ITEM NO. 14

STAFF REPORT

CITY OF OCEANSIDE

DATE: March 2, 2011

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADJUSTMENT OF DEVELOPMENT-RELATED FEES**

SYNOPSIS

Staff recommends that the City Council introduce an Ordinance amending Chapter 6, Article 1, of the Oceanside City Code to change the structure of the Building Fee Schedules; adopt resolutions to adjust development processing fees for Planning, Building, Engineering, and Fire Prevention based on a recovery rate not to exceed full cost-recovery for services rendered as outlined in attachments; adopt a resolution authorizing the City Engineer to update the Unit Cost Table; adopt surcharges for General Plan and Technology updates; and adopt a resolution for the annual update of fees for development services based on the budget of each division.

BACKGROUND

In spring 2008, the City contracted with Palo Alto-based Matrix Consulting Group (Matrix), for the preparation of efficiency and fee studies. The results of the Matrix Efficiency Study were presented to Council in June 2009. The emphasis of the fee study is to determine the cost of providing each construction- and development-related service for which permits are issued. Under State law, these fees can be established at a level that will recover up to, but not more than, the cost of providing a particular service.

In conducting the study, Matrix used a detailed, "bottom up" cost analysis approach, whereby the time spent on each application type (i.e., single-family residential building permit, Conditional Use Permit, Right-of-Way Use Permit, etc.) was estimated for each staff position that performs work on that particular application. According to Matrix, this approach is deemed to be reasonable and defensible, and has been utilized by numerous municipal agencies statewide for this purpose. During the analysis, only those costs directly associated with time spent on development applications were included, and non-development-related work (i.e., answering zoning and construction questions over the phone, research for public information requests, implementation of the City's Traffic Calming Program, etc.) was excluded as being a non-recoverable expense.

As recommended by Matrix and if approved by Council, Building Division fees for plan checks and inspections will be changed from a valuation-based method to an actual cost-of-service method. Matrix staff has advised that numerous other California municipalities are changing to this fee basis as studies are completed. Additionally, this methodology is expected to become an industry standard as it provides a direct nexus to the cost of service provision.

Matrix also recommends that the City approve and implement a mechanism for the annual update of construction and development fees. This will ensure fiscal sustainability in that fee-based revenue will be set to track with expenses. In doing this, some jurisdictions use the Consumer Price Index (CPI) as a fee adjustment factor, while others adjust fees as the budgets for the divisions change. As the Matrix study and subsequent staff analysis reveal the costs of providing each service, staff recommends that annual adjustments be based on changes (either increases or decreases) to each division's budget. Matrix further recommends that cost of service studies should be conducted about every five years.

Finally, Matrix recommends that the City establish surcharges on building permits to cover costs associated with General Plan updates and technology improvements that specifically serve our construction and development customers. Funds collected from these surcharges would be set aside for future use and would not be used to fund operational expenses. As proposed, these surcharges would raise building permit fees an additional twelve percent (12%).

ANALYSIS

SUMMARY OF IMPACTS:
Implementing the recommended fee adjustments and building fee calculation method will affect each division differently, but overall will provide for:

1. Revenues which should approach full cost-recovery for most development-related work.
2. A mechanism for annual fee updates as costs increase or decrease.
3. Funds set aside for General Plan and Technology updates.

The following summarizes recommendations for each division that contributes to the construction and development process. Greater detail is provided in Attachment 1.

Planning Division:
The Matrix study noted that the fees collected by the Planning Division were not at a fiscally sustainable level during the review period. However, since that time, staff has implemented a number of measures to improve operational efficiencies and identified areas of overlapping responsibilities in the development review process. As a result, staff recommends the increase, decrease or no change to various Planning fees.

In addition, due to the complex nature of large development applications and associated environmental documents (i.e., special environmental studies, Negative Declarations, EIRs, etc.), it is impossible to accurately quantify the number of staff hours that are required on these projects. Furthermore, and noting that most of the undeveloped land in the City has already been planned and/or built upon, staff recommends the establishment of Developer Deposit Accounts to ensure full cost-recovery. This type of project-based accounting would require staff to track project-related expenses during the discretionary review process, and applicants would be required to pay for all associated costs.

Building Division:
The Building Division has been using a typical valuation method where fees are based on a project's estimated construction cost. However, a new cost-based method is proposed that would provide a clear nexus between fees and costs. The result should be full cost-recovery for this division, including Interfund charges. Further, staff recommends that the City provide a subsidy for the permitting of water heaters, small solar and wind-to-energy generation systems. These subsidies will serve to better ensure the safe installation of water heaters, and incentivize the installation of small, renewable energy generation systems. If approved, these changes would result in the increase or decrease of various fee types.

Engineering Division:
Under-recovery of costs now exists due to the current Engineering fee structure, the basis of which was established in 1991. As identified in the Matrix study, however, this can be corrected with the adoption of the proposed new fee schedules. As shown in Attachment 1, there are a number of services for which no fees have been charged. Examples of this include review of stormwater-related studies, utility easements and various technical plans. Again, staff recognizes the difficulty in establishing and raising fees at this time, but recommends moving toward the goal of fiscal sustainability.

Fire Prevention Division:
Fire Prevention has been using a fixed rate fee schedule that does not provide a clear nexus between the cost of providing the service and the fee collected. Although the Matrix Study provides that nexus, the recent addition of a fee for Residential Occupancies approved by City Council in December 2010 requires the Fire Department to re-evaluate its reliance and subsidy from the General Fund, and the subsequent need to implement the fees as proposed in the Matrix Study. Once a thorough review and analysis of actual revenue can be performed, fee increases may be necessary to achieve full cost-recovery.

ALTERNATIVE:
An alternative to raising Planning-related fees would be to reduce processing costs to substantially streamline the decision-making process, thereby reducing staff time on report and Public Hearing preparation. These amendments would "push down" the decision-making process to either the City Planner or staff level. As part of this, the appeals process could be maintained to provide the public and Council the ability to further review staff-level decisions. Examples of this are provided in Attachment 2, which is an excerpt from the 2008 Efficiency Study of the Development Services Department.

FISCAL IMPACT

The Matrix Study closely examines the costs of providing development-related services, and provides a legally defensible nexus on which to base these fees. At the same time, the report makes clear that there are some services that may justify a General Fund subsidy. If approved, and in conjunction with the efficiency measures implemented by staff, the proposed fee adjustments would decrease the amount of General Fund subsidy, currently estimated at $563,000 for Development Services in the budget for this fiscal year. Also, there is an additional $410,000 General Fund subsidy budgeted for the Fire Prevention Division for this fiscal year.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council introduce an Ordinance amending Chapter 6, Article 1, of the Oceanside City Code to change the structure of the Building Fee Schedules; adopt resolutions to adjust development processing fees for Planning, Building, Engineering, and Fire Prevention based on a recovery rate not to exceed full cost-recovery for services rendered as outlined in attachments; adopt a resolution authorizing the City Engineer to update the Unit Cost Table; adopt surcharges for General Plan and Technology updates; and adopt a resolution for the annual update of fees for development services based on the budget of each division.

Specific recommendations for each division follow:

1. Planning Division:
    a. Adopt new fee schedule that lowers, raises or maintains fees.
    b. Allow the use of developer deposit accounts for large, complex projects per the fee schedule.
    c. Adopt new fees for services for which none are currently in place.
2. Building Division:
    a. Adopt the cost-recovery method of setting fees by adopting the new fee schedules for Plan Check and Inspections, MPE Items, and Misc. Items.
    b. Approve subsidies for water heater permits and small solar energy-generation, and small wind-to-energy systems at single-family residences.
3. Engineering Division:
    a. Adopt the most recent Unit Cost Table for bonding rates.
    b. Adopt the recommended fee structure for review and inspection of grading, erosion control, landscaping, and public improvements.
    c. Establish fees for development-related work for which no fees are in place. Establish the new fees at 50 percent (50%) of the full cost-recovery rate and increase them by 25 percent (25%) per year until full cost-recovery is reached.

d. Raise fixed fees to the greater of 50 percent (50%) higher than the current fee, or 50 percent (50%) of the actual cost, with subsequent increases of 25 percent (25%) each year until full cost-recovery is achieved.

4. Fire Prevention Division:
   a. New Construction: Continue current fixed rate fee schedule until an analysis of revenue from recently approved Occupancy fee can be determined to calculate full cost-recovery and potential request for fee increases.
   b. Fire Permit Items: Continue current fixed rate fee schedule for reasons stated in section 4a.
5. Adopt Surcharges on Building permits in the amounts of 10 percent (10%) for the General Plan Update and 2 percent (2%) for Technology Updates.
6. Support annual changes to the fee structures based on the changes in budgets within each division.

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Attachments:
1. Analysis of Proposed Adjustments for Construction- and Development-Related Fees
2. Proposed Zoning Ordinance/Conditional Use Permit Amendments (Matrix Consulting Group)

ATTACHMENT 1

Background and Analysis of Proposed Adjustments to Development-Related Fees

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PREFACE

The City provides many development-related services that are designed to protect public health, safety and welfare. Included among these are services related to the review and issuance of construction permits, the carrying out of construction and occupancy inspections, and services associated with discretionary application review.

Since 2008, the Development Services Department has undertaken a study to determine costs associated with services for which fees are charged. Because a comprehensive study such as this had not been conducted since 1988, and fee adjustments have not taken place on a regular basis, it is not surprising to discover that, since Fiscal Year 2005-06, the City's cost of providing development-related services exceeds fee revenue. Assuming that the City Council's expectation is that the City's construction and development functions operate at or very close to actual costs, this is resulting in fiscal unsustainability. As a result, the General Fund is subsidizing these functions. The following information is provided as important background material In consideration of proposed adjustments to construction and development-related fees.

BACKGROUND

In 1988, the City contracted with Vertex Cost Systems, Inc. to undertake a fee study to determine the cost of providing services Citywide, including construction and development permits. The study recommended a full cost-recovery approach. As a result, in 1989, the City Council raised all construction and development-related fees to meet actual costs. Then, in 1991, another fee increase was approved by Council for Planning and Engineering services. Again, this action was taken in order to achieve full cost-recovery based on increases in budgeted expenditures. Full cost-recovery includes Interfund charges, which cover interdepartmental overhead; these charges typically add 14 to 25 percent to the budget of each division.

From 1991 through 2005, development activity increased dramatically with the growing economy, and the type and volume of work resulted in the City collecting construction and development fee revenue in amounts that were sustainable. However, as easily developable land became scarce and the planning and development of large tracts began to decrease with the first signs of a slowing economy, the City's expenses for development-related services exceeded revenues beginning in Fiscal Year 2005-06. Aggressive cost cutting in the form of position reductions began in earnest in FY 07-08, with an ultimate loss of 27 positions. The 27 lost positions represent 40 percent (40%) of the department's staffing and include planners, engineering assistants and inspectors, building plan checkers, building inspectors, and clerical staff. Accordingly, the overall budget for the department has declined 30 percent (30%) since FY 05-06.

On December 5, 2007, Council reviewed and approved development fee increases of 25 percent per year for three years for the Planning Division, and the Engineering Division's Unit Cost Tables and the Building Division's Valuation Tables were updated and adopted. Fixed fees established for Building and Engineering were not changed. At this same meeting, Council directed staff to initiate efficiency and fee studies.

FISCAL ANALYSIS

General Overview

The Planning, Building, and Engineering Divisions were independently studied by Matrix, and the cost of performing work on each permit type was determined. In most cases, individual fees being charged were found to be either lower than the cost of providing the service, or had no fee established at all.

The following table shows the FY09-10 deficit and cost-recovery rates for each Division in the Development Services Department. Table 1 shows actual Revenue for FY 09-10, and non-development-related work has been subtracted from the Total Annual Cost so that only development-related work for each division is shown. The expenses for Planning were reduced by 36 percent as this division spends a considerable amount of time performing non-recoverable work; Engineering, which includes the Subdivision and Inspection sections, had its expenses reduced by 26%; Building, which includes all sections, had its expenses reduced by 20 percent. In keeping with the Matrix study, the total Annual cost includes overhead – Interfund Charges – which totaled nearly $1 million in FY 09-10. (Interfund Charges include the pro-rata share of expenses related to information technology, City building debt and rent, garage maintenance, PERS unfunded debt and a general administrative allocation for services rendered by Finance, the Clerk's, and City Manager's offices.)

Table 1
FY 09-10 Development-Related Cost Recovery Rates with Interfund Charges

Division	FY 09-10 Revenues	Total Annual Cost	Annual Deficit	Current Cost Recovery Rate
Planning	$448,531	$659,644	($211,113)	68%
Building	$1,005,371	$1,566,329	($560,958)	64%
Engineering	$814,882	$1,213,968	($399,086)	67%
TOTAL	**$2,268,784**	**$3,439,941**	**($1,171,157)**	**66%**

Perspective on Legal Nexus, Individual vs. Community Benefit, and Function of Cost

The primary goal of the Cost of Services Study is to determine all costs related to each permit type associated with construction and development review. Then, in doing so, a strong legal nexus can be established as the basis for adjustments to those fees. Without this nexus, it could prove exceptionally difficult for the City to defend any challenge to development-related fees.

In setting fees, Council consideration should be given to the differences between those permit types that serve to benefit only individual property owners and those that benefit the community at-large. For example, approval of a typical Parcel Map (the creation of two or three lots) results in increased land value for the property owner alone. In this case, benefit to the broader community is relatively limited. Therefore, one could reasonably argue that the full cost of City services rendered in the Parcel Map application process should be borne by the owner alone.

On the other hand, processing applications that result in the preservation and/or restoration of historic resources are more likely to provide benefit to both the individual owner and the community at-large. As a Mills Act community, the City's General Plan and implementing regulations establish the importance of historic preservation, and such efforts are recognized as holding broad community benefit. In these cases, one could reasonably argue that all or a portion of the fees related to restoration and preservation of certain historic structures should be subsidized by all Oceanside taxpayers (vis-à-vis the General Fund).

The cost of a City permit relative to the overall construction cost is also an important consideration. If, for example, a city charges $175 for the plan review, permit issuance and inspection of a water heater that costs $300, there's an increased probability that water heaters will be installed without the benefit of a permit. In turn, there would be a decreased chance for inspection and assurance of proper installation, and public safety could be compromised. While cost recovery is of utmost importance to the City, when possible, fees should not be set so high that they discourage lawful behavior. Balance is needed.

Other Considerations for Setting Fees

A secondary method of setting fees is to review fees charged by other local jurisdictions. A city-to-city fee comparison is difficult as each city has different overhead costs and staffing levels, and it is also very difficult to know if another city has decided to subsidize a specific fee. However, for a check, staff included charts of a number of Planning fees as Exhibit H to compare Oceanside's current and recommended fees to the cities of Carlsbad, Vista, Encinitas, Escondido, Del Mar, and Solana Beach. The City and County of San Diego were not shown, but those agencies generally use a deposit account form of payment where the City "bills" to each project on an hourly basis per employee; therefore, full cost recovery should be realized for these jurisdictions. This comparison shows that Oceanside's existing and proposed fees are generally in line with the fees of other surrounding municipalities.

Historical Perspective on Fee Adjustments and Division-by-Division Analysis

Through implementation of the Vertex study, the full cost recovery basis for land use entitlement fees was established in 1989 and reaffirmed in 1991. No changes to the 1991 fee schedule were implemented until December 5, 2007, when Council authorized three, across-the-board, twenty-five percent (25%) increases for Planning. These increases went into effect on February 4, 2008, and January 1 of 2009 and 2010. While these increases helped to boost revenues, they were not sufficient to recover operating

costs that had increased since 1991. In addition to increased salary and benefits costs, over the past 20-years, many aspects of the plan review process has evolved with unfunded mandates. Examples of this includes implementation of the Americans with Disabilities Act (ADA), geotechnical analysis for earthquake prone areas pursuant to the California Building Code, water quality and runoff analysis pursuant to the Clean Water Act, and more stringent air quality analysis pursuant to the Clean Air Act. Collectively, this work can add 4 – 6 hours of review and inspection time for more complex projects.

The following analysis provides detail on each of the divisions of Development Services.

Planning Division Overview:

A full discussion of the Planning Division can be found in Chapter 4, page 16 of the Matrix Study. While that study concluded that the fees collected by the Planning Division were lower than the cost of providing the services, significant changes have been implemented within this Division since the conclusion of the study, which have resulted in reductions of processing costs. Some of the changes include reduction of staff and the identification and elimination of repetitive, overlapping of work.

Further analysis revealed that although many of the division's current fees were lower than the cost of providing the services, these low fees were generally found in the larger, more complex projects. Staff determined that the implementation of a Developer Deposit account structure would address this challenge to ensure adequate cost recovery. While the Matrix Cost of Services Study does not support the use of deposit accounts in all instances, support is given for their use on large, complex projects. As shown in Exhibit H, this practice is common among surrounding cities.

The following are some of the projects that will be subject to Developer Deposit accounts.

- General Plan Amendments greater than 10 acres
- Zoning Amendments greater than 10 acres
- Zoning Overlay/Specific Plan
- Development Plan Review greater than 10 acres
- Environmental Reviews

Staff reviewed all other fee categories and now recommends the reduction, maintenance of at existing amounts, and some fee increases. These recommendations are categorized below.

- Fee Decreases: Administrative Development Plan Review, Administrative Conditional Use Permits, Time Extensions, Certificates of Exemption, Street Vacations, and Street Name Assignments

- No Change: General Plan and Zoning Amendments (<10 acres), Discretionary Sign Permits, and Tentative Parcel Maps, Revision or Amendment to Previously Approved Discretionary Projects, Business License Application-Zoning Check

- Fee Increases: Conditional Use Permits, Variances, Development Plan Review, Coastal Development Permits, Substantial Conformity Determinations, and Appeals to the Planning Commission and City Council

- Deposit Accounts: General Plan and Zoning Amendments and Development Plans (>10 acres), Zoning Overlays/Specific Plans, Conditional Use Permits for Commercial Wireless Communications Facilities (not HAM radio antennae), Tentative Subdivision Maps, Development Agreements, Environmental Reviews

In addition, in the course of the study, staff identified a number of Planning services for which no fee is being charged. These are shown in Table 2, below. Most of these fees are relatively nominal. With staff costs estimated at more than $5,000, a substantial subsidy is recommended for Historic Permits.

Table 2
Recommended New Planning Fees

Fee Name	Current Fee	Recommended Fee
Building Permit Review	$0	$150
Outdoor Activities/Special Events	$0	$150
Child Care > 14 children	$0	$950
Historic Application	$0	$500
ABC License Review – per unit	$0	$150
Developers Conference	$0	$200

Planning Summary:
A review of the Planning Division has shown opportunities to change the current Planning fee schedule to make it more applicable to the current development environment. The use of a Developer Deposit account structure will allow some of the current fees to be decreased, while still assuring adequate cost recovery for complex projects. Therefore, staff recommends that the City Council:

1. Adopt the new fee schedule.
2. Approve the use of Developer Deposit accounts for large, complex projects.

Building Division Overview:
Historically, the Building division has used the Valuation Table Method, which establishes fees based on the projected value of a completed project. However, there is only a weak nexus between a project's value and the actual cost of providing services. The cost recovery method represented in the Matrix study provides a clear nexus between the work performed and the fees charged. A full discussion of the Building Division can be found in Chapter 4, page 17 of the Cost of Services Study.

In order to accurately analyze Building costs, fees were analyzed for new construction, miscellaneous items, and mechanical, plumbing and electrical (MPE's) permit types. In order to accurately estimate the amount of work required, tables for new construction projects were established with a tiered approach based on the type of structure, type of

improvement, and square footage. Typical projects in each category were analyzed and staff hours and overhead costs were calculated and allocated to each category. Base fees were established for plan checks and inspections and multipliers for additional square footage were added for those projects with additional square footage.

Overall, the new fee structure is expected to increase the revenue of the Building Division up to full cost-recovery. The impact on hypothetical individual projects is shown in the Fiscal Impact section of this report and in Exhibit G. It is important to note that some projects will actually pay lower fees under the new program, further proving that the valuation method did not accurately reflect the cost of providing the services.

The Building Division's fee schedule has only a few fixed fees, and those currently in effect have not been increased since 1991. The Matrix study establishes recommended rates for these fixed fees based on the calculated costs it takes to issue the associated permits.

Other Fee Considerations:
As previously discussed, there are several reasons why the City may opt to charge fees for less than full cost-recovery. In the Building Division, it is recommended that water heater permits and single-family residential solar permits be subsidized:

a. The current fee for water heater permits is $77 versus the proposed $175. The cost for replacement of water heaters is relatively low and with a permit fee in excess of $100 people will be reluctant to obtain permits. Staff recommends a fee increase to $100.
b. Energy independence is of broad national, state and community interest. Therefore, staff recommends a subsidy for small solar energy generation and small wind-to-energy systems at single-family residences. Proposed fees are $521, which is slightly less than our current rate of $552. Staff recommends a fee of $300. Energy savings from these methods reduce the use of fossil fuels, are sustainable, clean, and environmentally friendly, and they're of ultimate benefit to the community.

Building Summary:
Staff recommends that the City Council adopt the proposed, new fee structures, which provide a direct nexus between the work performed and fees charged. In addition, staff recommends increases to the fixed fees schedules as attached.

Engineering Division Overview:
The Engineering Division is comprised of four distinct disciplines – Subdivision, Inspection, Transportation and Capital Improvement Project (CIP). Of these, Subdivision and Inspection are directly associated with development through the provision of development review, plan check and inspection services. A full discussion of the Engineering Division can be found in Chapter 4 page 19 of the Cost of Services Study.

There are many fixed fees that are lower than full cost-recovery. Some samples are shown in Table 3 below. As presented, in recognition of the economic impact of the proposed increases on our customers, staff recommends a gradual fee increase, whereby the fee amount would initially be set at 50 percent (50%) of the actual cost. Then, in subsequent years, these fees would be increased by 25 percent (25%) per year until full cost-recovery is reached.

Table 3
Engineering Fees Significantly Lower Than Cost of Service

Fee Type	Current Fee	Actual Cost	Proposed Fee
Cert of Compliance Review	$319	$2,755	$1,378
Cert of Correction Review	$159	$2,186	$1,093
Constr Cert. Permit	$100	$547	$274
Comm'l Driveway	$100	$699	$350
Curb & Gutter	$100	$916	$458
Street Easement	$558	$2,202	$1,101

Change in Calculated Fees:
A majority of the fees collected by the Engineering division are based on valuation calculations for plan review and inspection functions associated with grading, erosion control, on and off-site improvements, and landscaping. Using the time study methodology, a revisions to the fee schedule are proposed for which a nexus between the time spent on each project and the associated fee. The impact on hypothetical individual projects is shown in the Fiscal Impact section of this report and in Exhibit G. The change in the way these fees are calculated will increase some fees and decrease others.

Changing the valuation calculations for the plan review and inspection functions should increase revenues and the Division should become self-supporting.

Unit Cost Table Update:
While it does not impact revenues, the City Engineer has also requested that the most recent Unit Cost Tables, which are used to establish bond rates for projects, be adopted. It is important that the bonding amounts be enough for the City to complete a project should the developer default during the construction phase. The actual out-of-pocket costs to the developer are minimal as the bonds are released when the work has been satisfactorily completed. The Unit Cost Table currently in use was adopted by Council in December 2007.

Engineering Summary:
Under-recovery of costs now exists due to the current Engineering fee structure, the basis of which was established in 1991. As identified in the Matrix study, however, this can be corrected with the adoption of the proposed new fee schedules. Again, staff recognizes the difficulty in raising fees significantly at this point, but recommends

moving toward the goal of fiscal sustainability. Specifically, staff recommends that the City Council:

1. Establish fees for development-related work for which no fees are in place. Establish the new fees at 50 percent (50%) of the cost-recovery rate and increase them by 25 percent (25%) per year until full cost-recovery is reached.
2. Adopt the fee structure recommendations in the study for review and inspection of grading, erosion control, landscaping, and public improvements.
3. Raise fixed fees to the greater of 50 percent (50%) higher than the current fee or to an amount not less than 50 percent (50%) of the actual cost, with subsequent increases of 25 percent (25%) each year until full cost-recovery is reached.
4. Adopt the most recent Unit Cost Table, which is used to establish bonding rates for projects.

FISCAL IMPACT

Each of the recommended fee adjustments, along with streamlining initiatives already in place, will result significant improvement in closing the gap between development-related revenues and expenses, if approved. Comparing revenues and expenses for FY 2010-2011, staff believes that, if work volume and permit types remain relatively constant, the estimated $563,000 revenue shortfall in the Development Services Department would be under $100,000, if not completely eliminated. In large part, this gap would be filled through full cost recovery of services rendered by the Building Division and the use of deposit accounts for large, complex Planning applications. Revenue shortfalls on certain Engineering permit types would be limited to 50% in one year and eliminated within three to five years.

Impact of Increased Fees on Projects:
Building Plan Check and Inspection fee adjustments in any amount will impact project costs. Table 4 is a summary of the attached Exhibit G, which breaks out various prototypical project types so that direct comparisons can be made.

Table 4
Impact of Building Fee Adjustments on Various Project Types

Type of Project	Current Fee	Proposed Fee	Change
2,000 sf Restaurant TI, Structural	$1,674	$6,496	$4,822
8,000 sf Office TI – non-structural	$53,338	$35,981	($17,357)
10,000 sf New Com'l Bldg with interior	$46,428	$39,270	($7,158)
50,000 sf New Tilt-up Shell	$67,271	$42,169	($25,102)
3,000 sf SFR – Coastal Area	$18,130	$27,445	$9,315
2,500 sf SFR - Tract	$5,896	$4,575	($1,321)
1,000 sf SFR Remodel	$815	$1,305	$490

Note: All of the above projects are hypothetical; actual projects may have higher or lower fees than shown due to grading, erosion control, and other improvements that are specific to the project.

Annual Fee Updates:

In order to ensure fiscal sustainability, it is recommended that, with the adoption of each budget, development-related fees be adjusted to reflect changes in operational costs (including changes to salaries and benefits). While changes in the Consumer Price Index (CPI) could be used as a basis, these changes do not provide a direct nexus to the City's costs of providing services and is not recommended.

Surcharges on Building Permits:

By virtue of the City's ability to amend it, the City's General Plan is "fluid." It can evolve to reflect community vision and values as they change over time. Accordingly, the State of California's Office of Planning and Research recommends that cities revisit their general plans on a periodic basis. Technological business solutions are also evolutionary in nature, and they also require periodic updates and improvements. As discussed in the Matrix Study and in the Background section above, surcharges to help offset expenses related to periodic updates to the City's General Plan and development-related technology are both justifiable and necessary. Using a 10-year recovery cycle and projections as to revenue that is forecast to be collected in that timeframe, a 10 percent (10%) surcharge on Building permits is recommended for the General Plan Update, and a two percent (2%) surcharge is recommended for technology updates, which typically have a seven year life span. Any funds collected via surcharges would be set aside for these specific purposes.

List of Exhibits

Exhibit A: Matrix Report: Draft Final Report of Cost of Services (User Fee) Study for the Development Services Department, including Attachment

Exhibit B: Ordinance Amending Chapter 6 of City Code

Exhibit C: Resolution Adopting Revised User Fee Schedules for Planning, Engineering and Fire Prevention

Exhibit D: Resolution Adopting Revised User Fee Schedules for Building

Exhibit E: Resolution to Adopt Updated Unit Cost Table

Exhibit F: Resolution to Update Development Fees Annually

Exhibit G: Impact of New Fees on Hypothetical Projects

Exhibit H: Planning Fee Comparisons to Other Cities

Exhibit A

Final Report on the Cost of Services (User Fee) Study for the Development Services Department

CITY OF OCEANSIDE, CALIFORNIA

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ATTACHMENTS: COST RECOVERY REPORT TABLES

A: Planning Division

B-E: Building Division

F-H: Fire Prevention Division

I: Engineering Division

1. EXECUTIVE SUMMARY

The report, which follows, presents the results of the Cost of Services (User Fee) Study conducted by the Matrix Consulting Group for the City of Oceanside's Development Services Department.

1. PROJECT BACKGROUND AND SCOPE OF WORK

The City contracted with the Matrix Consulting Group to perform an analysis that would update the existing fee structure, as well as consider appropriate additions of new fees for services. In support of this initiative, the Matrix Consulting Group analyzed the cost of service relationships that exist between fees for service activities in the following divisions: Planning, Building, Engineering, and Fire (Prevention). The results of this Study provide a tool for understanding current service levels, the cost and demand for those services, and what fees for service can and should be charged, if 100% of cost recovery is desired. To charge less than 100% would be a policy decision made by the City Council.

2. GENERAL PROJECT APPROACH AND METHODOLOGY

The methodology employed by the Matrix Consulting Group is a widely known and accepted "bottom up" approach to cost analysis, where time spent per unit of fee activity is determined for each position within a department. Once time spent for a fee activity is determined, all applicable City costs are then considered in the calculation of the "full" cost of providing each service. The following table provides an overview of types of costs applied in establishing the "full" cost of services provided by each Department included in this Study:

Cost Component	Description
Direct	Fiscal Year 2009/10 budgeted salaries, benefits and allowable expenditures.
Departmental Overhead	Division and departmental administration / management and clerical support
Citywide Overhead	City costs associated with central service costs such as payroll, human resources, budgeting, City management, etc.
Supporting (Cross) Department Review	Where applicable, costs associated with external departmental assistance such as GIS, Public Works, Code Enforcement, etc.
Plan, Policy, and Systems Update and Maintenance	Costs associated with the preparation and revision of plans and policies required for the Department to make necessary findings and determinations such as: maintenance and update of the City's General Plan, Zoning Ordinance, Engineering Master Plan of Drainage & Circulation Element, and technology (permitting system) update, implementation, and eventually replacement.

Together, the cost components in the table above comprise the calculation of the total "full" cost of providing any particular service, whether a fee for that service is charged or not.

The work accomplished by the Matrix Consulting Group in the analysis of the proposed fees for service involved the following steps:

- **Staff Interviews:** The project team interviewed staff in each division regarding their needs for clarification to the structure of existing fee items, or for addition of new fee items.

- **Data Collection:** Data was collected for each item, including, time estimates and volume of activity. In addition, all budgeted costs and staffing levels for the FY 2009/10 fiscal year were entered into the Matrix Consulting Group's analytical software model,

- **Cost Analysis:** The full cost of providing each service included in the analysis was established. Cross-checks such as revenue reports and allocation of not more than 100% of staff resources to both fee and non-fee related activities assured the validity of the data used in the Study.

- **Review and Approval of Results with City Staff:** Departments and City Management have reviewed and approved these documented results.

A more detailed description of user fee methodology, as well as legal and policy considerations are provided in subsequent chapters of this report.

3. SUMMARY OF RESULTS

This report is meant to provide a basis for policy development discussions among City staff and Council members, and does not represent a recommendation for where or how the Council should take action. The setting of the "rate" or "price" for services, whether at 100 percent full cost recovery or lower, is a decision to be made only by the Council, often with input from City staff and the community.

4. CONSIDERATIONS FOR COST RECOVERY POLICY AND UPDATES

The Matrix Consulting Group strongly recommends that the City use the information contained in this report to discuss, adopt, and implement a formal Cost Recovery Policy for the City, and also to implement a mechanism for an annual update of fees for service.

(1) Consider Nature of Future Development in Oceanside

Throughout the course of this study, City staff and the Matrix Consulting Group discussed the nature of future development in Oceanside and its impact on operations and costs of providing services. Over the past decade, Oceanside witnessed applications for larger scale subdivision projects and developments. In recent years, however, project applications have leaned more toward in-fill development as large sections of land have become scarce. Furthermore, community concerns, geotechnical, water quality and other environmental regulations have become more complex and time-consuming.

In the hundreds of cost of services (user fee) analyses performed by Matrix Consulting Group's project team members over their careers, the following can be noted regarding the impacts on fee structures and cost recovery policy as a jurisdiction approaches build-out:

- In-fill projects that may be smaller in dollar value or project cost to the developer, are often more complex in nature to review for City staff given the complexities of lot size, local ordinance requirements, infrastructure capacities, etc.
- As a jurisdiction approaches "build-out", workload will shift toward smaller remodels and tenant improvements to existing structures rather than new construction. Fees for service for smaller projects such as residential remodels and small commercial improvements have traditionally received subsidies to encourage permitting activity.
- While an economy of scale does exist in the review as a project's size and scope increases (i.e. a 10,000 square foot commercial development does not necessarily require five times the resources for review of a 2,000 square foot development), it is also true that any project incurs a certain amount of cost associated with processing, re-submittals, drive time, and other factors which are constant regardless of a project's size.

The shift of a jurisdiction's development climate to a "built-out" rather than growing physical environment is a delicate issue requiring thought and consideration when noticing gaps in cost recovery for smaller project sizes, and determining the appropriate "price" to charge for development review services. For example, it is sometimes, but not always feasible to increase smaller project fees to recover the full cost of providing services, for many reasons noted in Chapter 2 of this report.

(2) Adopt a Formal Cost Recovery Policy

The Matrix Consulting Group strongly recommends that the Council adopt a formalized, individual cost recovery policy for each division included in this Study. Whenever a cost recovery policy is established at less than 100% of the full cost of providing services, a known gap in funding is recognized and may then potentially be

recovered through other revenue sources. The following table presents typical cost recovery percentages seen in other jurisdictions:

Department	Typical Cost Recovery %
Building	80 - 100%
Planning	40 - 80%
Engineering (Land Development)	80-100%,
Fire Prevention	Building Plan Review / Sprinkler & Alarm – 80-100% Uniform Fire Code Permits - 20 – 60%

Information presented in the table above is based on the Matrix Consulting Group's experience in analyzing local government's operations across the United States, and reflects the *typical results* of cost recovery analysis, not typical policy decisions made by local adopting authorities. In fact, very few jurisdictions have adopted formal cost recovery policies at the department / division level. The Matrix Consulting Group considers a formalized cost recovery policy for various fees for service an industry Best Management Practice.

(3) Adopt an Annual Fee Update Mechanism

The Matrix Consulting Group recommends the City perform a complete update of its User Fee Study on a periodic basis. In general, 3 to 5 years for fee and rate studies is considered a best management practice. The purpose of a comprehensive update is to revisit the analytical structure, service level estimates and assumptions applied in the previous study, and to account for any major shifts in cost components or organizational structures.

In between comprehensive updates, the City could utilize published industry economic factors such as CPI or other regional factors to update the cost calculations established in the Study on an annual basis. Alternatively, the City could also consider

the use of its own anticipated labor cost changes such as step increases, benefit enhancements, and cost of living adjustments. The latter example provides a more realistic reflection than a CPI, given the fact that labor costs generally comprise the majority of cost calculations for a jurisdiction. Use of an automatic increase mechanism based on the City's own labor costs also provides a factor that is specific to it and its operations, rather than one that is specific to a region or industry as a whole. Utilizing an annual increase mechanism would ensure that the City receives appropriate revenue increases that reflect growth in costs. Implementation of an annual increase mechanism is essential in attaining appropriate cost recovery policy objectives.

2. LEGAL FRAMEWORK AND POLICY CONSIDERATIONS

A "user fee" is a charge for services provided by a governmental agency to a public citizen or group. In California, several constitutional laws such as Propositions 13, 4 and 218, State Government Codes 66012 and 66014, and more recently the Attorney General's Opinion 92-506 set the parameters under which the user fees typically administered by local government are established and administered.

1. GENERAL PRINCIPLES AND PHILOSOPHIES REGARDING USER FEES

Local governments are providers of many types of general services to their communities. While all services provided by local government are beneficial to constituents, some services can be classified as globally beneficial to all citizens, while others provide more of a direct benefit to a specific group or individual. The following table provides examples of services provided by local government within a continuum of the degree of community benefit received:

Services that Provide General "Global" Community Benefit	Services that Provide Both "Global" Benefit and also a Specific Group or Individual Benefit	Services that Provide a Primary Benefit to an Individual or Group, with less "Global" Community Benefit
• Police • Park Maintenance	• Recreation / Community Services • Fire Suppression • Transportation • Capital Improvement Projects	• Building Permits • Planning and Zoning Approval • Site Plan Review • Engineering Development Review

Funding for local government is obtained from a myriad of revenue sources such as taxes, fines, grants, special charges, user fees, etc. In recent years, alternative tax revenues, which typically offset subsidies for services provided to the community, have

become increasingly limited. These limitations have caused increased attention on user fee activities as a revenue source that can offset costs otherwise subsidized (usually) by the general fund. In the table above, services in the "left-hand column tend to be funded primarily through tax revenues. In the middle of the table, one typically finds a mixture of taxes, user fee, and other funding sources (such as development fees). Finally, in the "individual / group benefit" section of the table, lie the services provided by local government that are typically funded almost entirely by user fee revenue.

The following are two central concepts regarding the establishment of user fees:

- **Fees should be assessed according to the degree of individual or private benefit gained from services**. For example, the processing and approval of a land use or building permit will generally result in monetary gain to the applicant, whereas Police services and Fire Suppression are examples of services that are essential to the safety of the community at large; and,

- **A profit making objective should not be included in the assessment of user fees.** In fact, California laws require that the charges for service be in direct proportion to the costs associated with providing those services. Once a charge for service is assessed at a level higher than the actual cost of providing a service, the term "user fee" no longer applies. The charge then becomes a tax subject to voter approval.

Therefore, it is commonly accepted that user fees are established at a level that will recover up to, and not more than, the cost of providing a particular service.

2. GENERAL POLICY CONSIDERATIONS REGARDING USER FEES

Undoubtedly, there are programs, circumstances, and services that justify a subsidy from a tax based or alternative revenue source. However, it is essential that jurisdictions prioritize the use of revenue sources for the provision of services based on the continuum of benefit received.

Within the services that are typically funded by user fees, the Matrix Consulting Group recognizes several reasons why City staff or Council may not advocate the full

cost recovery of services. The following factors are key policy considerations in setting fees at less than 100 percent of cost recovery:

- **Limitations posed by an external agency.** The State or other agency will occasionally set a maximum, minimum, or limit the jurisdiction's ability to charge a fee at all. Examples include Transportation Permits commonly issued by Public Works departments, many types of Police records and processing fees, as well as charging for time spent copying and retrieving public documents in the City Clerk's office.

- **Encouragement of desired behaviors.** Keeping fees for certain services below full cost recovery may provide better compliance from the community. For example, if the cost of a permit for changing a water heater in a residential home is higher than the cost of the water heater itself, many citizens will avoid pulling the permit.

- **Affect on demand for a particular service.** Sometimes raising the "price" charged for services might reduce the number of participants in a program. This is largely the case in Recreation programs such as aquatics or sports leagues, where participants often compare the City's fees to surrounding jurisdictions or other options for leisure activities.

- **Participation for individuals or groups that typically cannot afford services.** Policy makers may decide to fully subsidize or set fees at a level that will allow participation for certain segments of the community, such as Senior programs.

- **Benefit received by user of the service and the community at large is mutual.** Many services that directly benefit a group or individual equally benefit the community as a whole. Examples include Recreation programs, Planning Design Review, historical dedications and certain types of special events, to name a few.

The Matrix Consulting Group recognizes the need for policy that intentionally subsidizes certain activities. The primary goals of a User Fee Study are to provide a fair and equitable basis for determining the costs of providing services, and assure that the City is in compliance with State law.

Once the full cost of providing services is known, the next step is to determine the "rate" or "price" for services at a level which is up to, and not more than the full cost amount. The Council is responsible for this decision, which often becomes a question of

balancing service levels and funding sources. The placement of a service or activity within the continuum of benefit received may require extensive discussion and at times fall into a "grey area". However, with the resulting cost of services information from a User Fee Study, the Council can be assured that the adopted fee for service is reasonable, fair, and legal.

3. USER FEE STUDY METHODOLOGY

The Matrix Consulting Group utilizes a cost allocation methodology, commonly known and accepted as the "bottom-up" approach to establishing User Fees. The term means that several cost components are calculated for each fee or service. These components then build upon each other to comprise the total cost for providing the service. The components of a full cost calculation are typically as follows:

Cost Component	Description
Direct	Salaries, benefits and allowable departmental expenditures.
Departmental Overhead	Departmental administration / management and clerical support.
Citywide Overhead	City costs associated with central service costs such as payroll, human resources, budgeting, City management, etc. Often established through a cost allocation methodology or plan (City is responsible for providing these costs).
Cross-Departmental Support	Costs associated with review or assistance in providing specific services. For example, costs established via study of the Engineering Division for review of Planning applications and Building permits are either included as an applicable cost toward the Planning and/or Building fees for service, or are listed as separate fee items chargeable by Engineering..
Plan, Policy, and Systems Update and Maintenance	Examples include: General Plan Update, code enforcement, and technology costs.

The general steps utilized by the project team to determine allocations of cost components to a particular fee or service are:

- Develop time-estimates for each service included in the study;
- Calculate the direct cost attributed to each time estimate;
- Utilize the comprehensive allocation of staff time to establish an allocation basis for the other cost components; and,
- Distribute the appropriate amount of the other cost components to each fee or service based on the staff time allocation basis, or other reasonable basis.

The result of these allocations provides detailed documentation for the reasonable estimate of the actual cost of providing each service. The following are critical points about the use of time estimates and the validity of cost allocation models.

1. TIME ESTIMATES ARE A MEASURE OF SERVICE LEVELS REQUIRED TO PERFORM A PARTICULAR SERVICE

One of the key Study assumptions utilized in the "bottom up" approach is the use of time estimates for the provision of each fee related service. Utilization of time estimates is a reasonable and defensible approach, especially since these estimates were developed by experienced staff members who understand service levels and processes unique to City of Oceanside.

The project team worked closely with each Division's staff in developing time estimates with the following criteria:

- Estimates are representative of average times for providing service. Extremely difficult or abnormally simple projects are excluded from the analysis;
- Estimates provided by staff are reviewed and approved by the department, and often involve multiple iterations before a Study is finalized;
- Estimates are reviewed by the project team for "reasonableness" against their experience with other agencies.

The Matrix Consulting Group agrees that while the use of time estimates is not perfect, it is the best alternative available for setting a standard level of service for which to base a jurisdiction's fees for service, and it meets the requirements of California law.

The alternative to time estimating is actual time tracking, often referred to billing on a "time and materials" basis. Except for in the case of anomalous or sometimes very large and complex projects, the Matrix Consulting Group believes this approach not to be cost effective or reasonable for the following reasons:

- Accuracy in time tracking is compromised by the additional administrative burden required to track, bill, and collect for services in this manner;
- Additional costs are associated with administrative staff's billing, refunding, and monitoring deposit accounts;
- Customers often prefer to know the fees for services in advance of applying for permits or participating in programs;
- Applicants may begin to request assignment of faster or less expensive personnel to their project;
- Departments can better predict revenue streams and staff needs using standardized time estimates and anticipated permit volumes.

Situations arise where the size and complexity of a given project warrants time tracking and billing on a "time and materials" basis. One example commonly experienced would be for miscellaneous reviews not specifically identified by the fee structure. However, the Matrix Consulting Group discourages this practice whenever possible.

2. CROSS CHECKS ENSURE THE VALIDITY OF OUR ANALYTICAL MODEL

In addition to the collection of time estimate data for each fee or service included in the User Fee Study, annual volume of activity data assumptions are also a critical component. By collecting data on the estimated volume of activity for each fee or service, a number of analyses are performed which not only provide useful information to departments regarding allocation of staff resources, but also provide valuable cross checks that ensure the validity of each cost allocation model. This includes assurance that 100% of staff resources are accounted for and allocated to a fee for service, or "other non fee" related category. Since there are no objectives to make a profit in establishing user fees, it is very important to ensure that services are not estimated at a level that exceeds budgeted resource capacity. If at least and not significantly more

than 100% of staff resources are accounted for, then no more than 100% of costs associated with providing services will be allocated to individual services in the Study.

4. SUMMARY OF RESULTS BY DEPARTMENT

The motivation behind a cost of services (User Fee) analysis is for the City Council and City staff to maintain services at a level that is both accepted and effective for the community, and also to maintain control over the policy and management of these services. This chapter presents a summary of results for each Division involved in the Cost of Services (User Fee) Study.

The discussion of each Division's results in this section is intended as a summary of extensive and voluminous cost allocation documentation provided to City staff under separate cover. The attachments to this report also provide more detailed information on the cost calculations for each Division from two perspectives:

- **First, on a "Per Unit" Basis:** comparing the full cost of providing each unit of service to the current fee for each unit of service (where applicable).
- **Second, on an annualized basis:** the project team utilized volume of activity estimates to project annual subsidies and revenue impacts associated with the implementation of each fee for service at full cost recovery levels.

The following key assumptions are unique to understanding the City of Oceanside's Study results:

- **Cost Basis:** Fiscal year 2009-10 adopted budgeted costs and staffing levels are the basis for cost information included in the analysis.
- **Revenue Basis:** Revenue estimates are close the total projected for fiscal year 2009-10.
- **Activity Level Basis:** Workload assumptions (number of projects) are based the last complete fiscal year of project data (2008-09) available. The project team then works with staff to make assumptions regarding project mix and revenue appropriate for a fiscal year 2009-10 scenario.
- **Time Estimates:** Time estimates on a per activity basis are collected via in-depth process oriented interviews with the City staff members who perform the

work on a day-to-day basis. More information on the application and use of time estimates is provided in Chapter 3 of this report.

In general, the Matrix Consulting Group believes that a cost of service analysis takes a "snapshot in time", where the most current fiscal year of adopted budgeted cost information is compared to the most current complete fiscal year of revenue and workload data available. Workload data may then be adjusted to reflect "reasonable and defensible" estimates for purposes of analysis.

Changes to the structure of fee names, along with the use of time estimates allow only for a reasonable projection of subsidies and revenue. Consequently, the Council and City staff should rely conservatively upon these estimates to gauge the impact of implementation going forward.

1. PLANNING DIVISION

The Planning Division of the Development Services Department is responsible for plan review for consistency with City land use policy, planning for the future development, and cultural and natural resource preservation. Examples of the division's work include: reviewing and approving land-use and development proposals, implementing the City's General Plan, administering the Zoning Ordinance, processing updates and amendments to the General Plan and Zoning Ordinance, creating master plans, ensuring compliance with State and Federal mandates regarding development, land divisions, and environmental review, as well as serve as staff to the Planning Commission.

As shown in the table in Attachment A, most fees for service on a per unit basis for the Planning Division showed an average undercharge. At current fee levels, the

Planning Division is recovering less than the City costs associated with providing its fee-related services.

2. BUILDING DIVISION

The Building Division provides assistance to contractors, developers, design professionals, and property owners to ensure that work performed within the City meets current City and State requirements for building safety. These goals are achieved by performing plan check, issuing building permits, and inspecting work in the field.

City staff wished to consider alternatives to the Valuation Table methodology for establishing building permit fees, for many of the reasons previously discussed in Chapter 2. Therefore, the Matrix Consulting Group worked with staff to undergo a thorough analysis that connects staff hours and costs by various project types to fees for service. The presentation of results in this chapter are intended as summaries of extensive and voluminous cost allocation documentation for the Division's analytical model. The full analytical results were provided to City staff under separate cover from this summary report.

Attachments B through E display the resulting Building Division's cost calculations by major grouping of project types.

- **Attachment B**: focuses on the full cost of services related to the permitting, plan review, and inspection of new occupancies, commercial tenant improvements, residential additions, and residential remodels. These project types and sizes were analyzed on a square footage size basis. The results in this table focus on an average cost versus revenue comparison for various projects included in the analysis.

- **Attachment C:** presents the resulting fee table format related to Attachment B. These tables are the resulting fee matrix that would be implemented if Building fees for service are adopted at 100% of cost recovery. Separate tables are included for plan check and inspection.

- **Attachment D:** presents full cost of services results related to "Miscellaneous Items" that do not fit directly into the structure identified for items in Attachments B and C. Common projects seen in this area include minor residential and commercial improvements such as re-roofs, window replacement, retaining walls, pools, etc. These project types and sizes were analyzed on a flat (per project basis), or on a smaller square footage size basis than projects included in Attachments B and C.

- **Appendix E:** presents full cost of services results related to Mechanical, Plumbing and Electrical projects that are "stand-alone" or "singular" in nature, meaning they are not part of an application for a project shown in Attachments B, C, or D.

The net result of the Study found an overall undercharge for services performed by the Building Division. At current fee levels, the Division is recovering les than the total City costs associated with providing its services.

3. FIRE PREVENTION DIVISION

The Fire Prevention Division is the focal point for minimizing fire losses to the community. The main activities of the division are fire code enforcement, fire and hazardous materials inspections, public education, fire cause and origin investigations, and Fire and Life Safety plan review services. This cost of service (user fee) study focused on the plan review and inspection of new construction and tenant improvements for projects permitted by the Building Department. Fire Prevention provides a number of services to the Oceanside community, including:

- Plan review and inspection of new construction projects and fire sprinkler and alarm systems permitted through the Building and Safety Division,
- New business license inspection program.
- Fire Investigations to determine cause and origin.
- Annual inspections of mandated and high hazard occupancies.

The Fire Prevention Division does not currently charge fees for a some of its services. The focus of this cost of service (user fee) study for Fire Prevention was to both evaluate existing fees for service as well as to determine what services could be potentially charged for on a fee for service basis, and what the estimated reasonable cost of providing these services is.

Attachments F through H display the resulting Fire Prevention services cost calculations by major grouping of project types.

- **Attachment F**: focuses on the full cost of services related to the plan review, and inspection of new occupancies and commercial tenant improvement projects permitted by the Building and Safety Division. Similar to Building and Safety's analysis, these project types and sizes were analyzed on a square footage size basis. The results in this table focus on an average cost versus revenue comparison for various projects included in the analysis.

- **Attachment G:** presents the resulting fee table format related to Attachment F. These tables are the resulting fee matrix that would be implemented if these Fire Prevention services were adopted at 100% of cost recovery. Separate tables are included for plan check and inspection.

- **Attachment H:** presents full cost of services results related to "Fire Permit Items" that do not fit directly into the structure identified for items in Attachments F and G. Common projects seen in this area include deferred submittals for fire sprinkler and alarm systems, one-time and annual permitted use fire permits, annual business/other occupancy inspections, and State mandated occupancy inspections. These services were analyzed on a flat (per project) basis.

The results of the analysis for the Fire Prevention Division identified an overall annual subsidy to the public for fee related services. At current fee levels, the Division is recovering less than the total City costs associated with providing its services.

4. ENGINEERING DIVISION

The City of Oceanside Engineering Division is responsible for the management of public infrastructure and private land development. This division administers all aspects of engineering and inspection activities relating to private development, Capital

Improvement Programs (CIP) and traffic related issues. The Engineering Division is responsible for the City's engineering review of all public and private sector development projects, preparing and maintaining documentation and records of all activity and providing information to the public. This cost of services (user fee) study focused on updating and enhancing the Division's fee schedule for provision of development review services.

As shown in the table in Attachment I, most fees for service on a per unit basis for the Engineering Division showed an average undercharge. At current fee levels, the Engineering Division is recovering less than the total City costs associated with providing development review services.

5. GENERAL PLAN AND INFORMATION TECHNOLOGY SURCHARGES

It is common for jurisdictions in California to employ "surcharges" on top of their fees for service to fund certain types of operational support costs. Common surcharges employed in the West include those for technology maintenance and replacement as well as general plan maintenance and update. Surcharges are generally assessed as a percentage of fees or some other metric such as valuation, and are meant to recover costs from entire groups who receive overall benefit from services rather than individual clients or customers.

1. GENERAL PLAN MAINTENANCE AND UPDATE

State law encourages cities to update their general plans and related specific and community plans on a periodic basis. These plans help to guide the growth of the community in a consistent manner. Government Code 66014 (b) allows local agencies to, "...include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations." This section of the Government code supports inclusion of general plan maintenance and update costs in both planning and building fees for service.

The City estimates it's costs for contract services related to a comprehensive update of the General Plan at approximately $1.5 million, performed on a ten-year cycle. Because a current General Plan document is needed to determine conditions of

approval, entitlements, and building permit approval, these costs are legitimate to recover in the programs and fees it supports.

To implement a surcharge for recovery of General Plan maintenance and update costs the Council should establish a desired cost recovery target for this program, to be captured on top of Building fees for service. It is typical to consider funding a portion, but not all of, the costs associated with the General Plan cycle, acknowledging that the General Plan is not only significantly impacted by and beneficial to the development community, but is also utilized by other City departments such as Public Works and Public Safety to provide community services, as well as accessed by the general public for informational purposes. The following table presents the calculation of a General Plan Maintenance and Update Surcharge as a percentage of building permit revenue, based on 50, 80, and 100% cost recovery targets.

	100% Recovery	**80% Recovery**	**50% Recovery**
Contract Costs ($1.5 million amortized over 10 years)	$150,000	$120,000	$75,000
Building Permit Revenue (New Construction Items Only)	$1,252,000	$1,252,000	$1,252,000
Surcharge	**12%**	**10%**	**6%**

The actual calculation of the surcharge is affected by the actual fee-setting action determined by the local decision making authority. However, if the Council were to adopt building fees for New Construction Items at 100% cost recovery, the table above provides the associated surcharges needed to recover for maintenance and update of the City's General Plan. The funds generated from collection of this surcharge should be set aside for this specific use.

2. PERMITTING SOFTWARE REPLACEMENT

Replacement of the City's permitting software will requires a significant capital outlay, and should be backed by an accumulation of revenue into a separate fund. The City estimates its cost for replacement of the permitting software as approximately $232,500. With costs amortized over a seven-year useful life for technology assets, this would require an accumulation of approximately $33,200 per year via a 2 percent surcharge on building permits. The following table presents shows the calculation for this surcharge as a percentage of revenue:

Cost of Permit Software Replacement	$232,500.00
Amortized Cost (7-years)	$33,214.29
Building Permit Revenue @ 100% Cost Recovery	$2,020,000
Technology Surcharge	**2%**

As previously mentioned for the General Plan maintenance and update surcharge, the actual calculation of any surcharge is affected by the actual fee-setting action determined by the local decision making authority. However, if the Council were to adopt building fees at 100% cost recovery, the table above provides the associated surcharge needed to recover for replacement of the City's permitting software. The funds generated from collection of this surcharge should be set aside for this specific use.

6. CONCLUSION

The City of Oceanside engaged the Matrix Consulting Group to determine the total cost of development review services provided to its citizens and businesses for the Planning, Building, Engineering, and Fire Prevention Divisions. To calculate the total cost of each Divisions' services, Matrix Consulting Group employed both a widely accepted and defensible methodology, as well as the experience and input of City staff to complete the necessary data collection and discussion to complete the analysis. City leaders can now use this information to make informed decisions and set its fees to meet the fiscal and policy goal objectives of the City.

ATTACHMENT A

Cost Recovery Report Table – Planning Division

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
1	General Plan Amendment (<10 acres)	9,234	13,142	(3,908)
2	General Plan Amendment (10-100 acres)	11,389	10,584	805
3	General Plan Amendment (≥100 acres)	14,465	14,680	(215)
4	Zoning Amendments (<10 acres)	7,424	13,142	(5,718)
5	Zoning Amendments (10-100 acres)	11,473	10,584	889
6	Zoning Amendments (≥100 acres)	14,844	17,316	(2,472)
7	Zoning Overlay / Specific Plan	6,113	23,636	(17,523)
8	Conditional Use Permits	3,570	7,021	(3,451)
9	Variance - Existing Single Family	721	5,919	(5,198)
10	Variance - All Other	5,754	7,909	(2,155)
11	Development Plan Review - Non-Residential (<10 acres)	5,658	8,494	(2,836)
12	Development Plan Review - Non-Residential (10-100 acres)	7,541	12,543	(5,002)
13	Development Plan Review - Non-Residential (≥100 acres)	9,430	21,775	(12,345)
14	Time Extension of Previously Approved Discretionary Projects	-	7,558	(7,558)
15	Sign Permits	2,373	2,545	(172)
16	Tentative Parcel Map - Residential Devt Plan 4 or less lots (Base Fee)	2,525	8,008	(5,483)
17	Tentative Parcel Map - Commercial/Industrial	-	9,794	(9,794)
18	Tentative Parcel Map - Mixed Use	-	14,577	(14,577)
19	Tentative Subdivision Map - 5-10 lots	-	12,651	(12,651)
20	Tentative Subdivision Map - 11-20 lots	-	13,935	(13,935)
21	Tentative Subdivision Map - >20 lots	-	15,983	(15,983)
22	Development Agreement (Deposit)	9,766	7,797	1,969
23	Environmental Review - Full Review Focused / Per Review Assess.	19,086	13,419	5,667
24	ER - Negative Declaration (initial study/ND/MND)	3,322	5,485	(2,163)

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
25	Certificate of Exemption	510	314	196
26	Coastal Development Permits - Admin Application	1,830	7,725	(5,895)
27	Coastal Development Permits - Regular Application	2,658	13,111	(10,453)
28	Street Name Assignment - 1-10 lots	236	527	(291)
29	Street Name Assignment 11-20 lots	236	692	(456)
30	Street Name Assignment - >20 lots	236	692	(456)
31	Addresses - 1-10 lots	20	521	(501)
32	Addresses - 11-20 lots	20	415	(395)
33	Addresses - >20 lots	20	692	(672)
34	Substantial Conformity	230	787	(557)
35	Appeal of City Planner's Decision	1,318	4,513	(3,195)
36	Appeal of Planning Commission Decision to the City Council	1,281	7,302	(6,021)
37	Review of Building Permits	-	628	(628)
38	Business License Review	-	314	(314)
39	Outdoor Activities/Special Events	-	314	(314)
40	Child Care > 14 children	-	1,552	(1,552)
41	Historic Application	-	5,666	(5,666)
42	ABC License Review - per unit	-	157	(157)
43	Developers Conference	-	879	(879)
	FEE AND NON-FEE SUPPORTING ACTIVITIES			
46	Advance Planning	-	591,588	(591,588)
47	Research / Other Special Projects	-	27,114	(27,114)
48	Counter Time/Public Inquiries	-	30,732	(30,732)
49	Engineering Permit Review	-	628	(628)
	FULL COST RECOVERY HOURLY RATES			
54	Development Services Dir.	-	289	(289)

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
55	City Planner	-	226	(226)
56	Senior Planner	-	171	(171)
57	Planner II / Contract Planner	-	134	(134)
58	Admin. Secretary	-	100	(100)
59	Office Specialist II	-	82	(82)
NF	NON-USER FEE ACTIVITIES	-	111,121	(111,121)

ATTACHMENT B

Cost Recovery Report Table – Building Division

New Construction, Commercial Tenant Improvements, Residential Additions and Remodels

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information			Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
13	-	Commercial Building - With Interior	$ 1,166.82	$ 5,439	$ (4,272.40)	21%	$ 1,795.10	$ 5,358	$ (3,563.03)	34%
14	-	"	$ 2,159.84	$ 5,846	$ (3,686.60)	37%	$ 3,322.82	$ 6,826	$ (3,503.20)	49%
15	-	"	$ 4,081.79	$ 6,661	$ (2,579.09)	61%	$ 6,279.66	$ 7,926	$ (1,646.23)	79%
16	-	"	$ -	$ 7,332	$ (7,332.34)	0%	$ -	$ 12,179	$ (12,178.55)	0%
17	-	"	$ 13,440.43	$ 7,973	$ 5,466.94	169%	$ 20,677.58	$ 17,706	$ 2,971.74	117%
			$ 825.26	$ 3,444	$ (2,618.77)	24%	$ 1,269.62	$ 4,076	$ (2,806.10)	31%
			$ -	$ 3,702	$ (3,701.87)	0%	$ -	$ 5,192	$ (5,192.28)	0%
18	-	Commercial w/o Interior (Shell)	$ -	$ 4,218	$ (4,217.56)	0%	$ -	$ 6,029	$ (6,028.91)	0%
			$ -	$ 4,643	$ (4,642.72)	0%	$ -	$ 9,264	$ (9,263.74)	0%
			$ -	$ 5,049	$ (5,048.69)	0%	$ -	$ 13,468	$ (13,468.14)	0%
			$ -	$ 4,774	$ (4,774.16)	0%	$ -	$ 5,875	$ (5,875.34)	0%
			$ -	$ 5,132	$ (5,131.58)	0%	$ -	$ 7,485	$ (7,484.92)	0%
19	-	Restaurant	$ -	$ 5,846	$ (5,846.44)	0%	$ -	$ 8,691	$ (8,690.96)	0%
			$ -	$ 6,436	$ (6,435.80)	0%	$ -	$ 13,354	$ (13,354.11)	0%
			$ -	$ 6,999	$ (6,998.55)	0%	$ -	$ 19,415	$ (19,414.94)	0%
			$ -	$ 6,104	$ (6,104.28)	0%	$ -	$ 5,541	$ (5,541.03)	0%
			$ -	$ 6,561	$ (6,561.29)	0%	$ -	$ 7,059	$ (7,059.02)	0%
20	-	Medical/Dental/Surgical Office	$ -	$ 7,475	$ (7,475.31)	0%	$ -	$ 8,196	$ (8,196.44)	0%
			$ -	$ 8,229	$ (8,228.88)	0%	$ -	$ 12,594	$ (12,594.26)	0%
			$ -	$ 8,948	$ (8,948.42)	0%	$ -	$ 18,310	$ (18,310.22)	0%
			$ -	$ 9,479	$ (9,479.12)	0%	$ -	$ 53,204	$ (53,204.40)	0%
			$ -	$ 10,189	$ (10,188.79)	0%	$ -	$ 67,780	$ (67,779.97)	0%
21	-	Mid Rise	$ -	$ 11,608	$ (11,608.14)	0%	$ -	$ 78,701	$ (78,701.30)	0%
			$ -	$ 12,778	$ (12,778.32)	0%	$ -	$ 120,929	$ (120,928.68)	0%
			$ -	$ 13,896	$ (13,895.67)	0%	$ -	$ 175,813	$ (175,812.77)	0%
			$ -	$ 12,829	$ (12,829.19)	0%	$ -	$ 59,326	$ (59,326.18)	0%
			$ -	$ 13,790	$ (13,789.68)	0%	$ -	$ 75,579	$ (75,578.84)	0%
22	-	High Rise	$ -	$ 15,711	$ (15,710.65)	0%	$ -	$ 87,757	$ (87,756.80)	0%
			$ -	$ 17,294	$ (17,294.39)	0%	$ -	$ 134,843	$ (134,842.93)	0%
			$ -	$ 18,807	$ (18,806.63)	0%	$ -	$ 196,042	$ (196,042.07)	0%
			$ -	$ 5,439	$ (5,439.22)	0%	$ -	$ 6,118	$ (6,117.86)	0%
			$ -	$ 5,846	$ (5,846.44)	0%	$ -	$ 7,794	$ (7,793.88)	0%
23	-	Hotel/Motel/Multiform	$ -	$ 6,661	$ (6,660.88)	0%	$ -	$ 9,050	$ (9,049.70)	0%
			$ -	$ 7,332	$ (7,332.34)	0%	$ -	$ 13,905	$ (13,905.34)	0%
			$ -	$ 7,973	$ (7,973.49)	0%	$ -	$ 20,216	$ (20,216.35)	0%
			$ -	$ 3,444	$ (3,444.03)	0%	$ -	$ 4,217	$ (4,217.44)	0%
			$ -	$ 3,702	$ (3,701.87)	0%	$ -	$ 5,373	$ (5,372.83)	0%
24	-	Parking Structure	$ -	$ 4,218	$ (4,217.56)	0%	$ -	$ 6,239	$ (6,238.55)	0%
			$ -	$ 4,643	$ (4,642.72)	0%	$ -	$ 9,586	$ (9,585.86)	0%
			$ -	$ 5,049	$ (5,048.69)	0%	$ -	$ 13,936	$ (13,936.45)	0%
			$ -	$ 6,104	$ (6,104.28)	0%	$ -	$ 7,876	$ (7,876.46)	0%
			$ -	$ 6,561	$ (6,561.29)	0%	$ -	$ 10,034	$ (10,034.26)	0%
25	-	Hazardous Occupancy	$ -	$ 7,475	$ (7,475.31)	0%	$ -	$ 11,651	$ (11,651.07)	0%
			$ -	$ 8,229	$ (8,228.88)	0%	$ -	$ 17,902	$ (17,902.48)	0%
			$ -	$ 8,948	$ (8,948.42)	0%	$ -	$ 26,028	$ (26,027.60)	0%
			$ -	$ 2,446	$ (2,446.43)	0%	$ -	$ 2,366	$ (2,365.85)	0%
			$ -	$ 2,630	$ (2,629.59)	0%	$ -	$ 3,014	$ (3,013.98)	0%
26	-	TI - Structural - Restaurant	$ -	$ 2,996	$ (2,995.91)	0%	$ -	$ 3,500	$ (3,499.62)	0%
			$ -	$ 3,298	$ (3,297.91)	0%	$ -	$ 5,377	$ (5,377.35)	0%
			$ -	$ 3,586	$ (3,586.29)	0%	$ -	$ 7,818	$ (7,817.88)	0%
			$ -	$ 1,781	$ (1,781.37)	0%	$ -	$ 1,910	$ (1,909.82)	0%
			$ -	$ 1,915	$ (1,914.74)	0%	$ -	$ 2,433	$ (2,433.02)	0%
27	-	TI - Structural - General (All Other)	$ -	$ 2,181	$ (2,181.47)	0%	$ -	$ 2,825	$ (2,825.05)	0%
			$ -	$ 2,401	$ (2,401.37)	0%	$ -	$ 4,341	$ (4,340.84)	0%
			$ -	$ 2,611	$ (2,611.35)	0%	$ -	$ 6,311	$ (6,310.95)	0%
			$ -	$ 2,446	$ (2,446.43)	0%	$ -	$ 2,613	$ (2,613.26)	0%
			$ -	$ 2,630	$ (2,629.59)	0%	$ -	$ 3,329	$ (3,329.17)	0%
28	-	TI - Structural - Hazardous	$ -	$ 2,996	$ (2,995.91)	0%	$ -	$ 3,866	$ (3,865.60)	0%
			$ -	$ 3,298	$ (3,297.91)	0%	$ -	$ 5,940	$ (5,939.69)	0%
			$ -	$ 3,586	$ (3,586.29)	0%	$ -	$ 8,635	$ (8,635.45)	0%
			$ -	$ 2,446	$ (2,446.43)	0%	$ -	$ 2,500	$ (2,499.80)	0%
			$ -	$ 2,630	$ (2,629.59)	0%	$ -	$ 3,185	$ (3,184.63)	0%
29	-	TI - Structural - Medical	$ -	$ 2,996	$ (2,995.91)	0%	$ -	$ 3,698	$ (3,697.77)	0%
			$ -	$ 3,298	$ (3,297.91)	0%	$ -	$ 5,682	$ (5,681.81)	0%
			$ -	$ 3,586	$ (3,586.29)	0%	$ -	$ 8,261	$ (8,260.53)	0%
			$ -	$ 2,114	$ (2,113.90)	0%	$ -	$ 2,159	$ (2,159.42)	0%
			$ -	$ 2,272	$ (2,272.16)	0%	$ -	$ 2,751	$ (2,751.01)	0%
30	-	TI - Non-Structural - Restaurant	$ -	$ 2,589	$ (2,588.69)	0%	$ -	$ 3,194	$ (3,194.28)	0%
			$ -	$ 2,850	$ (2,849.64)	0%	$ -	$ 4,908	$ (4,908.17)	0%
			$ -	$ 3,099	$ (3,098.82)	0%	$ -	$ 7,136	$ (7,135.77)	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information			*Plan Check Full Cost Results (Unit)*				*Inspection Full Cost Results (Unit)*			
Fee #	ICC (UBC) Use Type	Occupancy	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			$ 167.26	$ 1,449	$ (1,281.58)	12%	$ 257.52	$ 1,592	$ (1,334.61)	16%
			$ 289.92	$ 1,557	$ (1,267.39)	19%	$ 446.02	$ 2,028	$ (1,582.29)	22%
31	-	TI - Non-Structural - General (All Other)	$ 510.46	$ 1,774	$ (1,263.79)	29%	$ 785.32	$ 2,355	$ (1,569.81)	33%
			$ 762.30	$ 1,953	$ (1,190.81)	39%	$ 1,172.76	$ 3,619	$ (2,446.01)	32%
			$ 1,303.67	$ 2,124	$ (820.22)	61%	$ 2,005.64	$ 5,261	$ (3,255.53)	38%
			$ -	$ 2,114	$ (2,113.90)	0%	$ -	$ 2,407	$ (2,406.84)	0%
			$ -	$ 2,272	$ (2,272.16)	0%	$ -	$ 3,066	$ (3,066.20)	0%
32	-	TI - Non-Structural - Hazardous	$ -	$ 2,589	$ (2,588.69)	0%	$ -	$ 3,560	$ (3,560.25)	0%
			$ -	$ 2,850	$ (2,849.64)	0%	$ -	$ 5,471	$ (5,470.52)	0%
			$ -	$ 3,099	$ (3,098.82)	0%	$ -	$ 7,953	$ (7,953.34)	0%
			$ -	$ 2,114	$ (2,113.90)	0%	$ -	$ 2,066	$ (2,066.46)	0%
			$ -	$ 2,272	$ (2,272.16)	0%	$ -	$ 2,633	$ (2,632.58)	0%
33	-	TI - Non-Structural - Medical	$ -	$ 2,589	$ (2,588.69)	0%	$ -	$ 3,057	$ (3,056.76)	0%
			$ -	$ 2,850	$ (2,849.64)	0%	$ -	$ 4,697	$ (4,696.88)	0%
			$ -	$ 3,099	$ (3,098.82)	0%	$ -	$ 6,829	$ (6,828.58)	0%
47	-	Single-Family 1 or 2 Family (custom or model)	$ 511.21	$ 1,774	$ (1,263.04)	29%	$ 786.48	$ 3,348	$ (2,561.36)	23%
48	-	"	$ 891.80	$ 1,774	$ (882.45)	50%	$ 1,370.60	$ 3,466	$ (2,095.50)	40%
49	-	"	$ 1,166.17	$ 1,978	$ (811.69)	59%	$ 1,794.10	$ 3,618	$ (1,824.00)	50%
	-	"	$ 1,698.49	$ 2,181	$ (482.98)	78%	$ 2,613.05	$ 4,275	$ (1,661.92)	61%
	-	"	$ 2,290.51	$ 3,200	$ (909.00)	72%	$ 3,523.85	$ 4,610	$ (1,086.50)	76%
			$ -	$ 587	$ (587.03)	0%	$ -	$ 2,897	$ (2,896.61)	0%
			$ -	$ 587	$ (587.03)	0%	$ -	$ 2,999	$ (2,998.93)	0%
52	-	Single-Family 1 or 2 - Production / Repeat	$ -	$ 654	$ (654.40)	0%	$ -	$ 3,130	$ (3,130.44)	0%
			$ -	$ 722	$ (721.76)	0%	$ -	$ 3,699	$ (3,698.78)	0%
			$ -	$ 1,059	$ (1,058.59)	0%	$ -	$ 3,989	$ (3,988.96)	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information			*Total Full Cost Results (Unit)*			
Fee #	ICC (UBC) Use Type	Occupancy	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
13	-	Commercial Building - With Interior	$ 2,961.92	$ 10,797.35	$ (7,835.43)	27%
14	-	"	$ 5,482.66	$ 12,672.46	$ (7,189.80)	43%
15	-	"	$ 10,361.45	$ 14,586.77	$ (4,225.32)	71%
16	-	"	$ -	$ 19,510.89	$ (19,510.89)	0%
17	-	"	$ 34,118.01	$ 25,679.33	$ 8,438.68	133%
			$ 2,094.88	$ 7,519.75	$ (5,424.87)	28%
			$ -	$ 8,894.16	$ (8,894.16)	0%
18	-	Commercial w/o Interior (Shell)	$ -	$ 10,246.47	$ (10,246.47)	0%
			$ -	$ 13,906.46	$ (13,906.46)	0%
			$ -	$ 18,516.82	$ (18,516.82)	0%
			$ -	$ 10,649.50	$ (10,649.50)	0%
			$ -	$ 12,616.50	$ (12,616.50)	0%
19	-	Restaurant	$ -	$ 14,537.40	$ (14,537.40)	0%
			$ -	$ 19,789.91	$ (19,789.91)	0%
			$ -	$ 26,413.49	$ (26,413.49)	0%
			$ -	$ 11,645.32	$ (11,645.32)	0%
			$ -	$ 13,620.32	$ (13,620.32)	0%
20	-	Medical/Dental/Surgical Office	$ -	$ 15,671.75	$ (15,671.75)	0%
			$ -	$ 20,823.13	$ (20,823.13)	0%
			$ -	$ 27,258.64	$ (27,258.64)	0%
			$ -	$ 62,683.51	$ (62,683.51)	0%
			$ -	$ 77,968.76	$ (77,968.76)	0%
21	-	Mid Rise	$ -	$ 90,309.44	$ (90,309.44)	0%
			$ -	$ 133,707.00	$ (133,707.00)	0%
			$ -	$ 189,708.44	$ (189,708.44)	0%
			$ -	$ 72,155.37	$ (72,155.37)	0%
			$ -	$ 89,368.51	$ (89,368.51)	0%
22	-	High Rise	$ -	$ 103,467.45	$ (103,467.45)	0%
			$ -	$ 152,137.32	$ (152,137.32)	0%
			$ -	$ 214,848.69	$ (214,848.69)	0%
			$ -	$ 11,557.08	$ (11,557.08)	0%
			$ -	$ 13,640.32	$ (13,640.32)	0%
23	-	Hotel/Motel/Multiform	$ -	$ 15,710.58	$ (15,710.58)	0%
			$ -	$ 21,237.68	$ (21,237.68)	0%
			$ -	$ 28,189.84	$ (28,189.84)	0%
			$ -	$ 7,661.47	$ (7,661.47)	0%
			$ -	$ 9,074.70	$ (9,074.70)	0%
24	-	Parking Structure	$ -	$ 10,456.11	$ (10,456.11)	0%
			$ -	$ 14,228.58	$ (14,228.58)	0%
			$ -	$ 18,985.13	$ (18,985.13)	0%
			$ -	$ 13,980.75	$ (13,980.75)	0%
			$ -	$ 16,595.55	$ (16,595.55)	0%
25	-	Hazardous Occupancy	$ -	$ 19,126.38	$ (19,126.38)	0%
			$ -	$ 26,131.36	$ (26,131.36)	0%
			$ -	$ 34,976.02	$ (34,976.02)	0%
			$ -	$ 4,812.28	$ (4,812.28)	0%
			$ -	$ 5,643.57	$ (5,643.57)	0%
26	-	TI - Structural - Restaurant	$ -	$ 6,495.52	$ (6,495.52)	0%
			$ -	$ 8,675.26	$ (8,675.26)	0%
			$ -	$ 11,404.17	$ (11,404.17)	0%
			$ -	$ 3,691.19	$ (3,691.19)	0%
			$ -	$ 4,347.75	$ (4,347.75)	0%
27	-	TI - Structural - General (All Other)	$ -	$ 5,006.52	$ (5,006.52)	0%
			$ -	$ 6,742.21	$ (6,742.21)	0%
			$ -	$ 8,922.30	$ (8,922.30)	0%
			$ -	$ 5,059.69	$ (5,059.69)	0%
			$ -	$ 5,958.76	$ (5,958.76)	0%
28	-	TI - Structural - Hazardous	$ -	$ 6,861.50	$ (6,861.50)	0%
			$ -	$ 9,237.61	$ (9,237.61)	0%
			$ -	$ 12,221.74	$ (12,221.74)	0%
			$ -	$ 4,946.23	$ (4,946.23)	0%
			$ -	$ 5,814.22	$ (5,814.22)	0%
29	-	TI - Structural - Medical	$ -	$ 6,693.67	$ (6,693.67)	0%
			$ -	$ 8,979.73	$ (8,979.73)	0%
			$ -	$ 11,846.82	$ (11,846.82)	0%
			$ -	$ 4,273.33	$ (4,273.33)	0%
			$ -	$ 5,023.17	$ (5,023.17)	0%
30	-	TI - Non-Structural - Restaurant	$ -	$ 5,782.96	$ (5,782.96)	0%
			$ -	$ 7,757.82	$ (7,757.82)	0%
			$ -	$ 10,234.59	$ (10,234.59)	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information			*Total Full Cost Results (Unit)*			
Fee #	ICC (UBC) Use Type	Occupancy	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
			$ 424.78	$ 3,040.97	$ (2,616.19)	14%
			$ 735.94	$ 3,585.61	$ (2,849.67)	21%
31	-	TI - Non-Structural - General (All Other)	$ 1,295.78	$ 4,129.37	$ (2,833.59)	31%
			$ 1,935.06	$ 5,571.88	$ (3,636.82)	35%
			$ 3,309.31	$ 7,385.06	$ (4,075.75)	45%
			$ -	$ 4,520.74	$ (4,520.74)	0%
			$ -	$ 5,338.36	$ (5,338.36)	0%
32	-	TI - Non-Structural - Hazardous	$ -	$ 6,148.94	$ (6,148.94)	0%
			$ -	$ 8,320.16	$ (8,320.16)	0%
			$ -	$ 11,052.16	$ (11,052.16)	0%
			$ -	$ 4,180.36	$ (4,180.36)	0%
			$ -	$ 4,904.74	$ (4,904.74)	0%
33	-	TI - Non-Structural - Medical	$ -	$ 5,645.45	$ (5,645.45)	0%
			$ -	$ 7,546.52	$ (7,546.52)	0%
			$ -	$ 9,927.40	$ (9,927.40)	0%
47	-	Single-Family 1 or 2 Family (custom or model)	$ 1,297.69	$ 5,122.09	$ (3,824.40)	25%
48	-	"	$ 2,262.40	$ 5,240.35	$ (2,977.95)	43%
49	-	"	$ 2,960.27	$ 5,595.95	$ (2,635.68)	53%
	-	"	$ 4,311.54	$ 6,456.44	$ (2,144.90)	67%
	-	"	$ 5,814.36	$ 7,809.86	$ (1,995.50)	74%
			$ -	$ 3,483.64	$ (3,483.64)	0%
			$ -	$ 3,585.96	$ (3,585.96)	0%
52	-	Single-Family 1 or 2 - Production / Repeat	$ -	$ 3,784.84	$ (3,784.84)	0%
			$ -	$ 4,420.55	$ (4,420.55)	0%
			$ -	$ 5,047.55	$ (5,047.55)	0%

ATTACHMENT C

Fee Tables - Building Division

New Construction, Commercial Tenant Improvements, Residential Additions and Remodels

City of Oceanside
USER FEE STUDY

Building and Safety Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
13	-	Commercial Building - With Interior	5,000	$ 5,439	$ 5,439	$ 0.081
14	-	"	10,000	$ 5,846	$ 5,846	$ 0.054
15	-	"	25,000	$ 6,661	$ 6,661	$ 0.027
16	-	"	50,000	$ 7,332	$ 7,332	$ 0.013
17	-	"	100,000	$ 7,973	$ 7,973	$ 0.080
			5,000	$ 3,444	$ 3,444	$ 0.052
			10,000	$ 3,702	$ 3,702	$ 0.034
18	-	Commercial w/o Interior (Shell)	25,000	$ 4,218	$ 4,218	$ 0.017
			50,000	$ 4,643	$ 4,643	$ 0.008
			100,000	$ 5,049	$ 5,049	$ 0.050
			2,000	$ 4,774	$ 4,774	$ 0.179
			4,000	$ 5,132	$ 5,132	$ 0.119
19	-	Restaurant	10,000	$ 5,846	$ 5,846	$ 0.059
			20,000	$ 6,436	$ 6,436	$ 0.028
			40,000	$ 6,999	$ 6,999	$ 0.175
			5,000	$ 6,104	$ 6,104	$ 0.091
			10,000	$ 6,561	$ 6,561	$ 0.061
20	-	Medical/Dental/Surgical Office	25,000	$ 7,475	$ 7,475	$ 0.030
			50,000	$ 8,229	$ 8,229	$ 0.014
			100,000	$ 8,948	$ 8,948	$ 0.089
			10,000	$ 9,479	$ 9,479	$ 0.071
			20,000	$ 10,189	$ 10,189	$ 0.047
21	-	Mid Rise	50,000	$ 11,608	$ 11,608	$ 0.023
			100,000	$ 12,778	$ 12,778	$ 0.011
			200,000	$ 13,896	$ 13,896	$ 0.069
			14,000	$ 12,829	$ 12,829	$ 0.069
			28,000	$ 13,790	$ 13,790	$ 0.046
22	-	High Rise	70,000	$ 15,711	$ 15,711	$ 0.023
			140,000	$ 17,294	$ 17,294	$ 0.011
			280,000	$ 18,807	$ 18,807	$ 0.067

City of Oceanside
USER FEE STUDY

Building and Safety Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
			5,000	$ 5,439	$ 5,439	$ 0.081
			10,000	$ 5,846	$ 5,846	$ 0.054
23	-	Hotel/Motel/Multiform	25,000	$ 6,661	$ 6,661	$ 0.027
			50,000	$ 7,332	$ 7,332	$ 0.013
			100,000	$ 7,973	$ 7,973	$ 0.080
			5,000	$ 3,444	$ 3,444	$ 0.052
			10,000	$ 3,702	$ 3,702	$ 0.034
24	-	Parking Structure	25,000	$ 4,218	$ 4,218	$ 0.017
			50,000	$ 4,643	$ 4,643	$ 0.008
			100,000	$ 5,049	$ 5,049	$ 0.050
			5,000	$ 6,104	$ 6,104	$ 0.091
			10,000	$ 6,561	$ 6,561	$ 0.061
25	-	Hazardous Occupancy	25,000	$ 7,475	$ 7,475	$ 0.030
			50,000	$ 8,229	$ 8,229	$ 0.014
			100,000	$ 8,948	$ 8,948	$ 0.089
			400	$ 2,446	$ 2,446	$ 0.460
			800	$ 2,630	$ 2,630	$ 0.305
26	-	TI - Structural - Restaurant	2,000	$ 2,996	$ 2,996	$ 0.151
			4,000	$ 3,298	$ 3,298	$ 0.072
			8,000	$ 3,586	$ 3,586	$ 0.448
			400	$ 1,781	$ 1,781	$ 0.335
			800	$ 1,915	$ 1,915	$ 0.222
27	-	TI - Structural - General (All Other)	2,000	$ 2,181	$ 2,181	$ 0.110
			4,000	$ 2,401	$ 2,401	$ 0.053
			8,000	$ 2,611	$ 2,611	$ 0.326
			400	$ 2,446	$ 2,446	$ 0.460
			800	$ 2,630	$ 2,630	$ 0.305
28	-	TI - Structural - Hazardous	2,000	$ 2,996	$ 2,996	$ 0.151
			4,000	$ 3,298	$ 3,298	$ 0.072
			8,000	$ 3,586	$ 3,586	$ 0.448

City of Oceanside
USER FEE STUDY

Building and Safety Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
29	-	TI - Structural - Medical	400	$ 2,446	$ 2,446	$ 0.460
			800	$ 2,630	$ 2,630	$ 0.305
			2,000	$ 2,996	$ 2,996	$ 0.151
			4,000	$ 3,298	$ 3,298	$ 0.072
			8,000	$ 3,586	$ 3,586	$ 0.448
30	-	TI - Non-Structural - Restaurant	400	$ 2,114	$ 2,114	$ 0.395
			800	$ 2,272	$ 2,272	$ 0.264
			2,000	$ 2,589	$ 2,589	$ 0.131
			4,000	$ 2,850	$ 2,850	$ 0.062
			8,000	$ 3,099	$ 3,099	$ 0.387
31	-	TI - Non-Structural - General (All Other)	400	$ 1,449	$ 1,449	$ 0.270
			800	$ 1,557	$ 1,557	$ 0.181
			2,000	$ 1,774	$ 1,774	$ 0.090
			4,000	$ 1,953	$ 1,953	$ 0.043
			8,000	$ 2,124	$ 2,124	$ 0.266
32	-	TI - Non-Structural - Hazardous	400	$ 2,114	$ 2,114	$ 0.395
			800	$ 2,272	$ 2,272	$ 0.264
			2,000	$ 2,589	$ 2,589	$ 0.131
			4,000	$ 2,850	$ 2,850	$ 0.062
			8,000	$ 3,099	$ 3,099	$ 0.387
33	-	TI - Non-Structural - Medical	400	$ 2,114	$ 2,114	$ 0.395
			800	$ 2,272	$ 2,272	$ 0.264
			2,000	$ 2,589	$ 2,589	$ 0.131
			4,000	$ 2,850	$ 2,850	$ 0.062
			8,000	$ 3,099	$ 3,099	$ 0.387

City of Oceanside
USER FEE STUDY

Building and Safety Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 1,774	$ 1,774	$ -
48	-	"	2,000	$ 1,774	$ 1,774	$ 0.204
49	-	"	3,000	$ 1,978	$ 1,978	$ 0.102
	-	"	5,000	$ 2,181	$ 2,181	$ 0.408
	-	"	7,500	$ 3,200	$ 3,200	$ 0.427
			1,000	$ 587	$ 587	$ -
			2,000	$ 587	$ 587	$ 0.067
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ 654	$ 654	$ 0.034
			5,000	$ 722	$ 722	$ 0.135
			7,500	$ 1,059	$ 1,059	$ 0.141

City of Oceanside
USER FEE STUDY

Building and Safety Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
13	-	Commercial Building - With Interior	5,000	$ 5,358	$ 5,358	$ 0.294
14	-	"	10,000	$ 6,826	$ 6,826	$ 0.073
15	-	"	25,000	$ 7,926	$ 7,926	$ 0.170
16	-	"	50,000	$ 12,179	$ 12,179	$ 0.111
17	-	"	100,000	$ 17,706	$ 17,706	$ 0.177
			5,000	$ 4,076	$ 4,076	$ 0.223
			10,000	$ 5,192	$ 5,192	$ 0.056
18	-	Commercial w/o Interior (Shell)	25,000	$ 6,029	$ 6,029	$ 0.129
			50,000	$ 9,264	$ 9,264	$ 0.084
			100,000	$ 13,468	$ 13,468	$ 0.135
			2,000	$ 5,875	$ 5,875	$ 0.805
			4,000	$ 7,485	$ 7,485	$ 0.201
19	-	Restaurant	10,000	$ 8,691	$ 8,691	$ 0.466
			20,000	$ 13,354	$ 13,354	$ 0.303
			40,000	$ 19,415	$ 19,415	$ 0.485
			5,000	$ 5,541	$ 5,541	$ 0.304
			10,000	$ 7,059	$ 7,059	$ 0.076
20	-	Medical/Dental/Surgical Office	25,000	$ 8,196	$ 8,196	$ 0.176
			50,000	$ 12,594	$ 12,594	$ 0.114
			100,000	$ 18,310	$ 18,310	$ 0.183
			10,000	$ 53,204	$ 53,204	$ 1.458
			20,000	$ 67,780	$ 67,780	$ 0.364
21	-	Mid Rise	50,000	$ 78,701	$ 78,701	$ 0.845
			100,000	$ 120,929	$ 120,929	$ 0.549
			200,000	$ 175,813	$ 175,813	$ 0.879
			14,000	$ 59,326	$ 59,326	$ 1.161
			28,000	$ 75,579	$ 75,579	$ 0.290
22	-	High Rise	70,000	$ 87,757	$ 87,757	$ 0.673
			140,000	$ 134,843	$ 134,843	$ 0.437
			280,000	$ 196,042	$ 196,042	$ 0.700

City of Oceanside
USER FEE STUDY

Building and Safety Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
			5,000	$ 6,118	$ 6,118	$ 0.335
			10,000	$ 7,794	$ 7,794	$ 0.084
23	-	Hotel/Motel/Multiform	25,000	$ 9,050	$ 9,050	$ 0.194
			50,000	$ 13,905	$ 13,905	$ 0.126
			100,000	$ 20,216	$ 20,216	$ 0.202
			5,000	$ 4,217	$ 4,217	$ 0.231
			10,000	$ 5,373	$ 5,373	$ 0.058
24	-	Parking Structure	25,000	$ 6,239	$ 6,239	$ 0.134
			50,000	$ 9,586	$ 9,586	$ 0.087
			100,000	$ 13,936	$ 13,936	$ 0.139
			5,000	$ 7,876	$ 7,876	$ 0.432
			10,000	$ 10,034	$ 10,034	$ 0.108
25	-	Hazardous Occupancy	25,000	$ 11,651	$ 11,651	$ 0.250
			50,000	$ 17,902	$ 17,902	$ 0.163
			100,000	$ 26,028	$ 26,028	$ 0.260
			400	$ 2,366	$ 2,366	$ 1.620
			800	$ 3,014	$ 3,014	$ 0.405
26	-	TI - Structural - Restaurant	2,000	$ 3,500	$ 3,500	$ 0.939
			4,000	$ 5,377	$ 5,377	$ 0.610
			8,000	$ 7,818	$ 7,818	$ 0.977
			400	$ 1,910	$ 1,910	$ 1.308
			800	$ 2,433	$ 2,433	$ 0.327
27	-	TI - Structural - General (All Other)	2,000	$ 2,825	$ 2,825	$ 0.758
			4,000	$ 4,341	$ 4,341	$ 0.493
			8,000	$ 6,311	$ 6,311	$ 0.789
			400	$ 2,613	$ 2,613	$ 1.790
			800	$ 3,329	$ 3,329	$ 0.448
28	-	TI - Structural - Hazardous	2,000	$ 3,866	$ 3,866	$ 1.037
			4,000	$ 5,940	$ 5,940	$ 0.674
			8,000	$ 8,635	$ 8,635	$ 1.079

City of Oceanside
USER FEE STUDY

Building and Safety Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
			400	$ 2,500	$ 2,500	$ 1.713
			800	$ 3,185	$ 3,185	$ 0.428
29	-	TI - Structural - Medical	2,000	$ 3,698	$ 3,698	$ 0.992
			4,000	$ 5,682	$ 5,682	$ 0.645
			8,000	$ 8,261	$ 8,261	$ 1.033
			400	$ 2,159	$ 2,159	$ 1.480
			800	$ 2,751	$ 2,751	$ 0.369
30	-	TI - Non-Structural - Restaurant	2,000	$ 3,194	$ 3,194	$ 0.857
			4,000	$ 4,908	$ 4,908	$ 0.557
			8,000	$ 7,136	$ 7,136	$ 0.892
			400	$ 1,592	$ 1,592	$ 1.090
			800	$ 2,028	$ 2,028	$ 0.273
31	-	TI - Non-Structural - General (All Other)	2,000	$ 2,355	$ 2,355	$ 0.632
			4,000	$ 3,619	$ 3,619	$ 0.411
			8,000	$ 5,261	$ 5,261	$ 0.658
			400	$ 2,407	$ 2,407	$ 1.648
			800	$ 3,066	$ 3,066	$ 0.412
32	-	TI - Non-Structural - Hazardous	2,000	$ 3,560	$ 3,560	$ 0.956
			4,000	$ 5,471	$ 5,471	$ 0.621
			8,000	$ 7,953	$ 7,953	$ 0.994
			400	$ 2,066	$ 2,066	$ 1.418
			800	$ 2,633	$ 2,633	$ 0.353
33	-	TI - Non-Structural - Medical	2,000	$ 3,057	$ 3,057	$ 0.820
			4,000	$ 4,697	$ 4,697	$ 0.533
			8,000	$ 6,829	$ 6,829	$ 0.854

City of Oceanside
USER FEE STUDY

Building and Safety Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee	Base Cost	Each Additional SF
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 3,348	$ 3,348	$ 0.118
48	-	"	2,000	$ 3,466	$ 3,466	$ 0.152
49	-	"	3,000	$ 3,618	$ 3,618	$ 0.329
	-	"	5,000	$ 4,275	$ 4,275	$ 0.134
	-	"	7,500	$ 4,610	$ 4,610	$ 0.615
			1,000	$ 2,897	$ 2,897	$ 0.102
			2,000	$ 2,999	$ 2,999	$ 0.131
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ 3,130	$ 3,130	$ 0.285
			5,000	$ 3,699	$ 3,699	$ 0.116
			7,500	$ 3,989	$ 3,989	$ 0.532

ATTACHMENT D

Cost Recovery Report Table – Building Division

Miscellaneous Items

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	Fee Title	Size Basis	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	Decks - Standard	Each	$ 64.35	$ 132.12	$ (67.77)	49%	$ 99.00	$ 279.29	$ (180.29)	35%
2	Decks - Non-Standard	Each	$ -	$ 284.83	$ (284.83)	0%	$ -	$ 279.29	$ (279.29)	0%
3	Fence	Each	$ 48.10	$ 81.22	$ (33.12)	59%	$ 74.00	$ 181.94	$ (107.94)	41%
4	Fireplace / BBQ / Firepits	Each	$ 48.10	$ 284.83	$ (236.73)	17%	$ 74.00	$ 250.75	$ (176.75)	30%
5	Patio Cover - City Standard Drawing	<250 SF	$ -	$ 81.22	$ (81.22)	0%	$ -	$ 292.71	$ (292.71)	0%
6	Patio Cover - City Standard Drawing	251-499 SF	$ -	$ 81.22	$ (81.22)	0%	$ -	$ 307.82	$ (307.82)	0%
7	Patio Cover - City Standard Drawing	>500 SF	$ 64.35	$ 81.22	$ (16.87)	79%	$ 99.00	$ 321.24	$ (222.24)	31%
8	Patio Cover - Custom	<250 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 307.82	$ (307.82)	0%
9	Patio Cover - Custom	251-499 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 321.24	$ (321.24)	0%
10	Patio Cover - Custom	>500 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 349.77	$ (349.77)	0%
11	Patio Cover - Enclosed - City Standard Drawing	<250 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 334.67	$ (334.67)	0%
12	Patio Cover - Enclosed - City Standard Drawing	251-499 SF	$ 64.35	$ 132.12	$ (67.77)	49%	$ 99.00	$ 349.77	$ (250.77)	28%
13	Patio Cover - Enclosed - City Standard Drawing	>500 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 508.59	$ (508.59)	0%
14	Patio Cover - Enclosed - Custom	<250 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 466.63	$ (466.63)	0%
15	Patio Cover - Enclosed - Custom	251-499 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 577.40	$ (577.40)	0%
16	Patio Cover - Enclosed - Custom	>500 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 619.36	$ (619.36)	0%
17	Retaining Wall - City Staff Drawing	<400 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 592.50	$ (592.50)	0%
18	Retaining Wall - City Staff Drawing	401-800 SF	$ 105.30	$ 132.12	$ (26.82)	80%	$ 162.00	$ 718.38	$ (556.38)	23%
19	Retaining Wall - City Staff Drawing	>801 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 768.73	$ (768.73)	0%
20	Retaining Wall - custom Drawing	<400 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 592.50	$ (592.50)	0%
21	Retaining Wall - custom Drawing	401-800 SF	$ 111.15	$ 233.93	$ (122.78)	48%	$ 171.00	$ 718.38	$ (547.38)	24%
22	Retaining Wall - custom Drawing	>801 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 768.73	$ (768.73)	0%
23	Masonary Wall - City Standard Drawing	<400 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 592.50	$ (592.50)	0%
24	Masonary Wall - City Standard Drawing	401-800 SF	$ 64.35	$ 132.12	$ (67.77)	49%	$ 99.00	$ 718.38	$ (619.38)	14%
25	Masonary Wall - City Standard Drawing	>801 SF	$ -	$ 132.12	$ (132.12)	0%	$ -	$ 768.73	$ (768.73)	0%
26	Masonary Wall - Custom Drawing	<400 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 592.50	$ (592.50)	0%
27	Masonary Wall - Custom Drawing	401-800 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 718.38	$ (718.38)	0%
28	Masonary Wall - Custom Drawing	>801 SF	$ -	$ 233.93	$ (233.93)	0%	$ -	$ 768.73	$ (768.73)	0%
29	Residential - Addition	<499 SF	$ 354.64	$ 831.13	$ (476.49)	43%	$ 545.60	$ 734.43	$ (188.83)	74%
30	Residential - Addition	>500 SF	$ 513.37	$ 1,441.96	$ (928.59)	36%	$ 789.80	$ 960.27	$ (170.47)	82%
31	Re-roofing	<3,000 SF	$ -	$ -	$ -	0%	$ 68.00	$ 303.25	$ (235.25)	22%
32	Re-roofing	>3,000 SF	$ -	$ 81.22	$ (81.22)	0%	$ -	$ 305.19	$ (305.19)	0%
33	Solar Water Heating	Each	$ 131.00	$ 81.22	$ 49.78	161%	$ -	$ 254.94	$ (254.94)	0%
34	Solar Photovoltaic	Each	$ 230.37	$ 183.02	$ 47.35	126%	$ 322.20	$ 338.86	$ (16.66)	95%
35	Storage Rack	<1,000 SF	$ -	$ 183.02	$ (183.02)	0%	$ -	$ 366.55	$ (366.55)	0%
36	Storage Rack	>1,000 SF	$ -	$ 183.02	$ (183.02)	0%	$ -	$ 527.31	$ (527.31)	0%
37	Swimming Pool / Spa	Each	$ 187.33	$ 81.22	$ 106.11	231%	$ 288.20	$ 923.60	$ (635.40)	31%
38	Sign Permit	Each	$ 51.48	$ 132.12	$ (80.64)	39%	$ 79.20	$ 239.84	$ (160.64)	33%
39	Residential Remodel / Repair - Non Structural	<499 SF	$ -	$ 437.54	$ (437.54)	0%	$ -	$ 761.64	$ (761.64)	0%
40	Residential Remodel / Repair - Non Structural	>499 SF	$ -	$ 437.54	$ (437.54)	0%	$ -	$ 862.34	$ (862.34)	0%
41	Residential Remodel / Repair - Structural	<499 SF	$ 206.28	$ 437.54	$ (231.26)	47%	$ 317.35	$ 783.46	$ (466.11)	41%
42	Residential Remodel / Repair - Structural	>499 SF	$ 322.47	$ 437.54	$ (115.07)	74%	$ 496.10	$ 867.38	$ (371.28)	57%
43	Demolition Permit	Each	$ -	$ 30.32	$ (30.32)	0%	$ 60.00	$ 240.68	$ (180.68)	25%
44	Use & Occupancy Analysis	≥ 5,000 SF	$ -	$ 233.93	$ (233.93)	0%	$ 100.00	$ 282.64	$ (182.64)	35%
45	Use & Occupancy Analysis	5,001-20,000 SF	$ -	$ 233.93	$ (233.93)	0%	$ 100.00	$ 366.55	$ (266.55)	27%
46	Use & Occupancy Analysis (Ea. Add. 5,000 sf)	> 20,000 SF	$ -	$ 233.93	$ (233.93)	0%	$ 100.00	$ 450.47	$ (350.47)	22%
47	Condominium Conversion Analysis	≥ 5,000 SF	$ -	$ 1,659.19	$ (1,659.19)	0%	$ 100.00	$ -	$ 100.00	0%
48	Condominium Conversion Analysis	5,001-20,000 SF	$ -	$ 1,659.19	$ (1,659.19)	0%	$ 100.00	$ -	$ 100.00	0%
49	Condominium Conversion Analysis (Ea. Add. 5,000	> 20,000 SF	$ -	$ 1,659.19	$ (1,659.19)	0%	$ 100.00	$ -	$ 100.00	0%
50	Temporary Certificate of Occupancy - First 30 days	Each	$ -	$ 30.32	$ (30.32)	0%	$ -	$ 380.82	$ (380.82)	0%
51	Temporary Certificate of Occupancy - Ea. Add. 30 d	Each	$ -	$ 30.32	$ (30.32)	0%	$ 45.00	$ 212.99	$ (167.99)	21%
52	Temporary Meter Release	Each	$ -	$ 30.32	$ (30.32)	0%	$ 45.00	$ 254.94	$ (209.94)	18%
53	Re-Issuance Fee	Each	$ -	$ 30.32	$ (30.32)	0%	$ 15.00	$ -	$ 15.00	0%
54	Model Home Occupancy - Plan Check Required	Each	$ -	$ 30.32	$ (30.32)	0%	$ -	$ -	$ -	0%
55	Sale Trailer	Each	$ -	$ 81.22	$ (81.22)	0%	$ -	$ 83.92	$ (83.92)	0%
56	Alt. Materials & Methods & Code Mods	Hourly	$ -	$ 156.24	$ (156.24)	0%	$ -	$ -	$ -	0%
57	Additional Inspection Fee (per 1/2 hour)	Hourly	$ -	$ -	$ -	0%	$ -	$ 83.92	$ (83.92)	0%
58	After Hours Inspection (2 hour minimum)	Hourly	$ -	$ -	$ -	0%	$ -	$ 395.08	$ (395.08)	0%
59	Other Misc. Permits	Each	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
60	Mobile Home Setup	Each	$ -	$ -	$ -	0%	$ 196.00	$ -	$ 196.00	0%
61	Spray Booth	Each	$ 482.19	$ 539.34	$ (57.15)	89%	$ 741.82	$ 481.16	$ 260.66	154%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MISCELLANEOUS ITEMS

Fee Service Information			*Total Full Cost Results (Unit)*			
Fee #	Fee Title	Size Basis	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	Decks - Standard	Each	$ 163.35	$ 411.41	$ (248.06)	40%
2	Decks - Non-Standard	Each	$ -	$ 564.11	$ (564.11)	0%
3	Fence	Each	$ 122.10	$ 263.16	$ (141.06)	46%
4	Fireplace / BBQ / Firepits	Each	$ 122.10	$ 535.58	$ (413.48)	23%
5	Patio Cover - City Standard Drawing	<250 SF	$ -	$ 373.93	$ (373.93)	0%
6	Patio Cover - City Standard Drawing	251-499 SF	$ -	$ 389.04	$ (389.04)	0%
7	Patio Cover - City Standard Drawing	>500 SF	$ 163.35	$ 402.46	$ (239.11)	41%
8	Patio Cover - Custom	<250 SF	$ -	$ 439.94	$ (439.94)	0%
9	Patio Cover - Custom	251-499 SF	$ -	$ 453.36	$ (453.36)	0%
10	Patio Cover - Custom	>500 SF	$ -	$ 481.90	$ (481.90)	0%
11	Patio Cover - Enclosed - City Standard Drawing	<250 SF	$ -	$ 466.79	$ (466.79)	0%
12	Patio Cover - Enclosed - City Standard Drawing	251-499 SF	$ 163.35	$ 481.90	$ (318.55)	34%
13	Patio Cover - Enclosed - City Standard Drawing	>500 SF	$ -	$ 640.71	$ (640.71)	0%
14	Patio Cover - Enclosed - Custom	<250 SF	$ -	$ 700.56	$ (700.56)	0%
15	Patio Cover - Enclosed - Custom	251-499 SF	$ -	$ 811.33	$ (811.33)	0%
16	Patio Cover - Enclosed - Custom	>500 SF	$ -	$ 853.28	$ (853.28)	0%
17	Retaining Wall - City Staff Drawing	<400 SF	$ -	$ 724.63	$ (724.63)	0%
18	Retaining Wall - City Staff Drawing	401-800 SF	$ 267.30	$ 850.50	$ (583.20)	31%
19	Retaining Wall - City Staff Drawing	>801 SF	$ -	$ 900.85	$ (900.85)	0%
20	Retaining Wall - custom Drawing	<400 SF	$ -	$ 826.43	$ (826.43)	0%
21	Retaining Wall - custom Drawing	401-800 SF	$ 282.15	$ 952.30	$ (670.15)	30%
22	Retaining Wall - custom Drawing	>801 SF	$ -	$ 1,002.65	$ (1,002.65)	0%
23	Masonary Wall - City Standard Drawing	<400 SF	$ -	$ 724.63	$ (724.63)	0%
24	Masonary Wall - City Standard Drawing	401-800 SF	$ 163.35	$ 850.50	$ (687.15)	19%
25	Masonary Wall - City Standard Drawing	>801 SF	$ -	$ 900.85	$ (900.85)	0%
26	Masonary Wall - Custom Drawing	<400 SF	$ -	$ 826.43	$ (826.43)	0%
27	Masonary Wall - Custom Drawing	401-800 SF	$ -	$ 952.30	$ (952.30)	0%
28	Masonary Wall - Custom Drawing	>801 SF	$ -	$ 1,002.65	$ (1,002.65)	0%
29	Residential - Addition	<499 SF	$ 900.24	$ 1,565.56	$ (665.32)	58%
30	Residential - Addition	>500 SF	$ 1,303.17	$ 2,402.23	$ (1,099.06)	54%
31	Re-roofing	<3,000 SF	$ 68.00	$ 303.25	$ (235.25)	22%
32	Re-roofing	>3,000 SF	$ -	$ 386.41	$ (386.41)	0%
33	Solar Water Heating	Each	$ 131.00	$ 336.16	$ (205.16)	39%
34	Solar Photovoltaic	Each	$ 552.57	$ 521.88	$ 30.69	106%
35	Storage Rack	<1,000 SF	$ -	$ 549.58	$ (549.58)	0%
36	Storage Rack	>1,000 SF	$ -	$ 710.33	$ (710.33)	0%
37	Swimming Pool / Spa	Each	$ 475.53	$ 1,004.82	$ (529.29)	47%
38	Sign Permit	Each	$ 130.68	$ 371.96	$ (241.28)	35%
39	Residential Remodel / Repair - Non Structural	<499 SF	$ -	$ 1,199.18	$ (1,199.18)	0%
40	Residential Remodel / Repair - Non Structural	>499 SF	$ -	$ 1,299.88	$ (1,299.88)	0%
41	Residential Remodel / Repair - Structural	<499 SF	$ 523.63	$ 1,221.00	$ (697.37)	43%
42	Residential Remodel / Repair - Structural	>499 SF	$ 818.57	$ 1,304.91	$ (486.34)	63%
43	Demolition Permit	Each	$ 60.00	$ 271.00	$ (211.00)	22%
44	Use & Occupancy Analysis	≥ 5,000 SF	$ 100.00	$ 516.56	$ (416.56)	19%
45	Use & Occupancy Analysis	5,001-20,000 S	$ 100.00	$ 600.48	$ (500.48)	17%
46	Use & Occupancy Analysis (Ea. Add. 5,000 sf)	> 20,000 SF	$ 100.00	$ 684.39	$ (584.39)	15%
47	Condominium Conversion Analysis	≥ 5,000 SF	$ 100.00	$ 1,659.19	$ (1,559.19)	6%
48	Condominium Conversion Analysis	5,001-20,000 S	$ 100.00	$ 1,659.19	$ (1,559.19)	6%
49	Condominium Conversion Analysis (Ea. Add. 5,000	> 20,000 SF	$ 100.00	$ 1,659.19	$ (1,559.19)	6%
50	Temporary Certificate of Occupancy - First 30 days	Each	$ -	$ 411.13	$ (411.13)	0%
51	Temporary Certificate of Occupancy - Ea. Add. 30 d	Each	$ 45.00	$ 243.30	$ (198.30)	18%
52	Temporary Meter Release	Each	$ 45.00	$ 285.26	$ (240.26)	16%
53	Re-Issuance Fee	Each	$ 15.00	$ 30.32	$ (15.32)	49%
54	Model Home Occupancy - Plan Check Required	Each	$ -	$ 30.32	$ (30.32)	0%
55	Sale Trailer	Each	$ -	$ 165.13	$ (165.13)	0%
56	Alt. Materials & Methods & Code Mods	Hourly	$ -	$ 156.24	$ (156.24)	0%
57	Additional Inspection Fee (per 1/2 hour)	Hourly	$ -	$ 83.92	$ (83.92)	0%
58	After Hours Inspection (2 hour minimum)	Hourly	$ -	$ 395.08	$ (395.08)	0%
59	Other Misc. Permits	Each	$ -	$ -	$ -	0%
60	Mobile Home Setup	Each	$ 196.00	$ -	$ 196.00	0%
61	Spray Booth	Each	$ 1,224.01	$ 1,020.50	$ 203.51	120%

ATTACHMENT E

Cost Recovery Report Table – Building Division

Mechanical, Plumbing and Electrical Items

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	**RESIDENTIAL PROJECTS (SINGLE FAMILY & DUPLEX)**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
2	ADMINISTRATIVE (BASE) FEES	$ -	$ 30.32	$ (30.32)	0%	$ 15.00	$ -	$ 15.00	0%
6	**SIMPLE M,P,E PERMITS**	$ -	$ -	$ -	0%	$ 77.00	$ 174.87	$ (97.87)	44%
7	**Simple Mechanical Items:**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
8	Appliance Replacement	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
9	FAU, furnace, heat pump, air conditioner replacement-same location, no new duct work	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
10	Suspended, wall, or floor-mounted heaters	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
11	Appliance vents not included in an appliance permit	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
12	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
13	Evaporative cooler	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
14	Ventilation fan connected to a single duct	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
15	Hood and duct system.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
16	Simple Plumbing Items:	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
17	Water piping alteration, repair or modification	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
18	Drainage or vent piping alteration, repair or modificaton	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
19	Gas line alteration, repair, or modification	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
20	Plumbing fixtures-Replace, repair, no change in location	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
21	Building sewer-Replace, repair, no change in location	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
22	Water Heater-Replace, repair, no change in location	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
23	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
24	Atmospheric-type vacuum breakers	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
25	**Simple Electrical Items:**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
26	Replace appliance	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
27	Temporary Power Service	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
28	Temporary power pole.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
29	Sub pole	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
30	Add Receptacles, Switches, and Lighting Outlets	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
31	Lighting Fixtures	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
32	Appliances not exceeding one horsepower (HP)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
33	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
34	Miscellaneous Apparatus, Conduits, and Conductors	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
35	Electrical outlet device	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
36	Services of 200 amps or less	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
37	**COMPLEX M,P,E PERMITS**	$ -	$ 375.17	$ (375.17)	0%	$ -	$ 442.66	$ (442.66)	0%
38	**Complex Mechanical Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
39	Appliance or equipment	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
40	Ventilation system (not a portion of heating or a/c system)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
41	Air-handling unit, including attached ducts.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
42	FAU, furnace, heat pump, or air-conditioner- New or new location (w/ or w/o ducts)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
43	Factory fireplace, fireplace stove or heater	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
44	Boiler, compressor or absorption system- New or new location	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
45	**Complex Plumbing Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
46	Gas piping system	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
47	Water piping system	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
48	Installation of new water treating equipment	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
49	Drain, waste, or venting system	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
50	New installation drainage or vent piping	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
51	Sewer pumping system	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
52	Backflow devices each unit	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
53	**Complex Electrical Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
54	Install New Appliance	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
55	Swimming Pools	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
56	Services rating over 200 amps to under 1,000 amps	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
57	Photovotaic System	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
58	Motors, transformers, compressors, and other apparatus	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
59	Rewire Dwelling Unit	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
60	**COMMERCIAL PROJECTS (MULTI-FAMILY & COMMERCIAL)**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
65	**SIMPLE M,P,E PERMITS**	$ -	$ 100.07	$ (100.07)	0%	$ -	$ 526.58	$ (526.58)	0%
66	**Simple Mechanical Items:**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
67	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
68	FAU, heat pump, a/c replacements (same location, no new duct work)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
69	Evaporative cooler	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
70	Ventilation fan connected to a single duct	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
71	Suspended, wall, or floor-mounted heaters	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
72	**Simple Plumbing Items:**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
73	Plumbing fixtures-replacement, repair, or modification	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
74	Building sewer-replacement, repair, or modification	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
75	Rainwater systems (per drain)-replacement, repair, or modification	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
76	Water Heater-replacement (no change in location)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
77	Repair or alteration of drainage or vent piping	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
78	Backflow devices each unit	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
79	Atmospheric-type vacuum breakers	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
80	Repair or alteration of gas piping	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
81	Simple Electrical Items:	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
82	Temporary power pole	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
83	Residential Appliance	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
84	Self-contained, non-residential appliances.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
85	Appliances not exceeding one horsepower (HP)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
86	Signs, Outline Lighting, and Marquees	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
87	Additional branch circuits within the same sign, outline lighting system, or marquee	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
88	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
89	Services of 600 volts or less and under 200 amperes in rating	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
90	**COMPLEX M,P,E PERMITS**	$ -	$ 893.31	$ (893)	0%	$ -	$ 556.90	$ (557)	0%
91	**Complex Mechanical Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
92	Air-handling unit, including attached ducts.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
93	Ventilation system (not a portion of heating or a/c system)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
94	Hood and duct system.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
95	Other Misc. appliances or equipment.	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		*Plan Check Full Cost Results (Unit)*				*Inspection Full Cost Results (Unit)*			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
96	FAU, furnace, heat pump, air-conditioner (new installation)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
97	Appliance vents not included in an appliance permit	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
98	Condensors, compressors, & absorption systems	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
99	**Complex Electrical Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
100	Swimming Pools	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
101	Receptacle, Switch, and Lighting Outlets	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
102	Lighting Fixtures or assemblies	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
103	Busways	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
104	Trolley and plug-in-type busways - each 100 feet or fraction thereof	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
105	Electrical apparatus, conduits, and conductors	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
106	Photovotaic Systems	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
107	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
108	Services over 600 volts or 200 amperes to 1000 amperes in rating	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
109	**Complex Plumbing Items**	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
110	Rainwater system	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
111	Gas piping	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
112	Drain, waste, or vent installation	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
113	Air piping system (non-medical)	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
114	Boilers and water heating systems	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
115	Industrial waste pretreatment interceptor	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
116	Water piping	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
117	Water treating equipment	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
118	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		*Total Full Cost Results (Unit)*			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	**RESIDENTIAL PROJECTS (SINGLE FAMILY & DUPLEX)**	$ -	$ -	$ -	0%
2	ADMINISTRATIVE (BASE) FEES	$ 15.00	$ 30.32	$ (15.32)	49%
6	**SIMPLE M,P,E PERMITS**	$ 77.00	$ 174.87	$ (97.87)	44%
7	**Simple Mechanical Items:**	$ -	$ -	$ -	0%
8	Appliance Replacement	$ -	$ -	$ -	0%
9	FAU, furnace, heat pump, air conditioner replacement-same location, no new duct work	$ -	$ -	$ -	0%
10	Suspended, wall, or floor-mounted heaters	$ -	$ -	$ -	0%
11	Appliance vents not included in an appliance permit	$ -	$ -	$ -	0%
12	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit.	$ -	$ -	$ -	0%
13	Evaporative cooler	$ -	$ -	$ -	0%
14	Ventilation fan connected to a single duct	$ -	$ -	$ -	0%
15	Hood and duct system.	$ -	$ -	$ -	0%
16	Simple Plumbing Items:	$ -	$ -	$ -	0%
17	Water piping alteration, repair or modification	$ -	$ -	$ -	0%
18	Drainage or vent piping alteration, repair or modificaton	$ -	$ -	$ -	0%
19	Gas line alteration, repair, or modification	$ -	$ -	$ -	0%
20	Plumbing fixtures-Replace, repair, no change in location	$ -	$ -	$ -	0%
21	Building sewer-Replace, repair, no change in location	$ -	$ -	$ -	0%
22	Water Heater-Replace, repair, no change in location	$ -	$ -	$ -	0%
23	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%
24	Atmospheric-type vacuum breakers	$ -	$ -	$ -	0%
25	**Simple Electrical Items:**	$ -	$ -	$ -	0%
26	Replace appliance	$ -	$ -	$ -	0%
27	Temporary Power Service	$ -	$ -	$ -	0%
28	Temporary power pole.	$ -	$ -	$ -	0%
29	Sub pole	$ -	$ -	$ -	0%
30	Add Receptacles, Switches, and Lighting Outlets	$ -	$ -	$ -	0%
31	Lighting Fixtures	$ -	$ -	$ -	0%
32	Appliances not exceeding one horsepower (HP)	$ -	$ -	$ -	0%
33	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%
34	Miscellaneous Apparatus, Conduits, and Conductors	$ -	$ -	$ -	0%
35	Electrical outlet device	$ -	$ -	$ -	0%
36	Services of 200 amps or less	$ -	$ -	$ -	0%
37	**COMPLEX M,P,E PERMITS**	$ -	$ 817.83	$ (817.83)	0%
38	**Complex Mechanical Items**	$ -	$ -	$ -	0%
39	Appliance or equipment	$ -	$ -	$ -	0%
40	Ventilation system (not a portion of heating or a/c system)	$ -	$ -	$ -	0%
41	Air-handling unit, including attached ducts.	$ -	$ -	$ -	0%
42	FAU, furnace, heat pump, or air-conditioner- New or new location (w/ or w/o ducts)	$ -	$ -	$ -	0%
43	Factory fireplace, fireplace stove or heater	$ -	$ -	$ -	0%
44	Boiler, compressor or absorption system- New or new location	$ -	$ -	$ -	0%
45	**Complex Plumbing Items**	$ -	$ -	$ -	0%
46	Gas piping system	$ -	$ -	$ -	0%
47	Water piping system	$ -	$ -	$ -	0%
48	Installation of new water treating equipment	$ -	$ -	$ -	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		*Total Full Cost Results (Unit)*			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
49	Drain, waste, or venting system	$ -	$ -	$ -	0%
50	New installation drainage or vent piping	$ -	$ -	$ -	0%
51	Sewer pumping system	$ -	$ -	$ -	0%
52	Backflow devices each unit	$ -	$ -	$ -	0%
53	**Complex Electrical Items**	$ -	$ -	$ -	0%
54	Install New Appliance	$ -	$ -	$ -	0%
55	Swimming Pools	$ -	$ -	$ -	0%
56	Services rating over 200 amps to under 1,000 amps	$ -	$ -	$ -	0%
57	Photovotaic System	$ -	$ -	$ -	0%
58	Motors, transformers, compressors, and other apparatus	$ -	$ -	$ -	0%
59	Rewire Dwelling Unit	$ -	$ -	$ -	0%
60	**COMMERCIAL PROJECTS (MULTI-FAMILY & COMMERCIAL)**	$ -	$ -	$ -	0%
65	**SIMPLE M,P,E PERMITS**	$ -	$ 626.65	$ (626.65)	0%
66	**Simple Mechanical Items:**	$ -	$ -	$ -	0%
67	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	$ -	$ -	$ -	0%
68	FAU, heat pump, a/c replacements (same location, no new duct work)	$ -	$ -	$ -	0%
69	Evaporative cooler	$ -	$ -	$ -	0%
70	Ventilation fan connected to a single duct	$ -	$ -	$ -	0%
71	Suspended, wall, or floor-mounted heaters	$ -	$ -	$ -	0%
72	**Simple Plumbing Items:**	$ -	$ -	$ -	0%
73	Plumbing fixtures-replacement, repair, or modification	$ -	$ -	$ -	0%
74	Building sewer-replacement, repair, or modification	$ -	$ -	$ -	0%
75	Rainwater systems (per drain)-replacement, repair, or modification	$ -	$ -	$ -	0%
76	Water Heater-replacement (no change in location)	$ -	$ -	$ -	0%
77	Repair or alteration of drainage or vent piping	$ -	$ -	$ -	0%
78	Backflow devices each unit	$ -	$ -	$ -	0%
79	Atmospheric-type vacuum breakers	$ -	$ -	$ -	0%
80	Repair or alteration of gas piping	$ -	$ -	$ -	0%
81	Simple Electrical Items:	$ -	$ -	$ -	0%
82	Temporary power pole	$ -	$ -	$ -	0%
83	Residential Appliance	$ -	$ -	$ -	0%
84	Self-contained, non-residential appliances.	$ -	$ -	$ -	0%
85	Appliances not exceeding one horsepower (HP)	$ -	$ -	$ -	0%
86	Signs, Outline Lighting, and Marquees	$ -	$ -	$ -	0%
87	Additional branch circuits within the same sign, outline lighting system, or marquee	$ -	$ -	$ -	0%
88	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%
89	Services of 600 volts or less and under 200 amperes in rating	$ -	$ -	$ -	0%
90	**COMPLEX M,P,E PERMITS**	$ -	$ 1,450.21	$ (1,450)	0%
91	**Complex Mechanical Items**	$ -	$ -	$ -	0%
92	Air-handling unit, including attached ducts.	$ -	$ -	$ -	0%
93	Ventilation system (not a portion of heating or a/c system)	$ -	$ -	$ -	0%
94	Hood and duct system.	$ -	$ -	$ -	0%
95	Other Misc. appliances or equipment.	$ -	$ -	$ -	0%

City of Oceanside
USER FEE STUDY

Building and Safety Division

RESULTS ANALYSIS - MPE ITEMS

Fee Service Information		*Total Full Cost Results (Unit)*			
Fee #	**Fee Title**	**Current Fee / Deposit**	**Full Cost per Unit**	**Surplus / (Subsidy) per Unit**	**Full Cost Recovery Rate**
96	FAU, furnace, heat pump, air-conditioner (new installation)	$ -	$ -	$ -	0%
97	Appliance vents not included in an appliance permit	$ -	$ -	$ -	0%
98	Condensors, compressors, & absorption systems	$ -	$ -	$ -	0%
99	**Complex Electrical Items**	$ -	$ -	$ -	0%
100	Swimming Pools	$ -	$ -	$ -	0%
101	Receptacle, Switch, and Lighting Outlets	$ -	$ -	$ -	0%
102	Lighting Fixtures or assemblies	$ -	$ -	$ -	0%
103	Busways	$ -	$ -	$ -	0%
104	Trolley and plug-in-type busways - each 100 feet or fraction thereof	$ -	$ -	$ -	0%
105	Electrical apparatus, conduits, and conductors	$ -	$ -	$ -	0%
106	Photovotaic Systems	$ -	$ -	$ -	0%
107	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, cooking or baking equipment, and other apparatus	$ -	$ -	$ -	0%
108	Services over 600 volts or 200 amperes to 1000 amperes in rating	$ -	$ -	$ -	0%
109	**Complex Plumbing Items**	$ -	$ -	$ -	0%
110	Rainwater system	$ -	$ -	$ -	0%
111	Gas piping	$ -	$ -	$ -	0%
112	Drain, waste, or vent installation	$ -	$ -	$ -	0%
113	Air piping system (non-medical)	$ -	$ -	$ -	0%
114	Boilers and water heating systems	$ -	$ -	$ -	0%
115	Industrial waste pretreatment interceptor	$ -	$ -	$ -	0%
116	Water piping	$ -	$ -	$ -	0%
117	Water treating equipment	$ -	$ -	$ -	0%
118	Each lawn sprinkler system on any one meter	$ -	$ -	$ -	0%

ATTACHMENT F

Cost Recovery Report Table – Fire Prevention Division

New Construction, and Commercial Tenant Improvements

City of Oceanside
USER FEE STUDY

Fire Prevention Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information				Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
13	-	Commercial Building - With Interior	5,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 356	$ (237.31)	33%
14	-	"	10,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 540	$ (420.57)	22%
15	-	"	25,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 780	$ (660.57)	15%
16	-	"	50,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,033	$ (913.62)	12%
17	-	"	100,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,113	$ (993.62)	11%
			5,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 199	$ (80.42)	60%
			10,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 302	$ (182.98)	39%
18	-	Commercial w/o Interior (Shell)	25,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 436	$ (317.31)	27%
			50,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 578	$ (458.93)	21%
			100,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 623	$ (503.71)	19%
			10,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 429	$ (310.44)	28%
			20,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 650	$ (531.31)	18%
21	-	Mid Rise	50,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 940	$ (820.58)	13%
			100,000	$ 119.00	$ 2,091	$ (1,971.62)	6%	$ 119.00	$ 1,245	$ (1,125.56)	10%
			200,000	$ 119.00	$ 2,091	$ (1,971.62)	6%	$ 119.00	$ 1,341	$ (1,221.98)	9%
			14,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 801	$ (682.05)	15%
			28,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,213	$ (1,094.06)	10%
22	-	High Rise	70,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,753	$ (1,633.63)	7%
			140,000	$ 119.00	$ 2,091	$ (1,971.62)	6%	$ 119.00	$ 2,322	$ (2,202.52)	5%
			280,000	$ 119.00	$ 2,091	$ (1,971.62)	6%	$ 119.00	$ 2,501	$ (2,382.38)	5%
			5,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 466	$ (347.00)	26%
			10,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 706	$ (586.68)	17%
23	-	Hotel/Motel/Multiform	25,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 1,020	$ (900.58)	12%
			50,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,351	$ (1,231.53)	9%
			100,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 1,455	$ (1,336.16)	8%
			5,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 262	$ (142.91)	45%
			10,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 397	$ (277.63)	30%
24	-	Parking Structure	25,000	$ 119.00	$ 1,422	$ (1,303.00)	8%	$ 119.00	$ 573	$ (454.05)	21%
			50,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 759	$ (640.06)	16%
			100,000	$ 119.00	$ 1,724	$ (1,605.20)	7%	$ 119.00	$ 818	$ (698.87)	15%
			400	$ 119.00	$ 708	$ (588.56)	17%	$ 119.00	$ 105	$ 13.98	113%
			800	$ 119.00	$ 708	$ (588.56)	17%	$ 119.00	$ 159	$ (40.04)	75%
27	-	TI - General (All Other)	2,000	$ 119.00	$ 708	$ (588.56)	17%	$ 119.00	$ 230	$ (110.78)	52%
			4,000	$ 119.00	$ 858	$ (738.92)	14%	$ 119.00	$ 304	$ (185.37)	39%
			8,000	$ 119.00	$ 858	$ (738.92)	14%	$ 119.00	$ 328	$ (208.95)	36%
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 119.00	$ 1,069	$ (950.43)	11%	$ 119.00	$ 206	$ (86.78)	58%
48	-	"	2,000	$ 119.00	$ 1,069	$ (950.43)	11%	$ 119.00	$ 206	$ (86.78)	58%
49	-	"	3,000	$ 119.00	$ 1,069	$ (950.43)	11%	$ 119.00	$ 206	$ (86.78)	58%
	-	"	5,000	$ 119.00	$ 1,372	$ (1,252.63)	9%	$ 119.00	$ 206	$ (86.78)	58%
	-	"	7,500	$ 119.00	$ 1,372	$ (1,252.63)	9%	$ 119.00	$ 206	$ (86.78)	58%
			1,000	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 142	$ (22.78)	84%
			2,000	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 142	$ (22.78)	84%
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 142	$ (22.78)	84%
			5,000	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 142	$ (22.78)	84%
			7,500	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 142	$ (22.78)	84%

City of Oceanside
USER FEE STUDY

Fire Prevention Division

RESULTS ANALYSIS - NEW CONSTRUCTION

Fee Service Information				*Total Full Cost Results (Unit)*			
Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
13	-	Commercial Building - With Interior	5,000	$ 238.00	$ 1,778	$ (1,540.30)	13%
14	-	"	10,000	$ 238.00	$ 1,962	$ (1,723.57)	12%
15	-	"	25,000	$ 238.00	$ 2,202	$ (1,963.57)	11%
16	-	"	50,000	$ 238.00	$ 2,757	$ (2,518.81)	9%
17	-	"	100,000	$ 238.00	$ 2,837	$ (2,598.82)	8%
			5,000	$ 238.00	$ 1,621	$ (1,383.41)	15%
			10,000	$ 238.00	$ 1,724	$ (1,485.98)	14%
18	-	Commercial w/o Interior (Shell)	25,000	$ 238.00	$ 1,858	$ (1,620.30)	13%
			50,000	$ 238.00	$ 2,302	$ (2,064.13)	10%
			100,000	$ 238.00	$ 2,347	$ (2,108.90)	10%
			10,000	$ 238.00	$ 2,154	$ (1,915.63)	11%
			20,000	$ 238.00	$ 2,375	$ (2,136.51)	10%
21	-	Mid Rise	50,000	$ 238.00	$ 2,664	$ (2,425.77)	9%
			100,000	$ 238.00	$ 3,335	$ (3,097.18)	7%
			200,000	$ 238.00	$ 3,432	$ (3,193.60)	7%
			14,000	$ 238.00	$ 2,525	$ (2,287.24)	9%
			28,000	$ 238.00	$ 2,937	$ (2,699.25)	8%
22	-	High Rise	70,000	$ 238.00	$ 3,477	$ (3,238.82)	7%
			140,000	$ 238.00	$ 4,412	$ (4,174.14)	5%
			280,000	$ 238.00	$ 4,592	$ (4,354.00)	5%
			5,000	$ 238.00	$ 1,888	$ (1,650.00)	13%
			10,000	$ 238.00	$ 2,128	$ (1,889.68)	11%
23	-	Hotel/Motel/Multiform	25,000	$ 238.00	$ 2,442	$ (2,203.57)	10%
			50,000	$ 238.00	$ 3,075	$ (2,836.72)	8%
			100,000	$ 238.00	$ 3,179	$ (2,941.35)	7%
			5,000	$ 238.00	$ 1,684	$ (1,445.91)	14%
			10,000	$ 238.00	$ 1,819	$ (1,580.62)	13%
24	-	Parking Structure	25,000	$ 238.00	$ 1,995	$ (1,757.04)	12%
			50,000	$ 238.00	$ 2,483	$ (2,245.25)	10%
			100,000	$ 238.00	$ 2,542	$ (2,304.06)	9%
			400	$ 238.00	$ 813	$ (574.58)	29%
			800	$ 238.00	$ 867	$ (628.60)	27%
27	-	TI - General (All Other)	2,000	$ 238.00	$ 937	$ (699.34)	25%
			4,000	$ 238.00	$ 1,162	$ (924.30)	20%
			8,000	$ 238.00	$ 1,186	$ (947.88)	20%
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 238.00	$ 1,275	$ (1,037.21)	19%
48	-	"	2,000	$ 238.00	$ 1,275	$ (1,037.21)	19%
49	-	"	3,000	$ 238.00	$ 1,275	$ (1,037.21)	19%
	-	"	5,000	$ 238.00	$ 1,577	$ (1,339.41)	15%
	-	"	7,500	$ 238.00	$ 1,577	$ (1,339.41)	15%
			1,000	$ 238.00	$ 142	$ 96.22	168%
			2,000	$ 238.00	$ 142	$ 96.22	168%
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ 238.00	$ 142	$ 96.22	168%
			5,000	$ 238.00	$ 142	$ 96.22	168%
			7,500	$ 238.00	$ 142	$ 96.22	168%

ATTACHMENT G

Fee Tables – Fire Prevention Division

New Construction and Commercial Tenant Improvements

City of Oceanside
USER FEE STUDY

Fire Prevention Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee
13	-	Commercial Building - With Interior	5,000	$ 1,422
14	-	"	10,000	$ 1,422
15	-	"	25,000	$ 1,422
16	-	"	50,000	$ 1,724
17	-	"	100,000	$ 1,724
			5,000	$ 1,422
			10,000	$ 1,422
18	-	Commercial w/o Interior (Shell)	25,000	$ 1,422
			50,000	$ 1,724
			100,000	$ 1,724
			10,000	$ 1,724
			20,000	$ 1,724
21	-	Mid Rise	50,000	$ 1,724
			100,000	$ 2,091
			200,000	$ 2,091
			14,000	$ 1,724
			28,000	$ 1,724
22	-	High Rise	70,000	$ 1,724
			140,000	$ 2,091
			280,000	$ 2,091
			5,000	$ 1,422
			10,000	$ 1,422
23	-	Hotel/Motel/Multiform	25,000	$ 1,422
			50,000	$ 1,724
			100,000	$ 1,724
			5,000	$ 1,422
			10,000	$ 1,422
24	-	Parking Structure	25,000	$ 1,422
			50,000	$ 1,724
			100,000	$ 1,724

City of Oceanside
USER FEE STUDY

Fire Prevention Division

PLAN CHECK VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee
			400	$ 708
			800	$ 708
27	-	TI - General (All Other)	2,000	$ 708
			4,000	$ 858
			8,000	$ 858
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 1,069
48	-	"	2,000	$ 1,069
49	-	"	3,000	$ 1,069
	-	"	5,000	$ 1,372
	-	"	7,500	$ 1,372
			1,000	$ -
			2,000	$ -
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ -
			5,000	$ -
			7,500	$ -

City of Oceanside
USER FEE STUDY

Fire Prevention Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee
13	-	Commercial Building - With Interior	5,000	$ 356
14	-	"	10,000	$ 540
15	-	"	25,000	$ 780
16	-	"	50,000	$ 1,033
17	-	"	100,000	$ 1,113
			5,000	$ 199
			10,000	$ 302
18	-	Commercial w/o Interior (Shell)	25,000	$ 436
			50,000	$ 578
			100,000	$ 623
			10,000	$ 429
			20,000	$ 650
21	-	Mid Rise	50,000	$ 940
			100,000	$ 1,245
			200,000	$ 1,341
			14,000	$ 801
			28,000	$ 1,213
22	-	High Rise	70,000	$ 1,753
			140,000	$ 2,322
			280,000	$ 2,501
			5,000	$ 466
			10,000	$ 706
23	-	Hotel/Motel/Multiform	25,000	$ 1,020
			50,000	$ 1,351
			100,000	$ 1,455
			5,000	$ 262
			10,000	$ 397
24	-	Parking Structure	25,000	$ 573
			50,000	$ 759
			100,000	$ 818
			400	$ 105
			800	$ 159

City of Oceanside
USER FEE STUDY

Fire Prevention Division

INSPECTION VARIABLE FEE SCHEDULE FOR NEW CONSTRUCTION

Fee #	ICC (UBC) Use Type	Occupancy	Size Basis (square feet)	Base Recommended Fee
27	-	TI - General (All Other)	2,000	$ 230
			4,000	$ 304
			8,000	$ 328
47	-	Single-Family 1 or 2 Family (custom or model)	1,000	$ 206
48	-	"	2,000	$ 206
49	-	"	3,000	$ 206
	-	"	5,000	$ 206
	-	"	7,500	$ 206
			1,000	$ 142
			2,000	$ 142
52	-	Single-Family 1 or 2 - Production / Repeat	3,000	$ 142
			5,000	$ 142
			7,500	$ 142

ATTACHMENT H

Cost Recovery Report Table – Fire Prevention Division

Fire Permit Items

City of Oceanside
USER FEE STUDY

Fire Prevention Division

RESULTS ANALYSIS - OTHER ITEMS

Fee Service Information		Plan Check Full Cost Results (Unit)				Inspection Full Cost Results (Unit)				Total Full Cost Results (Unit)			
Fee #	Fee Title	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate	Current Fee / Deposit	Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
10	FIRE ITEMS	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
11	Auto Fire Ext. System - New Bldg/System (0-5,000 sf)	$ 119.00	$ 569.60	$ (450.60)	21%	$ 833.00	$ 1,053.06	$ (220.06)	79%	$ 952.00	$ 1,622.66	$ (670.66)	59%
12	Auto Fire Ext. System - New Bldg/System (5,000-25,000 sf)	$ 119.00	$ 771.07	$ (652.07)	15%	$ 952.00	$ 1,773.07	$ (821.07)	54%	$ 1,071.00	$ 2,544.14	$ (1,473.14)	42%
13	Auto Fire Ext. System - New Bldg/System (25,000-50,000 sf)	$ 119.00	$ 922.17	$ (803.17)	13%	$ 1,190.00	$ 1,933.07	$ (743.07)	62%	$ 1,309.00	$ 2,855.24	$ (1,546.24)	46%
14	Auto Fire Ext. System - New Bldg/System (>50,000, Ea. Add. 1,	$ -	$ 50.37	$ (50.37)	0%	$ -	$ 240.00	$ (240.00)	0%	$ -	$ 290.37	$ (290.37)	0%
15	Auto Fire Ext. System - Comm. TI (0-5,000 sf)	$ 119.00	$ 569.60	$ (450.60)	21%	$ 238.00	$ 413.05	$ (175.05)	58%	$ 357.00	$ 982.65	$ (625.65)	36%
16	Auto Fire Ext. System - Comm. TI (5,000-25,000 sf)	$ 119.00	$ 771.07	$ (652.07)	15%	$ 238.00	$ 573.05	$ (335.05)	42%	$ 357.00	$ 1,344.12	$ (987.12)	27%
17	Auto Fire Ext. System - Comm. TI (25,000-50,000 sf)	$ 119.00	$ 771.07	$ (652.07)	15%	$ 357.00	$ 1,053.06	$ (696.06)	34%	$ 476.00	$ 1,824.13	$ (1,348.13)	26%
18	Auto Fire Ext. System - Comm. TI (>50,000, Ea. Add. 1,000 sf)	$ -	$ 50.37	$ (50.37)	0%	$ -	$ 40.00	$ (40.00)	0%	$ -	$ 90.37	$ (90.37)	0%
19	Com / Res. Care Facilities (Service ≤25 people)	$ 50.00	$ 623.82	$ (573.82)	8%	$ -	$ 469.79	$ (469.79)	0%	$ 50.00	$ 1,093.60	$ (1,043.60)	5%
20	Com / Res. Care Facilities (Service >25 people)	$ 100.00	$ 623.82	$ (523.82)	16%	$ -	$ 469.79	$ (469.79)	0%	$ 100.00	$ 1,093.60	$ (993.60)	9%
21	Com / Res. Care Facilities - Preschool	$ 100.00	$ 623.82	$ (523.82)	16%	$ -	$ 549.79	$ (549.79)	0%	$ 100.00	$ 1,173.61	$ (1,073.61)	9%
22	Fire Alarm - Pre-Wire (0-5,000 sf)	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 349.79	$ (230.79)	34%	$ 238.00	$ 349.79	$ (111.79)	68%
23	Fire Alarm - Pre-Wire (5,000-25,000 sf)	$ 119.00	$ -	$ 119.00	0%	$ 119.00	$ 429.79	$ (310.79)	28%	$ 238.00	$ 429.79	$ (191.79)	55%
24	Fire Alarm - Pre-Wire (25,000-50,000 sf)	$ 119.00	$ -	$ 119.00	0%	$ 238.00	$ 509.79	$ (271.79)	47%	$ 357.00	$ 509.79	$ (152.79)	70%
25	Fire Alarm - Pre-Wire (>50,000, Ea. Add. 1,000 sf)	$ 119.00	$ -	$ 119.00	0%	$ 476.00	$ 40.00	$ 436.00	1190%	$ 595.00	$ 40.00	$ 555.00	1487%
26	Fire Alarm - Alarm Testing & Final (0-5,000 sf)	$ -	$ 453.30	$ (453.30)	0%	$ 119.00	$ 653.05	$ (534.05)	18%	$ 119.00	$ 1,106.35	$ (987.35)	11%
27	Fire Alarm - Alarm Testing & Final (5,000-25,000 sf)	$ -	$ 503.67	$ (503.67)	0%	$ 238.00	$ 653.05	$ (415.05)	36%	$ 238.00	$ 1,156.72	$ (918.72)	21%
28	Fire Alarm - Alarm Testing & Final (25,000-50,000 sf)	$ -	$ 705.14	$ (705.14)	0%	$ 595.00	$ 1,053.06	$ (458.06)	57%	$ 595.00	$ 1,758.19	$ (1,163.19)	34%
29	Fire Alarm - Alarm Testing & Final (>50,000, Ea. Add. 1,000 sf)	$ -	$ 50.37	$ (50.37)	0%	$ -	$ 40.00	$ (40.00)	0%	$ -	$ 90.37	$ (90.37)	0%
30	Medical Gas Sytem Installation	$ 119.00	$ 623.82	$ (504.82)	19%	$ 119.00	$ 819.57	$ (700.57)	15%	$ 238.00	$ 1,443.39	$ (1,205.39)	16%
31	High Piled Storage	$ 119.00	$ 1,123.64	$ (1,004.64)	11%	$ 119.00	$ 549.79	$ (430.79)	22%	$ 238.00	$ 1,673.43	$ (1,435.43)	14%
32	Hood System	$ 119.00	$ 523.08	$ (404.08)	23%	$ 119.00	$ 589.79	$ (470.79)	20%	$ 238.00	$ 1,112.87	$ (874.87)	21%
33	Monitor Hydrant Flow Test	$ -	$ 120.15	$ (120.15)	0%	$ 119.00	$ 229.78	$ (110.78)	52%	$ 119.00	$ 349.93	$ (230.93)	34%
34	Cell Tower	$ 119.00	$ 371.98	$ (252.98)	32%	$ 119.00	$ 269.78	$ (150.78)	44%	$ 238.00	$ 641.77	$ (403.77)	37%
35	800 Mhz	$ 119.00	$ 573.45	$ (454.45)	21%	$ 119.00	$ 1,189.80	$ (1,070.80)	10%	$ 238.00	$ 1,763.25	$ (1,525.25)	13%
36	Control Room	$ 119.00	$ 422.35	$ (303.35)	28%	$ 119.00	$ 309.79	$ (190.79)	38%	$ 238.00	$ 732.14	$ (494.14)	33%
37	Air Rescue	$ 119.00	$ 422.35	$ (303.35)	28%	$ 119.00	$ 469.79	$ (350.79)	25%	$ 238.00	$ 892.14	$ (654.14)	27%
38	Elevator Inspections	$ 119.00	$ 50.37	$ 68.63	236%	$ 119.00	$ 309.79	$ (190.79)	38%	$ 238.00	$ 360.15	$ (122.15)	66%
39	Spray Booth	$ 119.00	$ 523.08	$ (404.08)	23%	$ 119.00	$ 469.79	$ (350.79)	25%	$ 238.00	$ 992.87	$ (754.87)	24%
40	Service Request (Per Trip / Hourly)	$ -	$ -	$ -	0%	$ -	$ 429.79	$ (429.79)	0%	$ -	$ 429.79	$ (429.79)	0%
41	Hospital	$ -	$ -	$ -	0%	$ 122.00	$ 6,549.87	$ (6,427.87)	2%	$ 122.00	$ 6,549.87	$ (6,427.87)	2%
42	New Business	$ -	$ 50.37	$ (50.37)	0%	$ 152.00	$ 413.05	$ (261.05)	37%	$ 152.00	$ 463.41	$ (311.41)	33%
43	Above Ground Tank Removal (Per Tank)	$ -	$ 523.08	$ (523.08)	0%	$ 129.00	$ 389.79	$ (260.79)	33%	$ 129.00	$ 912.87	$ (783.87)	14%
44	Above Ground Tank Installation (Per Tank)	$ -	$ 523.08	$ (523.08)	0%	$ 129.00	$ 389.79	$ (260.79)	33%	$ 129.00	$ 912.87	$ (783.87)	14%
45	Underground Tank Removal (Per Tank)	$ -	$ 523.08	$ (523.08)	0%	$ 129.00	$ 869.79	$ (740.79)	15%	$ 129.00	$ 1,392.88	$ (1,263.88)	9%
46	Underground Tank Installation - Tank Integrity (Per Tank)	$ -	$ 472.72	$ (472.72)	0%	$ 129.00	$ 469.79	$ (340.79)	27%	$ 129.00	$ 942.50	$ (813.50)	14%
47	Underground Tank Installation - Product Line Test (Per Tank)	$ -	$ 170.52	$ (170.52)	0%	$ 129.00	$ 469.79	$ (340.79)	27%	$ 129.00	$ 640.30	$ (511.30)	20%
48	Underground Tank Installation - Backfill (Per Tank)	$ -	$ -	$ -	0%	$ 129.00	$ 349.79	$ (220.79)	37%	$ 129.00	$ 349.79	$ (220.79)	37%
49	Underground Tank Installation - Final (Per Tank)	$ -	$ -	$ -	0%	$ 129.00	$ 362.83	$ (233.83)	36%	$ 129.00	$ 362.83	$ (233.83)	36%
50	Re-Inspection	$ -	$ -	$ -	0%	$ 119.00	$ 160.00	$ (41.00)	74%	$ 119.00	$ 160.00	$ (41.00)	74%
51	Re-Check	$ -	$ 100.73	$ (100.73)	0%	$ -	$ -	$ -	0%	$ -	$ 100.73	$ (100.73)	0%
52	Over the Counter Review	$ -	$ 137.95	$ (137.95)	0%	$ -	$ -	$ -	0%	$ -	$ 137.95	$ (137.95)	0%
53	FIRE PERMITS	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
54	Canopy and Tent	$ -	$ 46.52	$ (46.52)	0%	$ 61.00	$ 366.53	$ (305.53)	17%	$ 61.00	$ 413.05	$ (352.05)	15%
55	Burn Permit	$ -	$ -	$ -	0%	$ 5.00	$ 246.52	$ (241.52)	2%	$ 5.00	$ 246.52	$ (241.52)	2%
56	Other	$ -	$ -	$ -	0%	$ -	$ 246.52	$ (246.52)	0%	$ -	$ 246.52	$ (246.52)	0%
57	REVIEW OF PLANNING APPLICATIONS	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%	$ -	$ -	$ -	0%
58	Pre-Development Meetings / Review	$ -	$ 201.47	$ (201.47)	0%	$ -	$ -	$ -	0%	$ -	$ 201.47	$ (201.47)	0%
59	NON-FEE RELATED	$ -	$ -	$ -	0%	$ -	$ 176,002.37	$ (176,002.37)	0%	$ -	$ 176,002.37	$ (176,002.37)	0%
	TOTALS:												

ATTACHMENT I

Cost Recovery Report Table – Engineering Division

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
1	Certificate of Compliance Review	319	2,755	(2,436)
2	Certificate of Correction Review	159	2,186	(2,027)
3	Construction Certificate Permit (Minor)	100	547	(447)
4	Traffic Control	-	772	(772)
5	Residential Driveway	100	542	(442)
6	Commercial Driveway	100	699	(599)
7	Sidewalk (up to 100 SF)	100	483	(383)
8	Curb and Gutter (Flat Fee)	100	916	(816)
9	W&S Connection (lateral)	100	1,084	(984)
10	Monitoring Well	100	578	(478)
11	Final Map (base + per lot)	637	6,923	(6,286)
12	Parcel Map (1-4 lots)	861	5,127	(4,266)
13	Minor Grading Permit	40	1,476	(1,436)
14	Lot Line Adjustment	637	2,483	(1,846)
15	Reversion to Acreage	-	6,138	(6,138)
16	Street Easement Review	558	2,202	(1,644)
17	Street Vacation Review	1,434	3,436	(2,002)
18	Sewer Easement Vacation Review	558	2,119	(1,561)
19	Water Easement Vacation Review	-	2,119	(2,119)
20	Structural Moving Permit w/ Haul Route	100	666	(566)
21	Stormwater - Runoff Assessment Report	-	1,354	(1,354)
22	Stormwater Management Plan	-	3,066	(3,066)
23	Encroachment Removal Agreement	-	1,521	(1,521)
24	Sewer Easement Review	-	1,114	(1,114)
25	Water Easement Review	-	1,114	(1,114)

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
26	Utility Easement Review	-	1,114	(1,114)
27	Relinquishment of ROW Access	-	1,810	(1,810)
28	ROW Dedication	-	1,980	(1,980)
29	Technical Study Review - MND	-	739	(739)
30	Technical Study Review - EIR	-	1,477	(1,477)
31	Technical Study Review - Initial Study	-	1,269	(1,269)
32	Technical Study Review - Traffic Study	-	1,174	(1,174)
33	Technical Study Review - Soils Report	-	360	(360)
34	Technical Study Review - Drainage Study	-	830	(830)
35	Grading Plan Review - $1 - $9,999.99	600	3,791	(3,191)
36	Grading Plan Review - $10,000 - $99,999.99	1,620	4,843	(3,223)
37	Grading Plan Review - $100,000 - $499,999.99	5,618	6,859	(1,241)
38	Grading Plan Review - $500,000 - $999,999.99	14,014	9,002	5,012
39	Grading Plan Review - $1,000,000 - $4,999,999.99	25,273	10,885	14,388
40	Grading Plan Review - $5,000,000 and over	62,500	11,918	50,582
41	Grading Inspection - $1 - $9,999.99	600	2,079	(1,479)
42	Grading Inspection - $10,000 - $99,999.99	1,955	2,584	(629)
43	Grading Inspection - $100,000 - $499,999.99	7,160	3,427	3,733
44	Grading Inspection - $500,000 - $999,999.99	16,187	4,269	11,918
45	Grading Inspection - $1,000,000 - $4,999,999.99	27,306	5,112	22,194
46	Grading Inspection - $5,000,000 and over	75,000	6,797	68,203
47	Erosion Control Plan Review - $1 - $9,999.99	637	1,194	(557)
48	Erosion Control Plan Review - $10,000 - $99,999.99	909	1,570	(661)
49	Erosion Control Plan Review - $100,000 - $499,999.99	4,739	2,085	2,654
50	Erosion Control Plan Review - $500,000 - $999,999.99	15,000	2,524	12,476
51	Erosion Control Plan Review - $1,000,000 - $4,999,999.99	30,000	3,104	26,896

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
52	Erosion Control Plan Review - $5,000,000 and over	50,000	3,507	46,493
53	Erosion Control Inspection - $1 - $9,999.99	637	899	(262)
54	Erosion Control Inspection - $10,000 - $99,999.99	909	1,068	(159)
55	Erosion Control Inspection - $100,000 - $499,999.99	4,739	1,320	3,419
56	Erosion Control Inspection - $500,000 - $999,999.99	15,000	2,163	12,837
57	Erosion Control Inspection - $1,000,000 - $4,999,999.99	30,000	3,005	26,995
58	Erosion Control Inspection - $5,000,000 and over	50,000	4,269	45,731
59	Improvement Plan Review - $1 - $9,999.99	478	1,748	(1,270)
60	Improvement Plan Review - $10,000 - $99,999.99	1,026	2,549	(1,523)
61	Improvement Plan Review - $100,000 - $499,999.99	4,155	5,516	(1,361)
62	Improvement Plan Review - $500,000 - $999,999.99	13,125	7,556	5,569
63	Improvement Plan Review - $1,000,000 - $4,999,999.99	37,500	10,653	26,847
64	Improvement Plan Review - $5,000,000 and over	50,000	13,680	36,320
65	Improvement Inspection - $1 - $9,999.99	478	1,320	(842)
66	Improvement Inspection - $10,000 - $99,999.99	1,231	1,742	(511)
67	Improvement Inspection - $100,000 - $499,999.99	5,193	2,163	3,030
68	Improvement Inspection - $500,000 - $999,999.99	15,000	2,584	12,416
69	Improvement Inspection - $1,000,000 - $4,999,999.99	45,000	3,427	41,573
70	Improvement Inspection - $5,000,000 and over	50,000	4,690	45,310
71	Landscape Review - $1 - $9,999.99	478	2,427	(1,949)
72	Landscape Review - $10,000 - $99,999.99	993	2,847	(1,854)
73	Landscape Review - $100,000 - $499,999.99	5,206	3,432	1,774
74	Landscape Review - $500,000 - $999,999.99	15,000	4,044	10,956
75	Landscape Review - $1,000,000 - $4,999,999.99	45,000	4,424	40,576
76	Landscape Review - $5,000,000 and over	50,000	5,055	44,945
77	Landscape Inspection - $1 - $9,999.99	478	478	0

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
78	Landscape Inspection - $10,000 - $99,999.99	945	646	299
79	Landscape Inspection - $100,000 - $499,999.99	6,571	815	5,756
80	Landscape Inspection - $500,000 - $999,999.99	15,000	1,067	13,933
81	Landscape Inspection - $1,000,000 - $4,999,999.99	45,000	1,321	43,679
82	Landscape Inspection - $5,000,000 and over	50,000	1,742	48,258
	ENGINEERING REVIEW OF PLANNING APPLICATIONS			
83	Specific Plan	-	4,881	(4,881)
84	General Plan Amendment	-	4,079	(4,079)
85	Zone Amendment	-	534	(534)
86	Tentative Map	-	7,743	(7,743)
87	Tentative Parcel Map	-	5,165	(5,165)
88	Development Plan	-	3,416	(3,416)
89	Conditional Use Permit	-	1,611	(1,611)
90	Variance	-	769	(769)
91	Regular Coastal Permit	-	525	(525)
92	Historic Permit	-	360	(360)
93	Admin. Development Plan (ADP)	-	3,258	(3,258)
94	Admin Cond. Use Permit (ACUP)	-	1,005	(1,005)
95	Admin. Coastal Permit (ACP)	-	360	(360)
96	Sign Permit	-	360	(360)
97	FEMA Pad Certification	-	261	(261)
98	CIP Projects ONLY	-	-	-
	HOURLY RATES			
100	City Traffic Engineer	-	136	(136)
101	City Development Engineer	-	136	(136)
102	Associate Engineer	-	118	(118)

Cost Recovery Report Table - Fee Related Services Only

FEE NO.	Fee Name	Current Fee / Deposit ($)	Total Cost Per Unit ($)	Surplus / (Deficit) per Unit ($)
103	Transportation Planner	-	115	(115)
104	Assistant Engineer	-	95	(95)
105	Lead PW Inspector / PW Inspectors	-	84	(84)
106	Clean Water Coordinator	-	123	(123)
107	Electrician / Traffic Maint. Sup.	-	87	(87)
108	Environmental Specialist	-	79	(79)
109	Permit Tech	-	56	(56)
NF	NON-USER FEE ACTIVITIES	-	2,721,522	(2,721,522)

EXHIBIT B

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING CHAPTER 6, ARTICLE 1 OF THE OCEANSIDE CITY CODE BY THE AMENDMENT OF SECTION 6.2(e), SECTION 304, PERMIT FEES TO CHANGE THE STRUCTURE OF THE BUILDING FEE SCHEDULES

WHEREAS, the fee schedules for the Building permit process have been based on Valuation Tables;

WHEREAS, the setting of fees based on the determination of value or valuation under the current fee structure does not provide a direct nexus to the cost of providing the services;

WHEREAS, a cost-of-fee service has been completed;

NOW, THEREFORE, the City Council of the City of Oceanside does ordain as follows:

SECTION 1. Chapter 6, Article 1, Section 6.2 (e), 304.2, is hereby amended in its entirety to read as follows:

"Permit Fees. The fee for each permit shall be as set forth in the schedules adopted by City Council resolution."

SECTION 2. Chapter 6, Article 1, Section 6.2 (e), 304.3, is hereby amended in its entirety to read as follows:

" Plan Review Fees. When submittal document are required by Section 304.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The Plan Review fee will be shown on the Fee Schedule.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 304.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 304.4.2, an additional plan review fee shall be charged at the rate shown in the Fee Schedule.

If an item is submitted for which there is no fee listed, the Chief Building Official shall determine which item that is listed on the Fee Schedule would most closely match the expected staff workload required to review and administer the request."

SECTION 3. Severability. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 4. The City Clerk of the City of Oceanside is hereby directed to publish this ordinance, or the title hereof as a summary, pursuant to state statute, once within fifteen (15) days after its passage in the North County Times, a newspaper of general circulation published in the City of Oceanside.

SECTION 5. This ordinance shall take effect and be in force on the thirtieth (30th) day from and after its final passage.

INTRODUCED at a regular meeting of the City Council of the City of Oceanside, California, held on the ___ day of _____, 2011 and, thereafter,

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Oceanside, California, held on the ____ day of _____, 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

Barbara Hamilton, ABST.
CITY ATTORNEY

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ADOPTING REVISED USER FEE SCHEDULES FOR DEVELOMENT PROCESSING FEES FOR PLANNING AND ENGINEERING

WHEREAS, on March 2, 2011, the City Council of the City of Oceanside did conduct a duly noticed public hearing for the purposes of considering revisions to the Development Processing Fees schedules for Planning and Engineering;

WHEREAS, the City Council did hear all persons desiring to speak either in favor of, or in opposition to, the revisions of such fees; and

WHEREAS, the purpose of the Development Processing Fees is to provide a fair mechanism for defraying public costs associated with the actual costs of constructing private development.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

SECTION 1. The Development Processing Fees for Planning and Engineering will be revised as follows:

a) All fixed fees will be revised per the attached tables effective May 2, 2011.

b) All variable fees will be revised per the attached tables effective May 2, 2011.

c) Fixed fees that are less than the Recommended Fees, as shown on the fee schedules, will be automatically increased by 25% per year beginning January 1, 2012 until full cost recovery is reached. The last increase under this provision will be January 1, 2018 regardless if full cost recovery has been reached.

d) Fees that did not previously exist in the fee schedules are hereby established per the attached schedules and will increase annually by 25% per year beginning January 1, 2012 until full cost recovery is reached. The last increase under this provision will be January 1, 2018 regardless if full cost recovery has been reached.

SECTION 2. The portions of Resolution 89-185A and Resolution 07-R0719-1 that refer to Planning Fees are hereby superseded.

///

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of _____, 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ADOPTING REVISED USER FEE SCHEDULES FOR DEVELOMENT PROCESSING FEES FOR PLANNING AND ENGINEERING

Planning Fee Schedule

Effective May 2, 2011

Fee No	Fee Name	Current Fee	Fees Effective May 2, 2011
	General Plan Amendments		
1	Less than 10 acres	$ 9,234	$ 9,234
2	10 to 100 acres	$ 11,389	Deposit Account
3	100 acres or more	$ 14,465	Deposit Account
	Zoning Amendments		
4	less than 10 acres	$ 7,424	$ 7,424
5	10 to 100 acres	$ 11,473	Deposit Account
6	100 acres or more	$ 14,844	Deposit Account
7	*Zoning Overlay/Specific Plan*	$ 6,113	Deposit Account
8	Conditional Use Permits	$ 3,570	$ 4,503
	Telecom / Wireless Conditional Use Permits	none	Deposit Account
	Administrative Conditional Use Permits	$ 3,570	$ 3,152
9	*Variance*	$ 3,237	$ 4,000
	Development Plan Review		
11	less than 10 acres	$ 5,658	$ 6,435
12	10 to 100 acres	$ 7,541	Deposit Account
13	100 acres or more	$ 9,430	Deposit Account
	Administrative Development Plan Review	$ 5,658	$ 4,838
14	*Time Extension of Previously Approved Discretionary Projects*	50% of a new application	$ 1,600
	Revision or Amendment to Previously Approved Discretionary Projects	50% of a new application	50% of a new application
15	*Sign Permits*	$ 2,373	$ 2,373
	Tenative Parcel Map		
16	Residential Development Plan Base Fee < 4 lots + $141/lot	$ 3,089	$ 3,089
17	Commercial / Industrial	$ 3,089	$ 3,089
18	Mixed Use	$ 3,089	$ 3,089
	Tentative Subdivision Map - Base Fee + $316 lot		
20	*5 - 10 lots*	$ 3,795	Deposit Account
21	*11 - 20 lots*	$ 3,795	Deposit Account
	> 20 lots	$ 3,795	Deposit Account
22	*Development Agreement*	$ 9,766	Deposit Account

Fee No	Fee Name	Current Fee	Fees Effective May 2, 2011
	Environmental Review Fees		
23	Full Review Focused/Per Review Assessment	$ 19,086	Deposit Account
24	Mitigated Negalive Declaration	$ 3,322	Deposit Account
24	Negataive Declaration	$ 3,322	Deposit Account
25	Certificate of Exemption	$ 510	$ 153
	Street Vacation	$ 830	$ 150
	Coastal Development Permits		
26	Admin Application	$ 1,830	$ 2,735
27	Regular Application	$ 2,658	$ 4,000
28	*Street Name Assignment*	$236 each Street	$150 each Street
31	*Addresses - $20 per address*	$20 each Address	$75 each Address
34	*Substantial Conformity*	$ 230	$ 300
35	*Appeal of City Planner's Decision*	$ 1,318	$ 1,750
36	*Appeal of Planning Commission Decision to the City Council*	$1,281	$ 1,750
	Additional Review (Applies when more than 2 staff reviews are required on discrentionary applications)		15% of initial fee
37	*Review of Building Permits*		$150
38	*Business License Review*		$0
39	*Outdoor Activities / Special Events*		$150
40	*Child Care > 14 children*		$950
41	*Historic Application*		$500
42	*ABC License Review - per unit*		$150
43	*Developers Conference*		$200
	Reseach Fee		$50/ half hour

2/18/2011

Engineering Schedule of Current and Potential Fees

Fee No	Fee Name	Current Fee	Calculated Cost	Recommended Fee	Future Increases Required
1	Certificate of Compliance Review	319	2,755	1,378	yes
2	Certificate of Correction Review	159	2,186	1,093	yes
3	Construction Certificate Permit (Minor)	100	547	274	yes
4	Traffic Control	0	772	386	yes
5	Residential Driveway	100	542	271	yes
6	Commercial Driveway	100	699	350	yes
7	Sidewalk (up to 100 SF)	100	483	241	yes
8	Curb and Gutter (Flat Fee)	100	916	458	yes
9	W&S Connection (lateral)	100	1,084	542	yes
10	Monitoring Well	100	578	289	yes
11	Final Map (base + per lot)	637	6,923	3,461	yes
12	Parcel Map (1-4 lots)	861	5,127	2,563	yes
13	Minor Grading Permit	40	1,476	738	yes
14	Lot Line Adjustment	637	2,483	1,241	yes
15	Reversion to Acreage	0	6,138	3,069	yes
16	Street Easement Review	558	2,202	1,101	yes
17	Street Vacation Review	1,434	3,436	1,718	yes
18	Sewer Easement Vacation Review	558	2,119	1,060	yes
19	Water Easement Vacation Review	0	2,119	1,060	yes
20	Structural Moving Permit w/ Haul Route	100	666	333	yes
21	Stormwater - Operations & Maintenance Report	0	3,066	1,533	yes
22	Stormwater Management Plan	0	3,066	1,533	yes
	Hydrology Report	0	3,066	1,533	yes
23	Encroachment Removal Agreement	0	1,521	761	yes
24	Sewer Easement Review	0	1,114	557	yes
25	Water Easement Review	0	1,114	557	yes
26	Utility Easement Review	0	1,114	557	yes
27	Relinquishment of ROW Access	0	1,810	990	yes
28	ROW Dedication	0	1,980	990	yes
29	Technical Study Review - MND	0	739	370	yes
30	Technical Study Review - EIR	0	1,477	739	yes
31	Technical Study Review - Initial Study	0	1,269	635	yes
32	Technical Study Review - Traffic Study	0	1,174	587	yes
33	Technical Study Review - Soils Report	0	360	180	yes
34	Technical Study Review - Drainage Study	0	830	415	yes
35	Grading Plan - $1 - $9,999.99	600	3,791	3,791	
36	Grading Plan - $10,000 - $99,999.99	1,620	4,843	4,843	
37	Grading Plan - $100,000 - $499,999.99	5,618	6,859	6,859	
38	Grading Plan - $500,000 - $999,999.99	14,014	9,002	9,002	
39	Grading Plan - $1,000,000 - $4,999,999.99	25,273	10,885	10,885	
40	Grading Plan - $5,000,000 and over	62,500	11,918	11,918	
41	Grading Inspection - $1 - $9,999.99	600	2,079	2,079	
42	Grading Inspection - $10,000 - $99,999.99	1,955	2,584	2,584	
43	Grading Inspection - $100,000 - $499,999.99	7,160	3,427	3,427	
44	Grading Inspection - $500,000 - $999,999.99	16,187	4,269	4,269	
45	Grading Inspection - $1,000,000 - $4,999,999.99	27,306	5,112	5,112	
46	Grading Inspection - $5,000,000 and over	75,000	6,797	6,797	
47	Erosion Control Plan - $1 - $9,999.99	637	1,194	1,194	
48	Erosion Control Plan - $10,000 - $99,999.99	909	1,570	1,570	
49	Erosion Control Plan - $100,000 - $499,999.99	4,739	2,085	2,085	
50	Erosion Control Plan - $500,000 - $999,999.99	15,000	2,524	2,524	
51	Erosion Control Plan - $1,000,000 - $4,999,999.99	30,000	3,104	3,104	
52	Erosion Control Plan - $5,000,000 and over	50,000	3,507	3,507	
53	Erosion Control Inspection - $1 - $9,999.99	637	899	899	

Fee No	Fee Name	Current Fee	Calculated Cost	Recommended Fee	Future Increases Required
54	Erosion Control Inspection - $10,000 - $99,999.99	909	1,068	1,068	
55	Erosion Control Inspection - $100,000 - $499,999.99	4,739	1,320	1,320	
56	Erosion Control Inspection - $500,000 - $999,999.99	15,000	2,163	2,163	
57	Erosion Control Inspection - $1,000,000 - $4,999,999.99	30,000	3,005	3,005	
58	Erosion Control Inspection - $5,000,000 and over	50,000	4,269	4,269	
59	Improvement Plan - $1 - $9,999.99	478	1,748	1,748	
60	Improvement Plan - $10,000 - $99,999.99	1,026	2,549	2,549	
61	Improvement Plan - $100,000 - $499,999.99	4,155	5,516	5,516	
62	Improvement Plan - $500,000 - $999,999.99	13,125	7,556	7,556	
63	Improvement Plan - $1,000,000 - $4,999,999.99	37,500	10,653	10,653	
64	Improvement Plan - $5,000,000 and over	50,000	13,680	13,680	
65	Improvement Inspection - $1 - $9,999.99	478	1,320	1,320	
66	Improvement Inspection - $10,000 - $99,999.99	1,231	1,742	1,742	
67	Improvement Inspection - $100,000 - $499,999.99	5,193	2,163	2,163	
68	Improvement Inspection - $500,000 - $999,999.99	15,000	2,584	2,584	
69	Improvement Inspection - $1,000,000 - $4,999,999.99	45,000	3,427	3,427	
70	Improvement Inspection - $5,000,000 and over	50,000	4,690	4,690	
71	Landscape Plan - $1 - $9,999.99	478	2,427	2,427	
72	Landscape Plan - $10,000 - $99,999.99	993	2,847	2,847	
73	Landscape Plan - $100,000 - $499,999.99	5,206	3,432	3,432	
74	Landscape Plan - $500,000 - $999,999.99	15,000	4,044	4,044	
75	Landscape Plan - $1,000,000 - $4,999,999.99	45,000	4,424	4,424	
76	Landscape Plan - $5,000,000 and over	50,000	5,055	5,055	
77	Landscape Inspection - $1 - $9,999.99	478	478	478	
78	Landscape Inspection - $10,000 - $99,999.99	945	646	646	
79	Landscape Inspection - $100,000 - $499,999.99	6,571	815	815	
80	Landscape Inspection - $500,000 - $999,999.99	15,000	1,067	1,067	
81	Landscape Inspection - $1,000,000 - $4,999,999.99	45,000	1,321	1,321	
82	Landscape Inspection - $5,000,000 and over	50,000	1,742	1,742	
	MISCELLANEOUS FEES				
	Reproduction fee (per sheet)	20		20	
	Over-time/Saturday work permit (per day)	300		300	
	Research Fee			$50/ half hour	

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ESTABLISHING FEES FOR PERMITS, INSPECTIONS AND OTHER SERVICES PROVIDED BY THE BUILDING DIVISION PURSUANT TO CHAPTER 6 OF THE CODE OF THE CITY OF OCEANSIDE

WHEREAS, Chapter 6 of the Code of the City of Oceanside establishes requirements for building, plumbing, electrical, mechanical, and related building construction activity permits and inspections; and

WHEREAS, pursuant to Chapter 6, Section 6.3 of the Code of the City of Oceanside, the City Council is authorized to establish the fees required for issuance of any permit, review of any plan, conduct of any investigation, or provision of any related service by the Building Division; and

WHEREAS, on March 2, 2011, the City Council held a duly noticed public hearing to consider the adoption of such fees, and

WHEREAS, during such public hearing, after reviewing the evidence presented, including staff reports and oral and written presentations from the public, the City Council determined that the proposed fees do not exceed the estimated reasonable cost of providing the services for which the fee is to be charged.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

SECTION 1. The fees for permits, plan reviews, inspections and miscellaneous services shall be set forth in the attached Fee Schedules.

SECTION 2. The fee schedules set out in Resolution 88-49 are hereby superseded.

SECTION 3. Resolution 84-47, which refers to a surcharge for Handicapped Regulation Plan Checking and Inspection, is hereby superseded.

SECTION 4. Resolution 84-46, which refers to a surcharge for Residential Energy Plan Checking and Inspection, is hereby superseded.

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PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of _____, 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Bruce Hamilton, ASST.
City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ESTABLISHING FEES FOR PERMITS, INSPECTIONS AND OTHER SERVICES PROVIDED BY THE BUILDING DIVISION PURSUANT TO CHAPTER 6 OF THE CODE OF THE CITY OF OCEANSIDE

Building Plan Check and Inspection Fees for New Construction and Tenant Improvements

Fee #	Occupancy	Size Basis (square feet)	Current Plan Check Fee	Current Inspection Fee	Total Current Fee	Base Recommended Plan Check Fee	Each Additional Square Foot	Base Recommended Inspection Fee	Each Additional Square Foot	Total Recommended Fee
13	Commercial Building - With Interior	5,000	$ 1,166.82	$ 1,795.10	$ 2,961.92	$ 5,439.00	$ 0.081	$ 5,358.00	$ 0.294	$ 10,797.00
14	"	10,000	$ 2,159.84	$ 3,322.82	$ 5,482.66	$ 5,846.00	$ 0.054	$ 6,826.00	$ 0.073	$ 12,672.00
15	"	25,000	$ 4,081.79	$ 6,279.66	$ 10,361.45	$ 6,661.00	$ 0.027	$ 7,926.00	$ 0.170	$ 14,587.00
16	"	50,000		$ -	$ -	$ 7,332.00	$ 0.013	$ 12,179.00	$ 0.111	$ 19,511.00
17	"	100,000	$ 13,440.43	$ 20,667.58	$ 34,108.01	$ 7,973.00	$ 0.080	$ 17,706.00	$ 0.177	$ 25,679.00
		5,000	$ 825.26	$ 1,269.62	$ 2,094.88	$ 3,444.00	$ 0.052	$ 4,076.00	$ 0.223	$ 7,520.00
		10,000	Fees Calculated Using Valuation Tables			$ 3,702.00	$ 0.034	$ 5,192.00	$ 0.056	$ 8,894.00
18	Commercial w/o Interior (Shell)	25,000				$ 4,218.00	$ 0.017	$ 6,029.00	$ 0.129	$ 10,247.00
		50,000				$ 4,643.00	$ 0.008	$ 9,264.00	$ 0.084	$ 13,907.00
		100,000				$ 5,049.00	$ 0.050	$ 13,468.00	$ 0.135	$ 18,517.00
		2,000	Fees Calculated Using Valuation Tables			$ 4,774.00	$ 0.179	$ 5,875.00	$ 0.805	$ 10,649.00
		4,000				$ 5,132.00	$ 0.119	$ 7,485.00	$ 0.201	$ 12,617.00
19	Restaurant	10,000				$ 5,846.00	$ 0.059	$ 8,691.00	$ 0.466	$ 14,537.00
		20,000				$ 6,436.00	$ 0.028	$ 13,354.00	$ 0.303	$ 19,790.00
		40,000				$ 6,999.00	$ 0.175	$ 19,415.00	$ 0.485	$ 26,414.00
		5,000	Fees Calculated Using Valuation Tables			$ 6,104.00	$ 0.091	$ 5,541.00	$ 0.304	$ 11,645.00
		10,000				$ 6,561.00	$ 0.061	$ 7,059.00	$ 0.076	$ 13,620.00
20	Medical/Dental/Surgical Office	25,000				$ 7,475.00	$ 0.030	$ 8,196.00	$ 0.176	$ 15,671.00
		50,000				$ 8,229.00	$ 0.014	$ 12,594.00	$ 0.114	$ 20,823.00
		100,000				$ 8,948.00	$ 0.089	$ 18,310.00	$ 0.183	$ 27,258.00
		10,000	Fees Calculated Using Valuation Tables			$ 9,479.00	$ 0.071	$ 53,204.00	$ 1.458	$ 62,683.00
		20,000				$ 10,189.00	$ 0.047	$ 67,780.00	$ 0.364	$ 77,969.00
21	Mid Rise	50,000				$ 11,608.00	$ 0.023	$ 78,701.00	$ 0.845	$ 90,309.00
		100,000				$ 12,778.00	$ 0.011	$ 120,929.00	$ 0.549	$ 133,707.00
		200,000				$ 13,896.00	$ 0.069	$ 175,813.00	$ 0.879	$ 189,709.00
		14,000	Fees Calculated Using Valuation Tables			$ 12,829.00	$ 0.069	$ 59,326.00	$ 1.161	$ 72,155.00
		28,000				$ 13,790.00	$ 0.046	$ 75,579.00	$ 0.290	$ 89,369.00
22	High Rise	70,000				$ 15,711.00	$ 0.023	$ 87,757.00	$ 0.673	$ 103,468.00
		140,000				$ 17,294.00	$ 0.011	$ 134,843.00	$ 0.437	$ 152,137.00
		280,000				$ 18,807.00	$ 0.067	$ 196,042.00	$ 0.700	$ 214,849.00
		5,000	Fees Calculated Using Valuation Tables			$ 5,439.00	$ 0.081	$ 6,118.00	$ 0.335	$ 11,557.00
		10,000				$ 5,846.00	$ 0.054	$ 7,794.00	$ 0.084	$ 13,640.00
23	Hotel/Motel/Multiform	25,000				$ 6,661.00	$ 0.027	$ 9,050.00	$ 0.194	$ 15,711.00
		50,000				$ 7,332.00	$ 0.013	$ 13,905.00	$ 0.126	$ 21,237.00
		100,000				$ 7,973.00	$ 0.080	$ 20,216.00	$ 0.202	$ 28,189.00
		5,000				$ 3,444.00	$ 0.052	$ 4,217.00	$ 0.231	$ 7,661.00

Fee #	Occupancy	Size Basis (square feet)	Current Plan Check Fee	Current Inspection Fee	Total Current Fee	Base Recommended Plan Check Fee	Each Additional Square Foot	Base Recommended Inspection Fee	Each Additional Square Foot	Total Recommended Fee
		10,000	Fees Calculated Using Valuation Tables			$ 3,702.00	$ 0.034	$ 5,373.00	$ 0.058	$ 9,075.00
24	Parking Structure	25,000				$ 4,218.00	$ 0.017	$ 6,239.00	$ 0.134	$ 10,457.00
		50,000				$ 4,643.00	$ 0.008	$ 9,586.00	$ 0.087	$ 14,229.00
		100,000				$ 5,049.00	$ 0.050	$ 13,936.00	$ 0.139	$ 18,985.00
		5,000	Fees Calculated Using Valuation Tables			$ 6,104.00	$ 0.091	$ 7,876.00	$ 0.432	$ 13,980.00
		10,000				$ 6,561.00	$ 0.061	$ 10,034.00	$ 0.108	$ 16,595.00
25	Hazardous Occupancy	25,000				$ 7,475.00	$ 0.030	$ 11,651.00	$ 0.250	$ 19,126.00
		50,000				$ 8,229.00	$ 0.014	$ 17,902.00	$ 0.163	$ 26,131.00
		100,000				$ 8,948.00	$ 0.089	$ 26,028.00	$ 0.260	$ 34,976.00
		400	Fees Calculated Using Valuation Tables			$ 2,446.00	$ 0.460	$ 2,366.00	$ 1.620	$ 4,812.00
		800				$ 2,630.00	$ 0.305	$ 3,014.00	$ 0.405	$ 5,644.00
26	TI - Structural - Restaurant	2,000				$ 2,996.00	$ 0.151	$ 3,500.00	$ 0.939	$ 6,496.00
		4,000				$ 3,298.00	$ 0.072	$ 5,377.00	$ 0.610	$ 8,675.00
		8,000				$ 3,586.00	$ 0.448	$ 7,818.00	$ 0.977	$ 11,404.00
		400	Fees Calculated Using Valuation Tables			$ 1,781.00	$ 0.335	$ 1,910.00	$ 1.308	$ 3,691.00
		800				$ 1,915.00	$ 0.222	$ 2,433.00	$ 0.327	$ 4,348.00
27	TI - Structural - General (All Other)	2,000				$ 2,181.00	$ 0.110	$ 2,825.00	$ 0.758	$ 5,006.00
		4,000				$ 2,401.00	$ 0.053	$ 4,341.00	$ 0.493	$ 6,742.00
		8,000				$ 2,611.00	$ 0.326	$ 6,311.00	$ 0.789	$ 8,922.00
		400	Fees Calculated Using Valuation Tables			$ 2,446.00	$ 0.460	$ 2,613.00	$ 1.790	$ 5,059.00
		800				$ 2,630.00	$ 0.305	$ 3,329.00	$ 0.448	$ 5,959.00
28	TI - Structural - Hazardous	2,000				$ 2,996.00	$ 0.151	$ 3,866.00	$ 1.037	$ 6,862.00
		4,000				$ 3,298.00	$ 0.072	$ 5,940.00	$ 0.674	$ 9,238.00
		8,000				$ 3,586.00	$ 0.448	$ 8,635.00	$ 1.079	$ 12,221.00
		400	Fees Calculated Using Valuation Tables			$ 2,446.00	$ 0.460	$ 2,500.00	$ 1.713	$ 4,946.00
		800				$ 2,630.00	$ 0.305	$ 3,185.00	$ 0.428	$ 5,815.00
29	TI - Structural - Medical	2,000				$ 2,996.00	$ 0.151	$ 3,698.00	$ 0.992	$ 6,694.00
		4,000				$ 3,298.00	$ 0.072	$ 5,682.00	$ 0.645	$ 8,980.00
		8,000				$ 3,586.00	$ 0.448	$ 8,261.00	$ 1.033	$ 11,847.00
		400	Fees Calculated Using Valuation Tables			$ 2,114.00	$ 0.395	$ 2,159.00	$ 1.480	$ 4,273.00
		800				$ 2,272.00	$ 0.264	$ 2,751.00	$ 0.369	$ 5,023.00
30	TI - Non-Structural - Restaurant	2,000				$ 2,589.00	$ 0.131	$ 3,194.00	$ 0.857	$ 5,783.00
		4,000				$ 2,850.00	$ 0.062	$ 4,908.00	$ 0.557	$ 7,758.00
		8,000				$ 3,099.00	$ 0.387	$ 7,136.00	$ 0.892	$ 10,235.00
		400	$ 167.26	$ 257.52	$ 424.78	$ 1,449.00	$ 0.270	$ 1,592.00	$ 1.090	$ 3,041.00
		800	$ 289.92	$ 446.02	$ 735.94	$ 1,557.00	$ 0.181	$ 2,028.00	$ 0.273	$ 3,585.00
31	TI - Non-Structural - General (All Other)	2,000	$ 510.46	$ 785.32	$ 1,295.78	$ 1,774.00	$ 0.090	$ 2,355.00	$ 0.632	$ 4,129.00
		4,000	$ 762.30	$ 1,172.76	$ 1,935.06	$ 1,953.00	$ 0.043	$ 3,619.00	$ 0.411	$ 5,572.00
		8,000	$ 1,303.67	$ 2,005.64	$ 3,309.31	$ 2,124.00	$ 0.266	$ 5,261.00	$ 0.658	$ 7,385.00
		400	Fees Calculated Using Valuation Tables			$ 2,114.00	$ 0.395	$ 2,407.00	$ 1.648	$ 4,521.00
		800				$ 2,272.00	$ 0.264	$ 3,066.00	$ 0.412	$ 5,338.00
32	TI - Non-Structural - Hazardous	2,000				$ 2,589.00	$ 0.131	$ 3,560.00	$ 0.956	$ 6,149.00
		4,000				$ 2,850.00	$ 0.062	$ 5,471.00	$ 0.621	$ 8,321.00

Fee #	Occupancy	Size Basis (square feet)	Current Plan Check Fee	Current Inspection Fee	Total Current Fee	Base Recommended Plan Check Fee	Each Additional Square Foot	Base Recommended Inspection Fee	Each Additional Square Foot	Total Recommended Fee
		8,000				$ 3,099.00	$ 0.387	$ 7,953.00	$ 0.994	$ 11,052.00
		400	Fees Calculated Using Valuation Tables			$ 2,114.00	$ 0.395	$ 2,066.00	$ 1.418	$ 4,180.00
		800				$ 2,272.00	$ 0.264	$ 2,633.00	$ 0.353	$ 4,905.00
33	**TI - Non-Structural - Medical**	2,000				$ 2,589.00	$ 0.131	$ 3,057.00	$ 0.820	$ 5,646.00
		4,000				$ 2,850.00	$ 0.062	$ 4,697.00	$ 0.533	$ 7,547.00
		8,000				$ 3,099.00	$ 0.387	$ 6,829.00	$ 0.854	$ 9,928.00
47	**Single Family 1 or 2 Family (custom or model)**	1,000	$ 511.21	$ 786.48	$ 1,297.69	$ 1,774.00		$ 3,348.00	$ 0.118	$ 5,122.00
48	"	2,000	$ 891.80	$ 1,370.60	$ 2,262.40	$ 1,774.00	$ 0.204	$ 3,466.00	$ 0.152	$ 5,240.00
49	"	3,000	$ 1,166.17	$ 1,794.10	$ 2,960.27	$ 1,978.00	$ 0.102	$ 3,618.00	$ 0.329	$ 5,596.00
	"	5,000	$ 1,698.49	$ 2,613.05	$ 4,311.54	$ 2,181.00	$ 0.408	$ 4,275.00	$ 0.134	$ 6,456.00
	"	7,500	$ 2,290.51	$ 3,523.85	$ 5,814.36	$ 3,200.00	$ 0.427	$ 4,610.00	$ 0.615	$ 7,810.00
		1,000	Fees Calculated Using Valuation Tables			$ 587.00		$ 2,897.00	$ 0.102	$ 3,484.00
		2,000				$ 587.00	$ 0.067	$ 2,999.00	$ 0.131	$ 3,586.00
52	**Single Family 1 or 2 - Production/Repeat**	3,000				$ 654.00	$ 0.034	$ 3,130.00	$ 0.285	$ 3,784.00
		5,000				$ 722.00	$ 0.135	$ 3,699.00	$ 0.116	$ 4,421.00
		7,500				$ 1,059.00	$ 0.141	$ 3,989.00	$ 0.532	$ 5,048.00

Building Schedule of Current and Potential Fees

Mechanical, Plumbing and Electrical Items

Fee #	Fee Title	Current Plan Check Fee	Current Inspection Fee	Total Current Fees	Calculated Plan Check Fee	Calculated Inspection Fee	Total Calculated Fees	Recommended Fee
1	**RESIDENTIAL PROJECTS (Single Family and Duplex)**							
2	Administrative (Base) Fees		$ 15.00	$ 15.00	$ 30.32		$ 30.32	
6	Simple M.P.E. Permits		$ 77.00	$ 77.00		$ 174.87	$ 174.87	
37	Complex M.P.E. Permits			$ -	$ 375.17	$ 442.66	$ 817.83	
	Water Heaters		$ 92.00	$ 92.00		$ 174.87	$ 174.87	$85
60	**COMMERCIAL PROJECTS (Multi-family & Commercial)**							
65	Simple M.P.E. Permits	Varies	Varies	Varies	$ 100.07	$ 526.58	$ 626.65	
90	Complex M.P.E. Permits	Varies	Varies	Varies	$ 893.31	$ 556.90	$ 1,450.21	
	SOLAR PHOTOVOLTAIC SYSTEMS							
	Solar Photovoltaic (Residential)	$ 230.37	$ 322.20	$ 552.57	$ 183.02	$ 338.86	$ 521.88	$300
	Commercial Base Fee (up to 100 kw)	Varies	Varies	Varies	$ 893.31	$ 556.90	$ 1,450.21	
	Over 100 kw - add the following per kw to base fee				$ 13.57	$ 5.60	$ 19.17	

Surcharges

Fee #	Fee Title	Current Fee	Total Current Fee	Calculated Plan Check Fee	Calculated Inspection Fee	Recommended Fee
	SURCHARGES					
	Imaging Surcharge					
	Each Permit	$ 5.00	$ 5.00	n/a	n/a	$ 5.00
	Each Sheet of Plans	$ 1.00	$ 1.00	n/a	n/a	$ 1.00
	General Plan Update - applies to new construction only			10% surcharge		Varies
	Technology Update			2% surcharge	2% surcharge	Varies

Building Schedule of Current and Potential Fees

LIST OF MISCELLANEOUS BUILDING FEE ITEMS

Fee #	Fee Title	Size Basis	Current Plan Check Fee	Current Inspection Fee	Total Current Fee	Calculated Plan Check Fee	Calculated Inspection Fee	Total Calculated Fees
1	Decks - Standard	Each	$ 64.35	$ 99.00	**$ 163.35**	$ 132.12	$ 279.29	$ 411.41
2	Decks - Non-Standard	Each	Valuation Tables		$ -	$ 284.83	$ 279.29	$ 564.12
3	Fence	Each	$ 48.10	$ 74.00	**$ 122.10**	$ 81.22	$ 181.94	$ 263.16
4	Fireplace / BBQ / Firepits	Each	$ 48.10	$ 74.00	**$ 122.10**	$ 284.83	$ 250.75	$ 535.58
5	Patio Cover - City Standard Drawing	<250 SF	Fees calculated using Valuation Tables		$ -	$ 81.22	$ 292.71	$ 373.93
6	Patio Cover - City Standard Drawing	251-499 SF			$ -	$ 81.22	$ 307.82	$ 389.04
7	Patio Cover - City Standard Drawing	>500 SF	$ 64.35	$ 99.00	**$ 163.35**	$ 81.22	$ 321.24	$ 402.46
8	Patio Cover - Custom	<250 SF	Fees calculated using Valuation Tables		$ -	$ 132.12	$ 307.82	$ 439.94
9	Patio Cover - Custom	251-499 SF			$ -	$ 132.12	$ 321.24	$ 453.36
10	Patio Cover - Custom	>500 SF			$ -	$ 132.12	$ 349.77	$ 481.89
11	Patio Cover - Enclosed - City Standard Drawing	<250 SF			$ -	$ 132.12	$ 334.67	$ 466.79
12	Patio Cover - Enclosed - City Standard Drawing	251-499 SF	$ 64.35	$ 99.00	**$ 163.35**	$ 132.12	$ 349.77	$ 481.89
13	Patio Cover - Enclosed - City Standard Drawing	>500 SF	Fees calculated using Valuation Tables		$ -	$ 132.12	$ 508.59	$ 640.71
14	Patio Cover - Enclosed - Custom	<250 SF			$ -	$ 233.93	$ 466.63	$ 700.56
15	Patio Cover - Enclosed - Custom	251-499 SF			$ -	$ 233.93	$ 577.40	$ 811.33
16	Patio Cover - Enclosed - Custom	>500 SF			$ -	$ 233.93	$ 619.35	$ 853.28
17	Retaining Wall - City Staff Drawing	<400 SF			$ -	$ 132.13	$ 592.50	$ 724.63
18	Retaining Wall - City Staff Drawing	401-800 SF	$ 105.30	$ 162.00	**$ 267.30**	$ 132.12	$ 718.38	$ 850.50
19	Retaining Wall - City Staff Drawing	>801 SF	Fees calculated using Valuation Tables		$ -	$ 132.12	$ 768.73	$ 900.85
20	Retaining Wall - custom Drawing	<400 SF			$ -	$ 233.93	$ 592.50	$ 826.43
21	Retaining Wall - custom Drawing	401-800 SF	$ 111.15	$ 171.00	**$ 282.15**	$ 233.93	$ 718.37	$ 952.30
22	Retaining Wall - custom Drawing	>801 SF	Fees calculated using Valuation Tables		$ -	$ 233.93	$ 768.73	$ 1,002.66
23	Masonary Wall - City Standard Drawing	<400 SF			$ -	$ 132.12	$ 592.50	$ 724.62
24	Masonary Wall - City Standard Drawing	401-800 SF	$ 64.35	$ 99.00	**$ 163.35**	$ 132.12	$ 718.38	$ 850.50
25	Masonary Wall - City Standard Drawing	>801 SF	Fees calculated using Valuation Tables		$ -	$ 132.12	$ 768.73	$ 900.85
26	Masonary Wall - Custom Drawing	<400 SF			$ -	$ 233.93	$ 592.50	$ 826.43
27	Masonary Wall - Custom Drawing	401-800 SF			$ -	$ 233.93	$ 718.37	$ 952.30
28	Masonary Wall - Custom Drawing	>801 SF			$ -	$ 233.93	$ 768.72	$ 1,002.65
29	Residential - Addition	<499 SF	$ 354.64	$ 545.60	**$ 900.24**	$ 831.13	$ 734.43	$ 1,565.56
30	Residential - Addition	>500 SF	$ 513.37	$ 789.80	**$ 1,303.17**	$ 1,441.96	$ 960.27	$ 2,402.23
31	Re-roofing	<3,000 SF	Fees calculated using Valuation Tables		$ -		$ 303.25	$ 303.25
32	Re-roofing	>3,000 SF			$ -	$ 81.22	$ 305.19	$ 386.41
33	Solar Water Heating	Each	$ 131.00	$ 201.54	**$ 332.54**	$ 81.22	$ 254.94	$ 336.16
34	Solar Photovoltaic (see MPE Fee Schedule)	Each	$ 230.37	$ 322.20	**$ 552.57**			

Fee #	Fee Title	Size Basis	Current Plan Check Fee	Current Inspection Fee	Total Current Fee	Calculated Plan Check Fee	Calculated Inspection Fee	Total Calculated Fees
35	Storage Rack	<1,000 SF	up to $88	up to $135	**$ 223.00**	$ 183.02	$ 366.56	$ 549.58
36	Storage Rack	>1,000 SF	Valuation Tables		**$ -**	$ 183.02	$ 527.31	$ 710.33
37	Swimming Pool / Spa	Each	$ 187.33	$ 288.20	**$ 475.53**	$ 81.22	$ 923.60	$ 1,004.82
38	Sign Permit	Each	$ 51.48	$ 79.20	**$ 130.68**	$ 132.12	$ 239.84	$ 371.96
39	Residential Remodel / Repair - Non Structural	<499 SF	Fees calculated using Valuation Tables		**$ -**	$ 437.54	$ 761.64	$ 1,199.18
40	Residential Remodel / Repair - Non Structural	>499 SF			**$ -**	$ 437.54	$ 862.34	$ 1,299.88
41	Residential Remodel / Repair - Structural	<499 SF	$ 206.28	$ 317.35	**$ 523.63**	$ 437.54	$ 783.46	$ 1,221.00
42	Residential Remodel / Repair - Structural	>499 SF	$ 322.47	$ 496.10	**$ 818.57**	$ 437.54	$ 867.37	$ 1,304.91
43	Demolition Permit	Each		Varies	**Varies**	$ 30.32	$ 240.68	$ 271.00
44	Use & Occupancy Analysis	≥ 5,000 SF		$ 100.00	**$ 100.00**	$ 233.93	$ 282.63	$ 516.56
45	Use & Occupancy Analysis	5,001-20,000 SF		up to $400	**$ 400.00**	$ 233.93	$ 366.55	$ 600.48
46	Use & Occupancy Analysis (Ea. Add. 5,000 sf)	> 20,000 SF		Varies	**Varies**	$ 233.93	$ 450.46	$ 684.39
47	Condominium Conversion Analysis	≥ 5,000 SF		$ 100.00	**$ 100.00**	$ 1,659.19		$ 1,659.19
48	Condominium Conversion Analysis	5,001-20,000 SF		up to $400	**$ 400.00**	$ 1,659.19		$ 1,659.19
49	Condominium Conversion Analysis (Ea. Add. 5,000 sf)	> 20,000 SF		Varies	**Varies**	$ 1,659.19		$ 1,659.19
50	Temporary Certificate of Occupancy - First 30 days	Each		$ 45.00	**$ 45.00**	$ 30.32	$ 380.81	$ 411.13
51	Temporary Certificate of Occupancy - Ea. Add. 30 days	Each		$ 45.00	**$ 45.00**	$ 30.32	$ 212.98	$ 243.30
52	Temporary Meter Release	Each		$ 45.00	**$ 45.00**	$ 30.32	$ 254.94	$ 285.26
53	Re-Issuance Fee	Each		$ 15.00	**$ 15.00**	$ 30.32		$ 30.32
54	Model Home Occupancy - Plan Check Required	Each	$ 35.00		**$ 35.00**	$ 30.32		$ 30.32
55	Sale Trailer	Each	Valuation Tables		**$ -**	$ 81.21	$ 83.92	$ 165.13
56	Alt. Materials & Methods & Code Mods	Hourly	no charge	no charge	**$ -**	$ 156.24		$ 156.24
57	Additional Inspection Fee (per 1/2 hour)	Hourly		$ 30.00	**$ 30.00**		$ 83.92	$ 83.92
58	After Hours Inspection (2 hour minimum)	Hourly		$ 45.00	**$ 45.00**		$ 395.08	$ 395.08
59	Other Misc. Permits	Each	Valuation Tables		**$ -**			$ -
60	Mobile Home Setup	Each	$ 100.00	$ 200.00	**$ 300.00**			$ -
61	Spray Booth	Each	$ 482.19	$ 741.82	**$ 1,224.01**	$ 539.34	$ 481.16	$ 1,020.50
					$ -			$ -
	Misc. Items not otherwise listed may be charged at an hourly rate	Hourly			**$ -**	$ 203.61	$ 167.83	
					$ -			$ -
					$ -			$ -

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AUTHORIZING THE CITY ENGINEER TO UPDATE THE UNIT COST TABLES

WHEREAS, on March 2, 2011, the City Council of the City of Oceanside did conduct a duly noticed public hearing for the purposes of considering a revision to the Development Processing Fee schedules;

WHEREAS, the City Council did hear all persons desiring to speak either in favor of, or in opposition to, the revision of such fees; and

WHEREAS, the purpose of the Unit Cost Tables is to provide a fair mechanism for evaluating the estimated construction costs of private development for bonding purposes.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

SECTION 1. The City Engineer is authorized to update the Unit Cost Tables effective May 2, 2011. The updated Unit Cost Tables shall be used to establish bond amounts for all projects filed after the effective date.

SECTION 2. The portions of Resolution 89-185A that refer to Engineering are hereby superseded.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of _____, 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT REVIEW DIVISION

UNIT PRICE LIST

JANUARY 2009

INTRODUCTION

The purpose of the Unit Price List is to provide a resource for the preparation of cost estimates for subdivisions and permit projects and should be used only for bonding and permitting purposes. This price list does not reflect the actual project costs. The Unit Price List contains eleven separate sections, which include Private and/or Public items for Earthwork, Drainage, Surface Improvements, Traffic, Water/Wastewater Utilities, Landscaping, and Miscellaneous items.

See the City's Engineer Manual for a detailed list of submittal requirements.

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DESCRIPTION	UNIT	UNIT PRICE

SECTION 1-EARTHWORK

GRADING

CLEAR AND GRUB	SF	$0.45
CONTAMINATED SOIL REMOVAL	CY	$105.00
EXCAVATE AND EXPORT	CY	**GRADED**
0-1,000	CY	$27.50
1,001-20,000	CY	$22.00
20,001-100,000	CY	$16.50
100,001-350,000	CY	$11.00
>350,000	CY	$7.15
EXCAVATE AND FILL	CY	**GRADED**
0-1000	CY	$20.00
1,001-20,000	CY	$11.50
>20,000	CY	$6.50
IMPORT AND FILL	CY	**GRADED**
0-1,000	CY	$28.00
1,001-20,000	CY	$22.00
>20,000	CY	$12.00
SUB DRAIN (4" DIAMETER)	LF	$28.00
SUB DRAIN (6" DIAMETER)	LF	$30.00
SUB DRAIN (8" DIAMETER)	LF	$35.00
SUBDRAIN HEADWALL	EA	$2,500.00
SHORING (SUBSURFACE STRUCTURE)	SF	$25.00

BEST MANAGEMENT PRACTICES (BMP"S)

GRAVEL BAG	EA	$1.10
JUTE BAG	SF	$0.40
STRAW MAT	SF	$0.28
STRAW BALES	EA	$5.00
SILT FENCE	LF	$1.60
FIBER ROLLS	LF	$2.25
FIBER MATT	SF	$0.40
HYDRO-SEED	SF	$0.20
HYDRAULIC MULCH	SF	$0.30
STABILIZED CONSTRUCTION ENTRANCE	SF	$5.25
CONCRETE WASHOUT	EA	$500.00
INLET PROTECTION (SEDIMENT)	EA	$150.00

DESCRIPTION	UNIT	UNIT PRICE

SECTION 2-PUBLIC DRAINAGE

PUBLIC RCP CULVERTS

18" RCP STORM DRAIN	LF	$95.00
24" RCP STORM DRAIN	LF	$110.00
30" RCP STORM DRAIN	LF	$120.00
36" RCP STORM DRAIN	LF	$145.00
42" RCP STORM DRAIN	LF	$165.00
48" RCP STORM DRAIN	LF	$175.00
54" RCP STORM DRAIN	LF	$200.00
60" RCP STORM DRAIN	LF	$255.00
72" RCP STORM DRAIN	LF	$285.00

PUBLIC RCP CULVERTS (WITH WATER TIGHT JOINTS)

18" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$99.75
24" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$115.50
30" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$126.00
36" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$152.25
42" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$173.25
48" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$183.75
54" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$210.00
60" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$267.75
72" RCP STORM DRAIN (WATER TIGHT JOINTS)	LF	$299.25

MISCELLANEOUS PUBLIC DRAINAGE

AC SPILLWAY (D-22)	EA	$320.00
PCC BOX CULVERT	CY	$1,100.00
CATCH BASIN, PER D-7 (TYPE F)	EA	$3,550.00
CATCH BASIN, PER D-8 (TYPE G)	EA	$3,900.00
CLEAN OUT, PER D-9 (TYPE A)	EA	$3,980.00
CLEAN OUT, PER D-10 (TYPE B)	EA	$4,500.00
CATCH BASIN, PER D-29 (TYPE I)	EA	$3,850.00
CONCRETE (STRUCTURAL)	CY	$550.00
CONCRETE ENERGY DISSIPATER, PER D-41	EA	$8,200.00
CONCRETE LUG, PER D-63	EA	$1,200.00
CONCRETE PIPE COLLAR, PER D-62	EA	$2,500.00
CURB INLET, PER D-1 (TYPE A)	EA	$3,850.00
CURB INLET, PER D-2 (TYPE B)	EA	$3,850.00
CURB INLET, PER D-3 (TYPE C)	EA	$4,500.00
CURB INLET, PER D-45 (TYPE J)	EA	$3,550.00
CURB OUTLET, PER D-25 (TYPE A)	EA	$2,500.00

DESCRIPTION	UNIT	UNIT PRICE
CURB OUTLET-SIDEWALK UNDER DRAIN, PER D-27	EA	$500.00
CURTAIN WALL, PER D-38	EA	$600.00
CUTOFF WALL, PER D-72	EA	$475.00
PCC DRAINAGE CHANNEL, PER D-70 & 71	LF	$650.00
DRAINAGE DITCH, PER D-75	LF	$15.00
HEC-2 STUDY & FEMA REVISION	LS	$30,000.00
STRAIGHT HEAD WALL PER D-30&31 (TYPE A)	EA	$3,000.00
STRAIGHT HEAD WALL PER D-32&33 (TYPE A-GRAVITY)	EA	$2,700.00
WING/U TYPE HEAD WALL PER D-34/35A&B (18" TO 36"/36" TO 60")	EA	$4,300.00
WING/U TYPE HEAD WALL PER D-35A&B (60" TO 84")	EA	$4,600.00
L TYPE HEADWALL PER D-36 & 37	EA	$4,100.00
INLET APRON, PER D-39	EA	$1,600.00
CONCRETE ENERGY DISSIPATER, PER D-41	EA	$8,200.00
RIP RAP, PER D-40 (2 TON)	EA	$2,500.00
RIP RAP, PER D-40 (0.25 - 1.0 TON)	EA	$2,100.00
RIP RAP, PER D-40 (NO. 2 BACKING)	EA	$1,750.00
CONNECT TO EXISTING S.D.	EA	$200.00

SECTION 3-PUBLIC SURFACE IMPROVEMENTS

PUBLIC CURB AND GUTTER

CURB & GUTTER REMOVAL	LF	$3.00
MEDIAN CURB & GUTTER, PER G-6 (TYPE B-1)	LF	$12.00
MEDIAN CURB & GUTTER, PER G-6 (TYPE B-2)	LF	$20.00
6" CURB & GUTTER PER G-2 (TYPE G)	LF	$20.00
8" CURB & GUTTER PER G-2 (TYPE G)	LF	$24.00
6" CURB & GUTTER PER G-2 (TYPE H)	LF	$25.00
8" CURB & GUTTER PER G-2 (TYPE H)	LF	$30.00
ROLLED CURB, PER G-4	LF	$26.00
4" AC BERM, PER G-5	LF	$8.00
6" AC BERM, PER G-5	LF	$9.50
8" AC BERM, PER G-5	LF	$11.00

PUBLIC PAVEMENT

PAVEMENT DESIGN, PER SDG-113 (SCHEDULE J)	SF	$5.00
AC PAVING (1" SURFACE)	SF	$0.75
AC PAVING (2" SURFACE)	SF	$1.00
AC PAVING (3" SURFACE)	SF	$1.30
AC PAVING (4" SURFACE)	SF	$1.75
AC PAVING (5" SURFACE)	SF	$2.15

DESCRIPTION	UNIT	UNIT PRICE
CTB PAVING (4" SURFACE)	SF	$1.00
CTB PAVING (6" SURFACE)	SF	$1.05
CTB PAVING (8" SURFACE)	SF	$1.25
CTB PAVING (12" SURFACE)	SF	$1.60
CTB PAVING (14" SURFACE)	SF	$1.65
CTB PAVING (16" SURFACE)	SF	$1.75
CTB PAVING (18+" SURFACE)	SF	$1.85
PCC PAVING (5" THICK)	SF	$5.00
PCC PAVING (5.5" THICK)	SF	$5.50
PCC PAVING (6" THICK)	SF	$6.00
PCC PAVING (8" THICK)	SF	$6.50
PCC PAVING (9" THICK)	SF	$7.50
PAVING SUBGRADE PREPARATION	SF	$0.50
AC PAVEMENT REMOVAL	SF	$2.00

PUBLIC CURB RAMPS & SIDEWALK

CURB RAMPS, PER SDG132 (TYPE A & B, NEW CONSTRUCTION)	EA	$1,400.00
CURB RAMPS, PER SDG133-134 (TYPE A1, A2 & C, EXIST SIDEWALK)	EA	$2,200.00
CURB RAMPS, ALLEY, PER SDG-136 (TYPE D)	EA	$1,600.00
SIDEWALK REMOVAL	SF	$1.50
4" PCC SIDEWALK, PER G-7	SF	**GRADED**
0-5000	SF	$5.00
>5000	SF	$4.00

MISCELLANEOUS PUBLIC SURFACE IMPROVEMENTS

CUT-OFF WALL @ END OF PAVEMENT, PER G-22 & 23	EA	$1,000.00
CROSS-GUTTER, PER G-12 & 13	SF	$8.00
DRIVEWAY, PER G-14A,B,C & SDG-114	SF	$7.00
MEDIAN, PER SDG-112 (STAMPED CONCRETE)	SF	$5.00
MEDIAN, PER SDG-112 (DECORATIVE CONCRETE)	SF	$6.50
MEDIAN, PER SDG-112 (PAVERS)	SF	$10.50
TRENCH RESURFACING, PER SDG-107 & 108	LF	$25.00
NARROW TRENCHING, PER G-33-35	LF	$11.50
4" AC BERM, PER G-5	LF	$7.55
6" AC BERM, PER G-5	LF	$8.20
8" AC BERM, PER G-5	LF	$9.35
AC OVERLAY (1"-2")	SF	$0.45
AC SLURRY SEAL	SF	$0.60
ALLEY APRON, PER G-17	SF	$7.00
ADJUST TO GRADE	EA	$1,000.00
AGGREGATE BASE (AB)	SF	$1.00
MEDIAN PCC, PER SDG-112 (DECORATIVE)	SF	$11.00

DESCRIPTION	UNIT	UNIT PRICE
MEDIAN PCC, PER SDG-112 (STAMPED CONCRETE)	SF	$8.00
MEDIAN PCC, PER SDG-112 (INTERLOCKING PAVERS)	SF	$12.00
GRIND & OVERLAY	SF	$2.50

SECTION 4-PUBLIC TRAFFIC

TRAFFIC CONTROLS

DETECTOR LOOPS	EA	$450.00
PULL BOX, PER SDI-105 (ALL TYPES)	EA	$260.00
PULL BOX, RELOCATION	EA	$400.00
REMOVE STRIPING	LF	$3.00
STREET LIGHT, PER SDE-101, E-2 L.P. SODIUM	EA	$6,000.00
STREET LIGHT, PER SDE-101, E-2 H.P. SODIUM	EA	$6,000.00
STREET NAME SIGN, PER SDM-102	EA	$400.00
STREET STRIPPING	LF	**GRADED**
0-4000	LF	$0.65
>4000	LF	$0.50
TRAFFIC SIGNAL (2X2 INTERSECTION)	LS	$105,000.00
TRAFFIC SIGNAL (4X2 INTERSECTION)	LS	$115,000.00
TRAFFIC SIGNAL (4X4 INTERSECTION)	LS	$120,000.00
TRAFFIC SIGNAL (4X6 INTERSECTION)	LS	$130,000.00
TRAFFIC SIGNAL (6X6 INTERSECTION)	LS	$140,000.00
TRAFFIC SIGNAL (8X6 INTERSECTION)	LS	$230,000.00
TRAFFIC SIGNAL INTERCONNECTION	LF	$15.00
BIKE LANE SIGNING AND STRIPING	MI	$2,000.00

SECTION 5-PUBLIC WATER/WASTEWATER UTILITIES

PUBLIC WASTEWATER

CONCRETE ANCHOR, PER S-9	LF	$1,262.00
CONCRETE CRADLE, PER S-6 (8" SWR MAIN)	LF	$13.95
CONCRETE CRADLE, PER S-6 (10" SWR MAIN)	LF	$15.40
CONCRETE CRADLE, PER S-6 (12" SWR MAIN)	LF	$17.60
CONCRETE CRADLE, PER S-6 (15" SWR MAIN)	LF	$20.35
CONCRETE CRADLE, PER S-6 (18" SWR MAIN)	LF	$24.85
CONCRETE CRADLE, PER S-6 (21" SWR MAIN)	LF	$29.00
CONCRETE CRADLE, PER S-6 (24" SWR MAIN)	LF	$20.00
CONCRETE CRADLE, PER S-6 (27" SWR MAIN)	LF	$34.40
CONCRETE CRADLE, PER S-6 (30" SWR MAIN)	LF	$41.20
CONCRETE CRADLE, PER S-6 (36" SWR MAIN)	LF	$52.95
CONCRETE CRADLE, PER S-6 (42" SWR MAIN)	LF	$68.70
CONCRETE CRADLE, PER S-6 (48" SWR MAIN)	LF	$78.25

DESCRIPTION	UNIT	UNIT PRICE
CONCRETE ENCASEMENT, PER S-7 (8" SWR MAIN)	LF	$21.95
CONCRETE ENCASEMENT, PER S-7 (10" SWR MAIN)	LF	$25.60
CONCRETE ENCASEMENT, PER S-7 (12" SWR MAIN)	LF	$29.20
CONCRETE ENCASEMENT, PER S-7 (15" SWR MAIN)	LF	$34.35
CONCRETE ENCASEMENT, PER S-7 (18" SWR MAIN)	LF	$40.20
CONCRETE ENCASEMENT, PER S-7 (21" SWR MAIN)	LF	$45.10
CONCRETE ENCASEMENT, PER S-7 (24" SWR MAIN)	LF	$50.40
CONCRETE ENCASEMENT, PER S-7 (27" SWR MAIN)	LF	$59.60
CONCRETE ENCASEMENT, PER S-7 (30" SWR MAIN)	LF	$73.30
CONCRETE ENCASEMENT, PER S-7 (36" SWR MAIN)	LF	$84.20
CONCRETE ENCASEMENT, PER S-7 (42" SWR MAIN)	LF	$95.60
CONCRETE ENCASEMENT, PER S-7 (48" SWR MAIN)	LF	$116.45
CUTOFF WALL, PER S-10 (TYPE B)	EA	$1,474.00
SEWER MANHOLE, PER S-2 (3'X5')	EA	$3,585.00
SEWER MANHOLE, PER S-2 (3'X5' W/LOCKING COVER)	EA	$4,407.00
SEWER MANHOLE, PER S-2 (3'X5' PVC-LINER)	EA	$5,525.00
SEWER MANHOLE, PER S-2 (3'X5' W/PVC-LINER & LOCKING COVER)	EA	$6,347.00
SEWER MANHOLE, PER S-17 (3'X4')	EA	$3,175.00
SEWER MANHOLE, PER S-17 (3'X4' W/LOCKING COVER)	EA	$4,500.00
SEWER MANHOLE, PER S-17 (3'X4' PVC-LINER)	EA	$3,997.00
SEWER MANHOLE, PER S-17 (3'X4' W/PVC-LINER & LOCKING COVER)	EA	$5,322.00
SEWER MANHOLE LOCKING COVER, PER M-4	EA	$822.15
4" PRESSURE PVC SEWER	LF	$52.70
6" PRESSURE PVC SEWER	LF	$71.75
SEWER ACCESS ROAD (4" DECOMPOSED GRANITE)	SF	$5.25
SEWER ACCESS ROAD, PER SDG-113 (AC)	SF	$11.30
SEWER ACCESS ROAD, PER SDG-113 (CONCRETE)	SF	$45.00
STREET SEWER LATERAL, PER S-13 (4", 40' LONG)	EA	$1,335.00
STREET SEWER LATERAL, PER S-13 (6", 40' LONG)	EA	$2,510.00
STREET SEWER LATERAL, PER S-13 (8", 40' LONG)	EA	$3,685.00
ALLEY SEWER LATERAL, PER S-13 (4", 40' LONG)	EA	$1,117.00
ALLEY SEWER LATERAL, PER S-13 (6", 40' LONG)	EA	$1,700.00
6" PVC SEWER MAIN, PER S-4	LF	$61.85
8" PVC SEWER MAIN, PER S-4	LF	$72.20
10" PVC SEWER MAIN, PER S-4	LF	$79.90
12" PVC SEWER MAIN, PER S-4	LF	$88.65
15" PVC SEWER MAIN, PER S-4	LF	$97.90
18" PVC SEWER MAIN, PER S-4	LF	$108.05
21" PVC SEWER MAIN, PER S-4	LF	$117.25
24" PVC SEWER MAIN, PER S-4	LF	$124.90
27" PVC SEWER MAIN, PER S-4	LF	$133.10
30" PVC SEWER MAIN, PER S-4	LF	$140.75

DESCRIPTION	UNIT	UNIT PRICE
36" PVC SEWER MAIN, PER S-4	LF	$156.00
8" ESVC SEWER MAIN, PER S-4	LF	$75.00
10" ESVC SEWER MAIN, PER S-4	LF	$85.00
12" ESVC SEWER MAIN, PER S-4	LF	$90.00
15" ESVC SEWER MAIN, PER S-4	LF	$95.00
18" ESVC SEWER MAIN, PER S-4	LF	$110.00
21" ESVC SEWER MAIN, PER S-4	LF	$120.00
24" ESVC SEWER MAIN, PER S-4	LF	$130.00
27" ESVC SEWER MAIN, PER S-4	LF	$135.00
30" ESVC SEWER MAIN, PER S-4	LF	$140.00
42" ESVC SEWER MAIN, PER S-4	LF	$155.00
48" ESVC SEWER MAIN, PER S-4	LF	$190.00
16" STEEL CASING	LF	$97.50
19" STEEL CASING	LF	$125.00
21" STEEL CASING	LF	$142.00
24" STEEL CASING	LF	$161.00
30" STEEL CASING	LF	$187.00
33" STEEL CASING	LF	$198.00
36" STEEL CASING	LF	$212.00
39" STEEL CASING	LF	$225.00
42" STEEL CASING	LF	$259.00
48" STEEL CASING	LF	$286.00
52" STEEL CASING	LF	$313.00
60" STEEL CASING	LF	$360.00
SEWER PUMP STATION	EA	$250,000.00

PUBLIC WATER

AIR & VACUUM VALVE, PER W-4 (1")	EA	$1,550.00
AIR & VACUUM VALVE, PER W-4 (2")	EA	$2,200.00
BLOW-OFF ASSEMBLY, PER W-6 (2" TYPE A)	EA	$865.00
BLOW-OFF ASSEMBLY, PER SDW-106 (3" TYPE A)	EA	$1,600.00
BLOW-OFF ASSEMBLY, PER W-7 (2" TYPE B,C & D)	EA	$1,875.00
RELOCATE FIRE HYDRANT	EA	$2,200.00
FIRE HYDRANT ASSY PER W-10 (2-WAY)	EA	$3,500.00
FIRE HYDRANT ASSY PER W-10 (3-WAY)	EA	$4,000.00
MULTIPLE SERVICE PER W-23	EA	$550.00
THRUST BLOCK, PER W-17	SF	$175.00

PUBLIC WATER VALVES

4" GATE VALVE	EA	$550.00
6" GATE VALVE	EA	$1,000.00
8" GATE VALVE	EA	$1,800.00
10" GATE VALVE	EA	$2,850.00

DESCRIPTION	UNIT	UNIT PRICE
12" GATE VALVE	EA	$3,700.00
16" GATE VALVE	EA	$4,650.00
20" GATE VALVE	EA	$5,900.00
8" PRESSURE REDUCER W/BOX	EA	$9,820.00

PUBLIC PVC WATER MAINS (ALL MATERIALS)

4" PVC WATER MAIN PER W-21	LF	$38.00
6" PVC WATER MAIN PER W-21	LF	$50.00
8" PVC WATER MAIN PER W-21	LF	$58.00
10" PVC WATER MAIN PER W-21	LF	$63.00
12" PVC WATER MAIN PER W-21	LF	$70.00
16" PVC WATER MAIN PER W-21	LF	$89.00
20: PVC WATER MAIN PER W-21	LF	$100.00

PUBLIC WATER SERVICE

WTR SERV. PER W-1 (1" W/1"X 0.75" METER)	EA	$2,389.00
WTR SERV. PER W-1 (1" W/1"X 1" METER)	EA	$2,478.00
WTR SERV. PER W-2 (2" W/1.5 " METER)	EA	$2,782.00
WTR SERV. PER W-2 (2" W/2" METER)	EA	$2,866.00
WTR SERV. PER W-2 (2-2" W/2-2" METER MANIFOLD)	EA	$4,561.00
WTR SERV. PER W-1 (1" W/O METER)	EA	$2,267.00
WTR SERV. PER W-2 (1" W/O METER)	EA	$2,453.00
WTR SERV. PER W-2 (2-2" W/O METER)	EA	$3,183.00

SECTION 6-MISCELLANEOUS PUBLIC IMPROVEMENTS

MISCELLANEOUS PUBLIC ITEMS

VEHICULAR BRIDGE	SF	$275.00
PEDESTRIAN BRIDGE	SF	$250.00
CRASH CUSHION (G.R.E.A.T.)	EA	$36,800.00
EXCAVATION (FOR STRUCTURES)	CY	$31.00
FENCE, PER M-6 (4' HIGH CHAIN LINK)	LF	$12.50
FENCE, PER M-6 (5' HIGH CHAIN LINK)	LF	$14.00
FENCE, PER M-6 (6' HIGH CHAIN LINK)	LF	$16.00
GUARD RAIL METAL BEAM, PER M-3-38	LF	$30.00
GUARD RAIL POST, PER M-9	EA	$240.00
GUARD BARRICADE, PER M-9	EA	$450.00
PCC MEDIAN BARRIER (TYPE 50)	EA	$55.00
SAW CUT EXISTING (AC/PCC)	LF	$4.00
TRENCH SHORING (5'-10' DEEP)	LF	$11.20
TRENCH SHORING (11'-15' DEEP)	LF	$17.40
TRENCH SHORING (16'-20' DEEP)	LF	$25.00
SURVEY MONUMENT, PER M-10	EA	$800.00

DESCRIPTION	UNIT	UNIT PRICE
MASONRY RETAINING WALL	SF	$29.65
CAST IN PLACE RETAINING WALL	CY	$675.00
GRAVITY RETAINING WALL	SF	$22.00
CRIB-BLOCK RETAINING WALL	SF	$25.00
PEDESTRIAN BARRICADE, PER SDE 103	EA	$150.00

SECTION 7-LANDSCAPE & IRRIGATION

LANDSCAPE PLANTING

SHRUBS (1 GALLON)	EA	$6.00
SHRUBS (5 GALLON)	SF	$20.00
SLOPE PLANTING (GROUND COVER)	SF	$0.48
SLOPE PLANTING (GROUND COVER + TREES))	SF	$0.79
SLOPE PLANTING (HYDRO-SEEDING)	SF	$0.20
TREE (5 GALLON)	EA	$15.00
TREE (15 GALLON)	EA	$85.00
TREE (24" BOX)	EA	$250.00
TREE (36" BOX)	EA	$350.00
TREE (48" BOX)	EA	$650.00
TREE GRATE (W/2 FRAME)	EA	$480.00
TREE MAINTENANCE (TREES/YEAR)	TREE/YR	$200.00

LANDSCAPE IRRIGATION

BACKFLOW PREVENTION ASSEMBLY (W/ENCLOSURE)	EA	$1,650.00
SLOPE IRRIGATION	SF	$0.59

SECTION 8-PRIVATE DRAINAGE & MISCELLANEOUS

PRIVATE RCP CULVERTS

12" RCP STORM DRAIN	LF	$60.00
18" RCP STORM DRAIN	LF	$95.00
24" RCP STORM DRAIN	LF	$110.00
30" RCP STORM DRAIN	LF	$120.00
36" RCP STORM DRAIN	LF	$145.00
42" RCP STORM DRAIN	LF	$165.00
48" RCP STORM DRAIN	LF	$175.00
54" RCP STORM DRAIN	LF	$200.00
60" RCP STORM DRAIN	LF	$255.00
72" RCP STORM DRAIN	LF	$285.00

PRIVATE PVC/CMP/HDPE CULVERTS

4"-6" PVC STORM DRAIN	LF	$20.00

DESCRIPTION	UNIT	UNIT PRICE
8"-12" PVC STORM DRAIN	LF	$30.00
15" PVC STORM DRAIN	LF	$35.00
18" PVC STORM DRAIN	LF	$71.00
24" PVC STORM DRAIN	LF	$80.00
30" PVC STORM DRAIN	LF	$91.00
36" PVC STORM DRAIN	LF	$105.00
42" PVC STORM DRAIN	LF	$120.00
48" PVC STORM DRAIN	LF	$135.00

MISCELLANEOUS PRIVATE DRAINAGE

AC SPILLWAY (D-22)	EA	$320.00
PCC BOX CULVERT	CY	$1,100.00
CATCH BASIN, PER D-7 (TYPE F)	EA	$3,550.00
CATCH BASIN, PER D-8 (TYPE G)	EA	$3,900.00
CLEAN OUT, PER D-9 (TYPE A)	EA	$3,980.00
CLEAN OUT, PER D-10 (TYPE B)	EA	$4,500.00
CATCH BASIN, PER D-29 (TYPE I)	EA	$3,850.00
CONCRETE (STRUCTURAL)	CY	$550.00
CONCRETE ENERGY DISSIPATER, PER D-41	EA	$8,200.00
CONCRETE LUG, PER D-63	EA	$1,200.00
CONCRETE PIPE COLLAR, PER D-62	EA	$2,500.00
CURB INLET, PER D-1 (TYPE A)	EA	$3,850.00
CURB INLET, PER D-2 (TYPE B)	EA	$3,850.00
CURB INLET, PER D-3 (TYPE C)	EA	$4,500.00
CURB INLET, PER D-4 (TYPE D)	EA	$3,550.00
CURB INLET, PER D-45 (TYPE J)	EA	$3,550.00
CURB OUTLET, PER D-25 (TYPE A)	EA	$2,500.00
CURB OUTLET-SIDEWALK UNDER DRAIN, PER D-27	EA	$500.00
CURTAIN WALL, PER D-38	EA	$600.00
CUTOFF WALL, PER D-72	EA	$475.00
PCC DRAINAGE CHANNEL, PER D-70 & 71	LF	$650.00
DRAINAGE DITCH, PER D-75	LF	$15.00
STRAIGHT HEAD WALL PER D-30&31 (TYPE A)	EA	$3,000.00
STRAIGHT HEAD WALL PER D-32&33 (TYPE A-GRAVITY)	EA	$2,700.00
WING/U TYPE HEAD WALL PER D-34/35A&B (18" TO 36"/36" TO 60")	EA	$4,300.00
WING/U TYPE HEAD WALL PER D-35A&B (60" TO 84")	EA	$4,600.00
L TYPE HEADWALL PER D-36 & 37	EA	$4,100.00
INLET APRON, PER D-39	EA	$1,600.00
RIP RAP, PER D-40 (2 TON)	EA	$2,500.00
RIP RAP, PER D-40 (0.25 - 1.00 TON)	EA	$2,100.00
RIP RAP, PER D-40 (NO. 2 BACKING)	EA	$1,750.00
RIP RAP, PER D-40 (2.0 TON)	CY	$180.00

DESCRIPTION	UNIT	UNIT PRICE
RIP RAP, PER D-40 (4.0 TON)	CY	$200.00
CONNECT TO EXISTING S.D.	EA	$1,000.00
CDS UNIT (SMALL)	EA	$20,000.00
CDS UNIT (MEDIUM)	EA	$35,000.00
CDS UNIT (LARGE)	EA	$70,000.00
BIO-SWALE	LF	$5.50
12"X12" BOX INLET (PVT)	EA	$1,500.00
18"X18" BOX INLET (PVT)	EA	$2,500.00
24"X24" BOX INLET (PVT)	EA	$2,750.00
FILTER INSERT	EA	$2,500.00
3' RIBBON GUTTER	LF	$10.00

PRIVATE CURB AND GUTTER

MEDIAN CURB & GUTTER, PER G-6 (TYPE B-1)	LF	$12.00
MEDIAN CURB & GUTTER, PER G-6 (TYPE B-2)	LF	$20.00
6" CURB & GUTTER, PER G-2 (TYPE G)	LF	$20.00
8" CURB & GUTTER, PER G-2 (TYPE G)	LF	$24.00
6" CURB & GUTTER, PER G-2 (TYPE H)	LF	$25.00
8" CURB & GUTTER, PER G-2 (TYPE H)	LF	$30.00
ROLLED CURB, PER G-4	LF	$26.00
4" AC BERM, PER G-5	LF	$8.00
6" AC BERM, PER G-5	LF	$9.50
8" AC BERM, PER G-5	LF	$11.00
6" OR 8" CURB PER G-1 (CURB ONLY)	LF	$12.00
6" OR 8" CURB PER G-1 (CURB & GUTTER)	LF	$22.00

MISCELLANEOUS PRIVATE ITEMS

MASONRY RETAINING WALL	SF	$29.65
CAST IN PLACE RETAINING WALL	CY	$675.00
GRAVITY RETAINING WALL	SF	$22.00
CRIB-BLOCK RETAINING WALL	SF	$25.00

SECTION 9-PRIVATE WASTEWATER

PRIVATE WASTEWATER

CONCRETE ANCHOR, PER S-9	LF	$1,262.00
CONCRETE CRADLE, PER S-6 (8" SWR MAIN)	LF	$13.95
CONCRETE CRADLE, PER S-6 (10" SWR MAIN)	LF	$15.40
CONCRETE CRADLE, PER S-6 (12" SWR MAIN)	LF	$17.60
CONCRETE CRADLE, PER S-6 (15" SWR MAIN)	LF	$20.35
CONCRETE CRADLE, PER S-6 (18" SWR MAIN)	LF	$24.85
CONCRETE CRADLE, PER S-6 (21" SWR MAIN)	LF	$29.00

DESCRIPTION	UNIT	UNIT PRICE
CONCRETE CRADLE, PER S-6 (24" SWR MAIN)	LF	$20.00
CONCRETE CRADLE, PER S-6 (27" SWR MAIN)	LF	$34.40
CONCRETE CRADLE, PER S-6 (30" SWR MAIN)	LF	$41.20
CONCRETE CRADLE, PER S-6 (36" SWR MAIN)	LF	$52.95
CONCRETE CRADLE, PER S-6 (42" SWR MAIN)	LF	$68.70
CONCRETE CRADLE, PER S-6 (48" SWR MAIN)	LF	$78.25
CONCRETE ENCASEMENT, PER S-7 (8" SWR MAIN)	LF	$21.95
CONCRETE ENCASEMENT, PER S-7 (10" SWR MAIN)	LF	$25.60
CONCRETE ENCASEMENT, PER S-7 (12" SWR MAIN)	LF	$29.20
CONCRETE ENCASEMENT, PER S-7 (15" SWR MAIN)	LF	$34.35
CONCRETE ENCASEMENT, PER S-7 (18" SWR MAIN)	LF	$40.20
CONCRETE ENCASEMENT, PER S-7 (21" SWR MAIN)	LF	$45.10
CONCRETE ENCASEMENT, PER S-7 (24" SWR MAIN)	LF	$50.40
CONCRETE ENCASEMENT, PER S-7 (27" SWR MAIN)	LF	$59.60
CONCRETE ENCASEMENT, PER S-7 (30" SWR MAIN)	LF	$73.30
CONCRETE ENCASEMENT, PER S-7 (36" SWR MAIN)	LF	$84.20
CONCRETE ENCASEMENT, PER S-7 (42" SWR MAIN)	LF	$95.60
CONCRETE ENCASEMENT, PER S-7 (48" SWR MAIN)	LF	$116.45
CUTOFF WALL, PER S-10 (TYPE B)	EA	$1,474.00
SEWER MANHOLE, PER S-2 (3'X5')	EA	$3,585.00
SEWER MANHOLE, PER S-2 (3'X5' W/LOCKING COVER)	EA	$4,407.00
SEWER MANHOLE, PER S-2 (3'X5' PVC LINER)	EA	$5,525.00
SEWER MANHOLE, PER S-2 (3'X5' W/PVC-LINER & LOCKING COVER)	EA	$6,347.00
SEWER MANHOLE, PER S-17 (3'X4')	EA	$3,175.00
SEWER MANHOLE, PER S-17 (3'X4' W/LOCKING COVER)	EA	$4,500.00
SEWER MANHOLE, PER S-17 (3'X4' PVC LINER	EA	$3,997.00
SEWER MANHOLE, PER S-17 (3'X4' W/PVC-LINER & LOCKING COVER)	EA	$5,322.00
SEWER LOCKING COVER, PER M-4	EA	$822.15
4" PRESSURE PVC SEWER	EA	$52.70
6" PRESSURE PVC SEWER	EA	$71.75
SEWER ACCESS ROAD (4" DECOMPOSED GRANITE)	SF	$5.25
SEWER ACCESS ROAD PER SDG-113 (AC)	SF	$11.30
SEWER ACCESS ROAD, PER SDG-113 (CONCRETE)	SF	$45.00
STREET SEWER LATERAL, PER S-13 (4", 40' LONG)	EA	$1,335.00
STREET SEWER LATERAL, PER S-13 (6", 40' LONG)	EA	$2,510.00
STREET SEWER LATERAL, PER S-13 (8", 40' LONG)	EA	$3,685.00
ALLEY SEWER LATERAL, PER S-13 (4" -40' LONG)	EA	$1,117.00
ALLEY SEWER LATERAL, PER S-13 (6" -40' LONG)	EA	$1,700.00
6" PVC SEWER MAIN, PER S-4	LF	$61.85
8" PVC SEWER MAIN, PER S-4	LF	$72.20
10" PVC SEWER MAIN, PER S-4	LF	$29.90
12" PVC SEWER MAIN, PER S-4	LF	$88.65

DESCRIPTION	UNIT	UNIT PRICE
15" PVC SEWER MAIN, PER S-4	LF	$97.90
18" PVC SEWER MAIN, PER S-4	LF	$108.05
21" PVC SEWER MAIN, PER S-4	LF	$117.25
24" PVC SEWER MAIN, PER S-4	LF	$124.90
27" PVC SEWER MAIN, PER S-4	LF	$133.10
30" PVC SEWER MAIN, PER S-4	LF	$140.75
36" PVC SEWER MAIN, PER S-4	LF	$156.00
8" ESVC SEWER MAIN, PER S-4	LF	$75.00
10" ESVC SEWER MAIN, PER S-4	LF	$85.00
12" ESVC SEWER MAIN, PER S-4	LF	$90.00
15" ESVC SEWER MAIN, PER S-4	LF	$95.00
18" ESVC SEWER MAIN, PER S-4	LF	$110.00
21" ESVC SEWER MAIN, PER S-4	LF	$120.00
24" ESVC SEWER MAIN, PER S-4	LF	$130.00
27" ESVC SEWER MAIN, PER S-4	LF	$135.00
30" ESVC SEWER MAIN, PER S-4	LF	$140.00
42" ESVC SEWER MAIN, PER S-4	LF	$155.00
48" ESVC SEWER MAIN, PER S-4	LF	$190.00
16" STEEL CASING	LF	$97.50
19" STEEL CASING	LF	$125.00
21" STEEL CASING	LF	$142.00
24" STEEL CASING	LF	$161.00
30" STEEL CASING	LF	$187.00
33" STEEL CASING	LF	$198.00
36" STEEL CASING	LF	$212.00
39" STEEL CASING	LF	$225.00
42" STEEL CASING	LF	$259.00
48" STEEL CASING	LF	$286.00
52" STEEL CASING	LF	$313.00
60" STEEL CASING	LF	$360.00
SEWER PUMP STATION (MULTIPLE UNITS)	EA	$250,000.00

EXHIBIT F

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE TO UPDATE DEVELOPMENT FEES ANNUALLY

WHEREAS, the City Council has directed staff to determine the actual cost of providing services to the development community;

WHEREAS, a comprehensive cost of services fee study has been conducted for development services in the Planning, Engineering, Building and Fire Prevention divisions;

WHEREAS, the City Council wishes to provide a nexus between the cost of providing the development-related services and fees charged for those services;

WHEREAS, the cost of services fee study has provided said nexus;

WHEREAS, the City should receive appropriate fee and revenue increases that reflect growth in costs.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

SECTION 1. The City Manager or his designee is hereby authorized to update the processing fees for development-related services based on changes to the annual budgets in the Planning, Engineering, Building and Fire Prevention divisions.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of _____, 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Barbara Hamilton, ASST.
City Attorney

2-17-11

Example 1: Tenant Improvement Restaurant - 2,000 sq ft Structural

Permit Component	Current Fees	Proposed Fees
Building Plan Check	$ 659	$ 2,996
Building Permit/Inspections	$ 1,015	$ 3,500
	$ 1,674	$ 6,496

Example 2: New Construction - 8,000 Office w/ Tenant Imp

Permit Component	Current Fees	Proposed Fees
Development Plan Review	$ 5,658	$ 6,435
Certificate of Exemption	$ 510	$ 153
Substantial Conformity	$ 230	$ 300
Plan Check - Grading	$ 9,413	$ 6,859
Inspections - Grading	$ 11,487	$ 3,427
Plan Check - Erosion Control	$ 1,437	$ 1,570
Inspections - Erosion Control	$ 1,437	$ 1,068
Plan Check - Landscape	$ 8,728	$ 3,432
Inspections - Landscape	$ 10,678	$ 815
Building Plan Check	$ 1,481	$ 5,682
Building Permit/Inspections	$ 2,279	$ 6,240
	$ 53,338	$ 35,981

Example 3: New Construction - 10,000 sq ft Commercial Bldg with Interior

Permit Component	Current Fees	Proposed Fees
Development Plan Review	$ 5,658	$ 6,435
Plan Check - Improvement	$ 2,716	$ 2,549
Inspections - Improvement	$ 3,163	$ 1,742
Plan Check - Grading	$ 7,788	$ 6,859
Inspections - Grading	$ 9,452	$ 3,427
Plan Check - Erosion Control	$ 637	$ 1,194
Inspections - Erosion Control	$ 637	$ 899
Plan Check - Landscape	$ 1,728	$ 2,847
Inspections - Landscape	$ 1,978	$ 646
Building Plan Check	$ 4,992	$ 5,846
Building Permit/Inspections	$ 7,679	$ 6,826
	$ 46,428	$ 39,270

Example 4: New Construction - 50,000 sq ft Tilt-Up - Shell Building

Permit Component	Current Fees	Proposed Fees
Conditional Use Permit	$ 3,570	$ 4,503
Development Plan Review < 10 acres	$ 5,658	$ 6,435
Certificate of Exemption	$ 510	$ 153
Plan Check - Grading	$ 4,663	$ 6,859
Inspections - Grading	$ 5,540	$ 3,427
Plan Check - Erosion Control	$ 1,637	$ 1,570
Inspections - Erosion Control	$ 1,637	$ 1,068
Plan Check - Landscape	$ 5,728	$ 3,432
Inspections - Landscape	$ 6,928	$ 815
Building Plan Check	$ 12,500	$ 4,643
Building Permit/Inspections	$ 18,900	$ 9,264
	$ 67,271	$ 42,169

Example 5: New Construction - 3,000 Single Family Residence - Coastal Area

Permit Component	Current Fees	Proposed Fees
Regular Coastal Permit	$ 2,658	$ 4,000
Plan Check - Grading	$ 1,694	$ 4,843
Inspections - Grading	$ 1,913	$ 2,584
Plan Check - Erosion Control	$ 837	$ 1,570
Inspections - Erosion Control	$ 837	$ 1,068
Plan Check - Improvement	$ 1,853	$ 2,549
Inspections - Improvement	$ 2,128	$ 1,742
Plan Check - Landscape	$ 603	$ 2,847
Inspections - Landscape	$ 628	$ 646
Building Plan Check	$ 1,961	$ 1,978
Building Permit/Inspections	$ 3,018	$ 3,618
	$ 18,130	$ 27,445

Example 6: New Construction - 2,500 Single Family Residence - Tract

Permit Component	Current Fees	Proposed Fees
Plan Check - Grading	$ 561	$ 360
Inspections - Grading	$ 647	$ 171
Plan Check - Erosion Control	$ 600	$ 101
Inspections - Erosion Control	$ 600	$ 87
Plan Check - Landscape	$ 208	$ 137
Inspections - Landscape	$ 263	$ 33
Building Plan Check	$ 1,188	$ 621
Building Permit/Inspections	$ 1,829	$ 3,065
	$ 5,896	$ 4,575

Example 7: 1,000 sq ft Remodel - Single Family Residence

Permit Component	Current Fees	Proposed Fees
Building Plan Check	$ 322	$ 438
Building Permit/Inspections	$ 492	$ 867
	$ 815	$ 1,305

Exhibit H

Planning Fee Comparisons With Other Cities

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Conditional Use Permit	All CUPs $3,570	All CUPs $4,503	Regular $4,162	Special Use Permit $6,958	Major Use Permit $6,000	Major CUP $3,070	CUP $8,790	All CUP Processing $9,300

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Coastal Development Permit	Regular Application $2,658	Regular Application $4,000	Single Family Lot $999 Non-residential $897 + 0.10 sq ft	N/A	All $1,600	N/A	With Hearing by Discretionary Body $940	Residential $3,030 Others $6,058

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Variance	Other than SFR $5,754	All $4,000	Variance (Planning) $2,624	Variance $2,196	Planning Commission $3,200	Other than SFR $1,150	Variance $5,370	Variance $2,163

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Environmental Review	Full Review Focused/ Per Review Assmt $19,086	Full Review Focused/ Per Review Assmt Deposit Account	EIR $18,619 + fbhr after 160 hrs Project Planner or 40 hrs Engineer	Environ. Review $9,196 Environmental Impact Report $2,607	EIR's Contract Admin $3,400 Consultants - Deposit account	EIR Full Cost Recovery	Time & Materials. Initial deposit: EIR $6,000	EIR Cost + 15%

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
ign Permits	Comprehensive $2,373	All Sign Permits $2,373	Sign Program (Planning) $979	Comprehensive Sign Program -Major - (4 +) $1,922	Sign Program $800	Sign Program $435	Design Review Permits $1,550	Comprehensive Sign Plan Review $574

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Zoning Amendments	Amendment Less than 10 acres $7,424	Amendment Less than 10 acres $7,424	Zone Change 5.01 acres or more $6,165	Zone Change $8,855	Amendment $20,000 Deposit	More than 5 acres $3,130	Amendment Change of Text $10,000 deposit Change of Designation on Map $10,000 deposit	Rezoning Review $10,000 Deposit Zoning Text Amendment $5,000 Deposit

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
General Plan Amendments	Amendment 10-100 acres $11,389	Amendment Greater than 10 acres Deposit Account	Amendment Over 5 acres $5,714	Amendment $9,284	Amendment No Vote Required $13,000 Deposit Vote Required $20,000 Deposit	Amendment Over 25 acres $6,320	Text Change $10,000 deposit Map Change $10,000 deposit	Amendment $10,000 Deposit

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Tentative Parcel Map	Residential Base Fee < 4 lots + $141 lot $3,089	Residential Base Fee < 4 lots + $141 lot $3,089	Tent. Parcel Map (Eng) (Minor Subdivision) $3,531	Parcel Map (Planning) $3,138	Tent. Parcel Map Appl or Modification (2-4 lots) $3,500	Tentative Parcel Map (NOID) $1,620	Tentative Parcel Map 4 or fewer lots $8,255	Minor Subdivision Parcel Map $4,002/map

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Tentative Subdivision Map	Residential Base Fee plus $316/lot $3,795	Residential Base Fee Deposit Account	Tentative Tract Map (Major Subdivision) 50 or more units or lots (Base fee + $15/unit or lot over 49, whichever is greater $15,283	Tentative Sub. Map 16 or more lots $9,558	Tentative Sub. Map Base Fee $10,000 Plus: $500 each lot	Tentative Subdivision 26-50 units $2,990	Tentative Tract Map 5 or more new lots $9,800	Major Subdivision Tentative Map $10,858/map

Fee Category	Oceanside Effective Jan. 1, 2010	Recommended New Fee	Carlsbad Effective May 3, 2010	Vista Effective August 17, 2009	Encinitas Effective May 20, 2009	Escondido Effective June 3, 2010	Del Mar Effective February 12, 2010	Solana Beach Effective October 27, 2010
Appeals	Appeal of City Planner's Decision to Council $1,281	Appeal of City Planner's Decision to Council $1,750	To City Council $1,000	Appeal $500	Appeals $250	Appeals to Planning Commission By Affected Resident $1,210	Appeal of decision by Planning Director or lower decision-making body to Council $250	Appeal Community Director to Council by Resident $1,063

Exhibit 4 (1)

Proposed Zoning Ordinance Conditional Use Permit Amendments

PS District	Existing Use Permit	Proposed Use Permit
Residential Uses		
Group Residential	U	A
Public and Semi-Public		
Clubs and Lodges	U	A
Convalescent Facilities	U	A
Cultural Institutions	U	A
Day Care, General	U	A
Detention Facilities	U	A
Emergency Shelter	U	A
Government Offices	U	A
Hospitals	U	A
Maintenance and Service Facilities	U	A
Park and Recreation Facilities	U	A
Public Safety Facilities	U	A
Religious Assembly	U	A
Residential Care, General	U	A
Resource Centers	U	A
Schools, Public or Private	U	A
Transitional Housing	U	A
Commercial Uses		
Commercial Filming	U	A
Commercial Recreation and Entertainment	U	A

Legend

U = Use Permit Required
A= Administrative Use Permit Required

Exhibit 4 (2)

RE, RS, RM, RH, and RT Districts	RE		RS		RM		RH		RT	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential Uses										
Live / Work Quarters	-	-	-	-		-	U	A	U	A
Commercial Uses										
Artists' Studios	-	-	-	-	-	-	-	-	U	A
Public and Semi-Public										
Daycare, General	U	A	U	A	U	A	U	A	U	A
Public Safety Facilities	-	-	-	-	-	-	U	A	U	A

Legend

U = Use Permit Required
A= Administrative Use Permit Required

Exhibit 4 (3)

IL, IG, and IP Districts	IL Existing	Proposed	IG Existing	Proposed	IP Existing	Proposed
Public and SemiPublic						
Clubs and Lodges	U	A	-	-	U	A
Emergency Health Care	U	A	U	A	U	A
Public Safety Facilities	L18	-	L18	-	L18	-
Resource Centers	L17	A	L17	A	L17	A
Commercial Uses						
Commercial Recreation and Entertainment	L15	A	L15	A	L15	A
Personal Improvement Services	L18	A	L18	A	L18	A
Automobile Washing	U	A	U	A	-	-
Vehicle Storage	U	A	U	A	-	-
Industrial						
Wholesaling, Distribution and Storage	L12	A	P	P	L7	L7

Legend

U = Use Permit Required
A= Administrative Use Permit Required
P = Permitted Use

Exhibit 4 (4)

CN, CC, CG, CL, CR, CV, CS, and CP Districts	CN		CC		CG		CL		CR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Public and SemiPublic										
Clubs and Lodges	L29	A	L29	A	L29	A	L29	A	L29	A
Cultural Institutions	L29	A	L29	A	L29	A	L29	A	L29	A
Day Care, General	U	A	U	A	U	A	U	A	U	A
Government Offices	L29	P	L29	P	L29	P	L29	P	-	-
Public Safety Facilities	U	-	U	-	U	-	U	A	U	A
Commercial										
Ambulance Services	L15	L15	L15	L15	L15	L15				
Animal Grooming	P	P	P	P	P	P	P	P	-	-
Animal Retail Sales	P	P	P	P	P	P	P	P	-	-
Artists Studios'	P	P	P	P	P	P	P	P	L28	P
Bansk and Savings and Loans	P	P	P	P	P	P	P	P	-	-
Building Materials and Services	P	P	P	P	P	P	U	P	-	-
Eating or Drinking Establishment with Full Alcoholic Beverage Service	U	A	U	A	U	A	U	A	U	A
Eating or Drinking Establishment - Drive-thru / Drive-up	L23	A	U	A	U	A	-	-	U	A
Food and Beverage Sales	L5	A	L5	A	L5	A	L5	A	L5	A
Funeral and Interment Services	L6	A	L6	A	L6	A	-	-	-	-
Personal Improvement Services	L25	A	L25	A	L25	A	L25	A	L25	A
Personal Services	P	P	P	P	P	P	P	P	L29	P
Retail Sales	P	P	P	P	P	P	P	P	L8	P

Exhibit 4 (5)

CN, CC, CG, CL, CR, CV, CS, and CP Districts	CN		CC		CG		CL		CR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Automobile Washing	U	A	U	A	U	A	L31	A	-	-
Service Stations	U	U	U	U	U	U	L31	U	L7	L7
Vehicle Equipment Repair	L32	A	L32	A	L32	A	L31	A	-	-
Vehicle / Equipment Sales and Rentals	U	A	U	A	U	A	L31	A	L14	A
Hotels, Motes, and Time-Shares	U	A	U	A	U	A	U	A	U	-

Legend

U = Use Permit Required
A= Administrative Use Permit Required
P = Permitted Use

Exhibit 4 (6)

CN, CC, CG, CL, CR, CV, CS, and CP Districts	CV Existing	CV Proposed	CS-HO Existing	CS-HO Proposed	CS-L Existing	CS-L Proposed	CP Existing	CP Proposed
Public and SemiPublic								
Clubs and Lodges	-	-	L29	A	U	U	L29	A
Cultural Institutions	L29	A	L29	A	L29	A	L29	A
Day Care, General	U	A	U	A	U	A	U	A
Government Offices	-	-	L29	P	-	-	P	P
Public Safety Facilities	U	A	U	A	U	A	-	A
Commercial								
Ambulance Services			L15	L15	P	L15		
Animal Grooming	-	-	-	-	L16	P		
Animal Retail Sales	-	-	P	P	L16	P		
Artists Studios'	L28	P	-	P	L28	P	-	P
Bansk and Savings and Loans	-	P	P	P	P	P	P	P
Building Materials and Services	-	-	P	P	-	-	-	-
Eating or Drinking Establishment with Full Alcoholic Beverage Service	U	A	U	A	U	A	U	A
Eating or Drinking Establishment - Drive-thru / Drive-up	-	-	U	A	-	-	-	-
Food and Beverage Sales	L5	A	P	A	L5	A	-	-
Funeral and Interrment Services	-	-	L6	A	L6	A	-	-
Personal Improvement Services	-	-	L25	A	L25	A	L25	A
Personal Services	L29	P	P	P	L29	-	L29	-
Retail Sales	L8	P	P	P	P	P	-	-
Automobile Washing	-	U	A	-	-	-	-	-
Service Stations	-	-	U	U	U	U	-	-
Vehicle Equipment Repair	-	-	L32	A	L20	A	-	-

Exhibit 4 (6)

	CV		CS-HO		CS-L		CP	
CN, CC, CG, CL, CR, CV, CS, and CP Districts	**Existing**	**Proposed**	**Existing**	**Proposed**	**Existing**	**Proposed**	**Existing**	**Proposed**
Vehicle / Equipment Sales and Rentals	L14	-	U	-	-	-	-	-
Hotels, Motes, and Time-Shares	U	-	U	-	L12	A	-	-

Legend

U = Use Permit Required
A= Administrative Use Permit Required
P = Permitted Use