardship Exemption	1,500	D	
Montecito GMO Points Allocation	745	F	
Overall Sign Plan	1,500	D	
Roadnaming - exist rename	875	F	
Roadnaming - new road	745	F	
Temporary Second Dwelling Agreement & Site Visit	515	F	
Special Problems Area Intake Review	170	F	



	Fee/Deposit	FEE TYPE*	BLDG FEE
Sign Certificate of Compliance	285	F	
Surface Mining Annual Inspection - Minor	285	F	175
Surface Mining Annual Inspection - Moderate	630	F	175
Surface Mining Annual Inspection - Extensive reclamation performed	1,500	D	175
<b>Permit Compliance</b>			
Non-Complex	500	D	
Medium	1,500	D	
Complex	3,000	D	

\*FeeType: F = Fixed Fee D = Deposit

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