

STAFF REPORT



ITEM NO. 28
CITY OF OCEANSIDE

DATE: February 27, 2013
TO: Honorable Mayor and City Councilmembers
FROM: Development Services Department
SUBJECT: **ADJUSTMENTS TO DEVELOPMENT-RELATED FEES**

SYNOPSIS

Staff recommends that Council adopt resolutions to adjust construction and development review fees for Building, Planning and Engineering, and institute a "second-tier" inclusionary housing in-lieu fee for dwelling units achieved above the City's residential base density allowances.

BACKGROUND

In May 2011, the City Council approved revisions to schedules for Planning and Engineering fees and approved an entirely new fee structure for the Building Division. The newly adopted fees were the result of an exhaustive cost-recovery fee study by the Palo Alto-based Matrix Consulting Group.

Now, having worked with the new fees schedules for nearly two years, staff has recognized some deficiencies and inconsistencies in the fee schedules and has concluded that it would be beneficial to update them to include:

- Reduction in selected fees for very small residential or minor commercial projects;
- Reformatting of the fee schedules for ease of use;
- Renaming of some fees to better describe the service;
- Inclusion of some fees that were overlooked during the fee study; and
- Expand the use of Developer Deposit Accounts to include all wireless applications and projects that require more than one discretionary permit.

For the most part, the changes to the schedules will be reductions to existing fees for very small projects. However, the proposed Engineering schedule will be amended to be consistent with the Planning fee schedule through the addition of a fee for additional project reviews when the applicant resubmits a discretionary project more than twice.

(The Matrix Study based Engineering plan review fees on a maximum of two reviews, but had not added specific fees for more than two reviews).

Other Engineering fees will be better defined in the storm water area, which typically affects large development projects.

The Developer Deposit Account program which has also been in effect since March 2011, allows City staff to charge time directly to each discretionary project to ensure full cost recovery. The expanded use of the program will reduce any inconsistencies in the application of fees. As described below, this may result in lower fees.

On January 16, 2013, the City Council approved changes to inclusionary housing and zoning standards for projects that exceed the City's residential base density allowances. Among the approved revisions to the City's Inclusionary Housing Ordinance (Article 14C) is a "second-tier" inclusionary housing in-lieu fee, to be assessed on dwelling units achieved above base density. This "second-tier" in-lieu fee, established at \$12,250 per unit, will be formally approved by this action.

Pursuant to Government Code Section 66016(a), the City is required to provide advance notification of fee adjustment proposals to parties who request said notice. The Building Industry of San Diego County has requested this notice, and City staff consultation with BIA staff has taken place, resulting in the BIA expressing support for this request.

ANALYSIS

Implementing the recommended fee adjustments will affect each division differently as noted below. The following summarizes recommendations for each division that contributes to the construction and development process.

Building Division:

The Building Fee Schedule will be amended to reduce fees for small residential and commercial projects. The Matrix Fee Study had combined project types into very general categories that have been found to be skewed to the more complex or larger projects, resulting in high fees for small projects. Staff compensated for these anomalies this year by doing some plan checks on an hourly basis, but this has resulted in some inconsistencies in charges. It has also been found that customers prefer fee predictability prior to plan submittal, not after plan check work has been done. The attached fee schedules will provide this clarity, while still allowing an hourly review fee for those projects that do not fit into any existing category.

In addition, staff has also compiled a list of complex mechanical, plumbing and electrical projects to alleviate confusion as to which items qualify as simple and which are considered to be complex. There are no fee changes on this schedule.

Due to some confusion over which fees apply to various types of new construction, descriptions have been added to some fee categories. The descriptions adapted from the California Building Codes and are used as a means by which to determine what fees apply to various types of construction projects and are based on occupancy, building height and/or number of stories. Again, the proposed changes are for clarification purposes only. No fees are being recommended for change.

In 2011, a General Plan Update Fee was added. Revenue generated by this fee is intended to be used for future updates to the General Plan. In its projections of collecting about \$120,000 per year for a General Plan Update, the Matrix Study assumed a 10 percent surcharge would be paid on all Building Division revenue in order to collect the necessary \$1.2 to \$1.5 million over the next 10-year period. However, when preparing the existing fee schedule, staff interpreted the phrase “new construction” to mean only brand new residential units. As a result, only \$25,000 was collected in the first year of the surcharge. At that rate, it will take the City nearly 50 years to collect enough funding for a General Plan Update. As the 10 percent fee is already collected on new residential construction, there will be no impact to new home construction. Therefore, staff recommends that the application of this surcharge be expanded to all construction permits.

Engineering Division:

The Engineering Fee Schedule was reformatted to group items under descriptive headings and some fees were renamed to be more easily understood. Like the Building Division Fee Schedule, some fees are proposed to be reduced for smaller projects. Example: the Dumpster/Storage Unit Permit is now categorized as a minor Right-of-Way Permit at a cost of \$428. Used mostly by homeowners for short periods of time, staff recommends reducing this fee to \$100, which is generally consistent with the City of San Diego’s charge of \$110.

The Storm Water fee section is proposed to undergo the most changes with more descriptive names and reduced fees for most projects during the entitlement phase. The proposed schedule clearly shows the fees that will be due pre- and post-entitlement by type of project. It further differentiates the various studies due during each phase to alleviate any confusion on the part of the developer.

As noted above, a new fee is proposed for additional reviews when more than two reviews are required on discretionary projects. This will help to eliminate “design by correction” that has become common-place among some engineering firms that re-submit a package four or more times, at an uncollectable cost to the City. The Planning Division already has a similar fee in place, as do other cities surveyed. The Engineering Division will be consistent with the Planning Division and charge a fee of 15 percent of the initial fee for more than two submittals/plan checks.

The proposed fee schedule will also provide the City Engineer with the discretion to set fees for projects that are unique or atypical, like Deferred Improvement Agreements or Conditional Certificates of Compliance. These projects will be handled like the Planning Developer Deposit Accounts, except the City Engineer will set the initial deposit amount

based on an estimate of the time it will take to complete the project. The developer will be required to provide more funds if the project is more complex and time consuming than originally determined, and any excess funds will be returned if the project is less complex and takes less time than originally estimated.

Planning Division:

As shown on Attachment B, all work on discretionary telecommunication applications, including Conditional Use Permits, Administrative Conditional Use Permits and Substantial Conformity applications, will now require a Developer Deposit Account. In addition, fees for applications that require the review of multiple discretionary applications will be charged on a Developer Deposit Account basis.

“Second-Tier” Inclusionary Housing In-Lieu Fee:

As indicated in the staff report and presentation that addressed the recently-approved changes to inclusionary housing and zoning standards for projects exceeding base density allowances, the “second-tier” in-lieu fee is intended to provide additional revenue to subsidize the financing gap typically associated with income-restricted affordable housing. Revenue generated by both the standard in-lieu fee (assessed on units achieved under base density) and the “second-tier” in-lieu fee (assessed on units achieved above base density) will contribute to the City’s affordable housing fund, which supports the development of affordable housing projects.

FISCAL IMPACT

Changes to all of the fee schedules are expected to have limited impact to the department’s General Fund revenue.

- Planning: Possible minor reduction in revenue
- Building: Depending on volume, a slight reduction in revenue may be evident, but it should be made up for in productivity
- Engineering: Increases and decreases should equal, with savings to small or more organized applicants

The department will continue to provide about 30 percent of its time for non-recoverable activities related to customer service. These services are subsidized by the General Fund.

Revenue generated by the “second-tier” inclusionary housing in-lieu fee will be contingent upon three key factors: 1) the amount of new housing development the City experiences in the years ahead; 2) the percentage of new housing development that exceed base density; and 3) the percentage of future housing projects that choose to pay fees in-lieu of meeting their inclusionary housing requirements through other approved options (e.g., the reservation of 10 percent of total units for lower-income households).

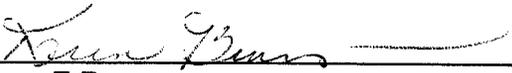
CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATIONS

Staff recommends that Council adopt resolutions to adjust construction and development review fees for Building, Planning and Engineering, and institute a "second-tier" inclusionary housing in-lieu fee for dwelling units achieved above the City's residential base density allowances.

PREPARED BY:



Karen F Brown
Senior Management Analyst

SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Deputy City Manager
George R. Buell, Development Services Director
Scott Smith, City Engineer
Rick Brown, Chief Building Official
Marisa Lundstedt, City Planner
Teri Ferro, Financial Services Director













Attachments:

- Resolution to Modify Building Fees
- Resolution to Modify Planning and Engineering Fees
- Resolution for Inclusionary Housing in-lieu fee

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE ADOPTING REVISIONS TO THE DEVELOPMENT
4 PROCESSING FEE SCHEDULES FOR BUILDING

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

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

12 WHEREAS, on February 27, 2013, the City Council of the City of Oceanside did
13 conduct a duly-noticed public hearing for the purposes of considering a revision to the
14 Development Processing Fees schedules for Building; and

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

17 WHEREAS, the purpose of the Development Processing Fees is to provide a fair
18 mechanism for defraying public costs associated with processing applications for private
19 development.

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

21 SECTION 1. The Development Processing Fees for Building is hereby revised as
22 follows:

23 a) The attached Building Fee Schedule is hereby approved and supersedes
24 previously approved Building fee schedules adopted in Resolutions 11-R156A-1 and 11-
25 R0484-1.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
2 this _____ day of _____, 2013, by the following vote:

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4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:

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9 MAYOR OF THE CITY OF OCEANSIDE

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11 ATTEST:

APPROVED AS TO FORM:

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13 _____
14 City Clerk

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City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE
ADOPTING REVISIONS TO THE DEVELOPMENT PROCESSING FEE
SCHEDULE FOR BUILDING

BUILDING FEE SCHEDULE

LIST OF MISCELLANEOUS BUILDING FEE ITEMS

Fee #	Fee Title	Size Basis	Plan Check Fee	Inspection Fee	Total
58	After Hours Inspection (2 hour minimum)	Hourly		\$ 395.08	\$ 395.08
56	Alternative Materials & Methods & Code Modifications	Hourly	\$ 156.24		\$ 156.24
47-49	Condominium Conversion Analysis	Any Size	\$ 1,659.19		\$ 1,659.19
	Decks:				
1	Decks - City Standard Drawing	Each	\$ 132.12	\$ 279.29	\$ 411.41
2	Decks - Custom	Each	\$ 284.83	\$ 279.29	\$ 564.12
43	Demolition Permit	Each	\$ 30.32	\$ 240.68	\$ 271.00
3	Fence	Each	\$ 81.22	\$ 181.94	\$ 263.16
4	Fireplace / BBQ / Firepits	Each	\$ 284.83	\$ 250.75	\$ 535.58
	Masonry Walls:				
23	Masonry Wall - City Standard Drawing	<400 LF	\$ 132.12	\$ 592.50	\$ 724.62
24	Masonry Wall - City Standard Drawing	401-800 LF	\$ 132.12	\$ 718.38	\$ 850.50
25	Masonry Wall - City Standard Drawing	>801 LF	\$ 132.12	\$ 768.73	\$ 900.85
26	Masonry Wall - Custom Drawing	<400 LF	\$ 233.93	\$ 592.50	\$ 826.43
27	Masonry Wall - Custom Drawing	401-800 LF	\$ 233.93	\$ 718.37	\$ 952.30
28	Masonry Wall - Custom Drawing	>801 LF	\$ 233.93	\$ 768.72	\$ 1,002.65
60	Mobile Home Act Fees				
	Per State Fee Adopted Schedule				\$ -
54	Model Home Occupancy - Plan Check Required	Each	\$ 30.32		\$ 30.32
59	Other Misc. Permits *	Each			\$ -
	Patio Covers:				
5	Patio Cover - City Standard Drawing	<250 SF	\$ 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	\$ 81.22	\$ 321.24	\$ 402.46
8	Patio Cover - Custom	<250 SF	\$ 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 - ICC or Equivalent Drawing	<250 SF	\$ 132.12	\$ 334.67	\$ 466.79
12	Patio Cover - Enclosed - ICC or Equivalent Drawing	251-499 SF	\$ 132.12	\$ 349.77	\$ 481.89
13	Patio Cover - Enclosed - ICC or Equivalent Drawing	>500 SF	\$ 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
57	Re - Inspection Fee (1 hour minimum)	Hourly		\$ 167.83	\$ 167.83
53	Re-Issuance Fee / Change of Contractor	Each	\$ 30.32		\$ 30.32
	Re-Roofing				
31	Re-roofing - Standard	<3,000 SF		\$ 303.25	\$ 303.25
32	Re-roofing - Custom	>3,000 SF	\$ 81.22	\$ 305.19	\$ 386.41

Fee #	Fee Title	Size Basis	Plan Check Fee	Inspection Fee	Total
	Residential:				
	Residential - Addition	<250 SF	\$ 415.00	\$ 355.00	\$ 770.00
29	Residential - Addition	251-499 SF	\$ 831.13	\$ 734.43	\$ 1,565.56
30	Residential - Addition	>500 SF	\$ 1,441.96	\$ 960.27	\$ 2,402.23
	Residential Remodel / Repair - Non Structural	<250 SF	\$ 215.00	\$ 380.00	\$ 595.00
39	Residential Remodel / Repair - Non Structural	251-499 SF	\$ 437.54	\$ 761.64	\$ 1,199.18
40	Residential Remodel / Repair - Non Structural	>499 SF	\$ 437.54	\$ 862.34	\$ 1,299.88
	Residential Remodel / Repair - Structural	<250 SF	\$ 215.00	\$ 390.00	\$ 605.00
41	Residential Remodel / Repair - Structural	251-499 SF	\$ 437.54	\$ 783.46	\$ 1,221.00
42	Residential Remodel / Repair - Structural	>499 SF	\$ 437.54	\$ 867.37	\$ 1,304.91
	Retaining Walls:				
17	Retaining Wall - City Standard Drawing	<400 LF	\$ 132.13	\$ 592.50	\$ 724.63
18	Retaining Wall - City Standard Drawing	401-800 LF	\$ 132.12	\$ 718.38	\$ 850.50
19	Retaining Wall - City Standard Drawing	>801 LF	\$ 132.12	\$ 768.73	\$ 900.85
20	Retaining Wall - Custom Drawing	<400 LF	\$ 233.93	\$ 592.50	\$ 826.43
21	Retaining Wall - Custom Drawing	401-800 LF	\$ 233.93	\$ 718.37	\$ 952.30
22	Retaining Wall - Custom Drawing	>801 LF	\$ 233.93	\$ 768.73	\$ 1,002.66
55	Sales Trailer	Each	\$ 81.21	\$ 83.92	\$ 165.13
38	Sign Permit	Each	\$ 132.12	\$ 239.84	\$ 371.96
33	Solar Water Heating	Each	\$ 81.22	\$ 254.94	\$ 336.16
34	Solar Photovoltaic (see MPE Fee Schedule)	Each			
61	Spray Booth	Each	\$ 539.34	\$ 481.16	\$ 1,020.50
	Storage Racks:				
35	Storage Rack	<1,000 SF	\$ 183.02	\$ 366.56	\$ 549.58
36	Storage Rack	>1,000 SF	\$ 183.02	\$ 527.31	\$ 710.33
37	Swimming Pool / Spa	Each	\$ 81.22	\$ 923.60	\$ 1,004.82
	Temporary Certificates of Occupancy:				
50	Temporary Certificate of Occupancy - First 30 days	Each	\$ 30.32	\$ 380.81	\$ 411.13
51	Temporary Certificate of Occupancy - Ea. Add. 30 days	Each	\$ 30.32	\$ 212.98	\$ 243.30
52	Temporary Meter Release	Each	\$ 30.32	\$ 254.94	\$ 285.26
	Use & Occupancy Analysis				
44	Use & Occupancy Analysis	≥ 5,000 SF	\$ 233.93	\$ 282.63	\$ 516.56
45	Use & Occupancy Analysis	5,001-20,000 SF	\$ 233.93	\$ 366.55	\$ 600.48
46	Use & Occupancy Analysis (Ea. Add. 5,000 sf)	> 20,000 SF	\$ 233.93	\$ 450.46	\$ 684.39
					\$ -
	*Misc. Items not otherwise listed may be charged at an hourly rate	Hourly	\$ 203.61	\$ 167.83	
					\$ -

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE ADOPTING REVISIONS TO THE DEVELOPMENT
4 PROCESSING FEE SCHEDULE FOR PLANNING AND
5 ENGINEERING

6 WHEREAS, on February 27, 2013, the City Council of the City of Oceanside did
7 conduct a duly-noticed public hearing for the purposes of considering a revision to the
8 Development Processing Fees schedules for Planning and Engineering; and

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

11 WHEREAS, the purpose of the Development Processing Fees is to provide a fair
12 mechanism for defraying public costs associated with processing applications for private
13 development.

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

15 SECTION 1. The Development Processing Fees for Planning are hereby revised as
16 follows:

- 17 a) All work related to telecommunication applications will require the establishment
18 of a Developer Deposit Account.
- 19 b) Multiple discretionary applications will be assigned to the Developer Deposit
20 Program.
- 21 c) The attached Planning Fee Schedule is hereby approved and supersedes all
22 previously approved Planning fee schedules adopted as Resolutions 11-R0156-1,
23 11-R0485-1 and 12-R0337-1:

24 SECTION 2. The Development Processing Fees for Engineering are hereby revised as
25 follows:

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- 1 a) Per Council approved Resolution 11-R0156-1, fixed fees that are less than the
2 Matrix Recommended Fees as shown on the attached Engineering Fee Table, will
3 continue to increase by 25 percent annually on January 1 of each year until full
4 recovery has been reached, with the final increase January 1, 2018.
5 b) The attached Engineering Fee Table is hereby approved and supersedes
6 previously approved fee schedules adopted as Resolution 11-R0156-1.

7 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
8 this _____ day of _____, 2013, by the following vote:
9

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:
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MAYOR OF THE CITY OF OCEANSIDE

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17 ATTEST:

APPROVED AS TO FORM:

18
19 _____
20 City Clerk


21 _____
22 City Attorney

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27 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE
28 ADOPTING REVISIONS TO THE DEVELOPMENT PROCESSING FEE
SCHEDULE FOR PLANNING AND ENGINEERING

Planning Fee Schedule

Fee Name	Fees Effective May 16, 2012	Fees Effective March 1, 2013
General Plan Amendments		
General Plan Amendments Fewer Than 10 Acres	\$ 9,234	\$ 9,234
General Plan Amendments 10 Acres or More	Deposit Account	Deposit Account
Zoning Amendments		
Zoning Amendment Fewer Than 10 Acres	\$ 7,424	\$ 7,424
Zoning Amendment 10 Acres or More	Deposit Account	Deposit Account
Zoning Overlay/Specific Plan		
Zoning Overlay / Specific Plan	Deposit Account	Deposit Account
Conditional Use Permit		
Regular Conditional Use Permits (CUP)	\$ 4,503	\$ 4,503
Administrative CUP (ACUP)	\$ 3,152	\$ 3,152
Telecommunication Projects		
Telecom / Wireless CUPs Telecom / Wireless ACUP	Deposit Account	Deposit Account
Telecom / Wireless Substantial Conformity		Deposit Account
Variances		
Any Variance	\$ 4,000	\$ 4,000

Fee Name	Fees Effective May 16, 2012	Fees Effective March 1, 2013
Development Plan Review		
Development Plan Review Less than 10 Acres	\$ 6,435	\$ 6,435
Development Plan Review 10 Acres or More	Deposit Account	Deposit Account
Administrative Development Plan Review	\$ 4,838	\$ 4,838

Sign Permits		
Comprehensive Sign Package	\$ 1,200	\$ 1,200
Digital Comprehensive Sign Package	Deposit Account	Deposit Account

Tentative Parcel Map		
Residential Development Plan Base Fee < 4 lots + \$141/lot Commercial/Industrial Mixed Use	\$ 3,089	\$ 3,089

Tentative Subdivision Map		
Tentative Subdivision Map -	Deposit Account	Deposit Account

Development Agreement - Deposit		
Development Agreement - Deposit	Deposit Account	Deposit Account

Revisions or Amendments to Previously Approved Projects		
If Project is Subject to Developer Deposit Program	Deposit Account	Deposit Account
If Project is Subject to Fixed Fee Program	50% of New Application	50% of New Application

Fee Name	Fees Effective May 16, 2012	Fees Effective March 1, 2013
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Multiple Entitlements

	Any Combination of Two or More Discretionary Entitlements		Deposit Account
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Environmental Review Fees

	Full Review Focused/Per Review Assessment	Deposit Account	Deposit Account
	ER - Negative Declaration (Initial Study/ND/MND)	Deposit Account	Deposit Account
	Certificate of Exemption	\$ 153	\$ 153
	Street Vacation Review	\$ 150	\$ 150

Coastal Development Permits

	Admin Application	\$ 2,735	\$ 2,735
	Regular Application	\$ 4,000	\$ 4,000

Street Name Assignment

	Street Name Assignment	\$150 each street	\$150 each street
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Addresses

	Address Assignments	\$75 each address	\$75 each address
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Substantial Conformity

	Substantial Conformity	\$ 300	\$ 300
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Appeals

	Appeal of City Planner's Decision	\$ 1,750	\$ 1,750
	Appeal of Planning Commission Decision to Council	\$ 1,750	\$ 1,750

Fee Name	Fees Effective May 16, 2012	Fees Effective March 1, 2013
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Other Fees:

Time Extensions	\$ 1,600	\$ 1,600
Mailing/Publication Fees - To Be Determined Based on Notification Radius and Project Type	TBD	TBD
Additional Reviews (applies when more than 2 staff reviews are required on discretionary applications.)	15% of initial fee	15% of initial fee
Review of Building Permits	\$ 150	\$ 150
Business License Review	No Fee	No Fee
Outdoor Activities / Special Events	\$ 150	\$ 150
Child Care > 14 children	\$ 950	\$ 950
Historic Application	\$ 500	\$ 500
ABC License Review - per unit	\$ 150	\$ 150
Mills Act Permit	\$ 500	\$ 500
Mini-Dorm Permit Processing Fee	\$ 300	\$ 300
Mini-Dorm Annual Permit Fee	\$ 300	\$ 300
Developers Conference	\$ 200	\$ 200
Research Fee	\$50 / half hour	\$50 / half hour

Miscellaneous:

Photocopies of documents - black& white - Letter Size/per sheet		\$ 0.10
Photocopies of documents - color - Letter Size/ per Sheet		\$ 0.25
Photocopies of documents - black & white - Legal Size /per sheet		\$ 0.15
Photocopies of documents - color - Legal Size /per sheet		\$ 0.35
CD of Planning Commission Meeting	\$ 6	\$ 10

Engineering Fee Table

Fee Name	Matrix Recommended Fees	Fees Effective January 1, 2010	Fees Effective March 1, 2010
Right of Way Permits			
Right of Way Permit (Major)	\$ 772	\$ 603	\$ 603
Right of Way Permit (Minor)	\$ 547	\$ 428	\$ 428
Right of Way Permit (Other)		\$ 428	\$ 100
Residential Driveway	\$ 542	\$ 423	\$ 423
Commercial Driveway	\$ 699	\$ 547	\$ 547
Sidewalk (per 100 SF)	\$ 483	\$ 377	\$ 377
Curb and Gutter (Flat Fee)	\$ 916	\$ 716	\$ 716
Water or Sewer Lateral (each)	\$ 1,084	\$ 847	\$ 847
Monitoring Well	\$ 578	\$ 452	\$ 452
Haul Route Permit	\$ 666	\$ 520	\$ 520
Dumpster / Storage Unit Permit			\$ 100

Map Review			
Final Map - 5 or more lots (base + per lot)	\$ 6,923	\$ 5,408	\$ 5,408
Parcel Map - 4 or less lots (base + per lot)	\$ 5,127	\$ 4,005	\$ 4,005
Per Lot	\$ 56	\$ 56	\$ 56
<i>Amended Final / Parcel Map</i>			50% of New Application
Deferred Improvement Agreement			Deposit Account

Survey Review			
Right of Way / Street Vacation	\$ 3,436	\$ 2,684	\$ 2,684
Right of Way / Street Dedication	\$ 1,980	\$ 1,547	\$ 1,547
Relinquish / Dedicate ROW Access	\$ 1,810	\$ 1,547	\$ 1,547
Private Easement and Maintenance Agreement	\$ 2,202	\$ 1,720	\$ 1,720
Easement Dedication Review - (each)	\$ 1,114	\$ 870	\$ 870
Easement Vacation Review (each)	\$ 2,119	\$ 1,656	\$ 1,656
Encroachment Removal Agreement (ERA) / Sidewalk Café	\$ 1,521	\$ 1,189	\$ 1,189
Lot Line Adjustment / Lot Merger	\$ 2,483	\$ 1,939	\$ 1,939
Reversion to Acreage	\$ 6,138	\$ 4,795	\$ 4,795
Conditional Certificate of Compliance Review - per lot or per parcel			Deposit Account
Certificate of Compliance Review	\$ 2,755	\$ 2,153	\$ 2,153
Major Certificate of Correction Review	\$ 2,186	\$ 1,708	\$ 1,708
Minor Certificate of Correction Review			\$ 350

Engineering Review - Entitlement			
Mitigated Negative Declaration (MND)	\$ 739	\$ 578	\$ 578
Environmental Impact Report (EIR)	\$ 1,477	\$ 1,155	\$ 1,155
Initial Study	\$ 1,269	\$ 992	\$ 992
Traffic Study	\$ 1,174	\$ 917	\$ 917
Soils Report	\$ 360	\$ 281	\$ 281
Hydrology Report	\$ 3,066	\$ 2,395	\$ 2,395
Hydrology Report - Single Lot Development	\$ 830	\$ 648	\$ 648
Storm Water Quality Assessment (SWQA) Form Review			\$ 50
Storm Water Mitigation Plan (SWMP) - SDP Preliminary Review	\$ 3,066	\$ 2,395	\$ 830
Storm Water Mitigation Plan (SWMP) - PDP Preliminary Review	\$ 3,066	\$ 2,395	\$ 2,395
Additional Reviews (applies when more than 2 staff reviews are required on discretionary applications)			15% of initial fee

Fee Name	Matrix Recommended Fees	Fees Effective January 1, 2013	Fees Effective March 1, 2013
Storm Water Review - Final			
Storm Water Operations and Maintenance (O&M) Report Review	\$ 3,066	\$ 2,395	\$ 2,395
Storm Water Mitigation Plan (SWMP) - SDP Final Design	\$ 3,066	\$ 2,395	\$ 415
Storm Water Mitigation Plan (SWMP) - PDP Final Design	\$ 3,066	\$ 2,395	\$ 830

Engineering Review			
Drainage Study - Final Design	\$ 3,066	\$ 2,395	\$ 830
Soils Report - Final	\$ 360	\$ 281	\$ 291
As-Graded / Compaction Report (each)	\$ 360	\$ 281	\$ 291
Revisions to Approved Reports			Deposit Account
Amendments to Approved Reports			
Re-review of reports older than 24 months			
FEMA Letter of Map Change (LOMC) Reviews			Deposit Account
FEMA Elevation Certificate	\$ 261		\$ 130

Plan Check Fees			
Minor Grading Permit	\$ 1,476	\$ 1,153	\$ 1,153
Grading Plan - \$1 - \$9,999.99	\$ 3,791	\$ 3,791	\$ 3,791
Grading Plan - \$10,000 - \$99,999.99	\$ 4,843	\$ 4,843	\$ 4,843
Grading Plan - \$100,000 - \$499,999.99	\$ 6,859	\$ 6,859	\$ 6,859
Grading Plan - \$500,000 - \$999,999.99	\$ 9,002	\$ 9,002	\$ 9,002
Grading Plan - \$1,000,000 - \$4,999,999.99	\$ 10,885	\$ 10,885	\$ 10,885
Grading Plan - \$5,000,000 and over	\$ 11,918	\$ 11,918	\$ 11,918
Erosion Control Plan - \$1 - \$9,999.99	\$ 637	\$ 1,194	\$ 1,194
Erosion Control Plan - \$10,000 - \$99,999.99	\$ 1,570	\$ 1,570	\$ 1,570
Erosion Control Plan - \$100,000 - \$499,999.99	\$ 2,085	\$ 2,085	\$ 2,085
Erosion Control Plan - \$500,000 - \$999,999.99	\$ 2,524	\$ 2,524	\$ 2,524
Erosion Control Plan - \$1,000,000 - \$4,999,999.99	\$ 3,104	\$ 3,104	\$ 3,104
Erosion Control Plan - \$5,000,000 and over	\$ 3,507	\$ 3,507	\$ 3,507
Improvement Plan - \$1 - \$9,999.99	\$ 1,748	\$ 1,748	\$ 1,748
Improvement Plan - \$10,000 - \$99,999.99	\$ 2,549	\$ 2,549	\$ 2,549
Improvement Plan - \$100,000 - \$499,999.99	\$ 5,516	\$ 5,516	\$ 5,516
Improvement Plan - \$500,000 - \$999,999.99	\$ 7,556	\$ 7,556	\$ 7,556
Improvement Plan - \$1,000,000 - \$4,999,999.99	\$ 10,653	\$ 10,653	\$ 10,653
Improvement Plan - \$5,000,000 and over	\$ 13,680	\$ 13,680	\$ 13,680
Short Form Landscape Fee		\$ 50	\$ 50
Landscape Plan - \$1 - \$9,999.99	\$ 2,427	\$ 2,427	\$ 2,427
Landscape Plan - \$10,000 - \$99,999.99	\$ 2,847	\$ 2,847	\$ 2,847
Landscape Plan - \$100,000 - \$499,999.99	\$ 3,432	\$ 3,432	\$ 3,432
Landscape Plan - \$500,000 - \$999,999.99	\$ 4,044	\$ 4,044	\$ 4,044
Landscape Plan - \$1,000,000 - \$4,999,999.99	\$ 4,424	\$ 4,424	\$ 4,424
Landscape Plan - \$5,000,000 and over	\$ 5,055	\$ 5,055	\$ 5,055

Fee Name	Matrix Recommended Fees	Fees Effective January 1, 2013	Fees Effective March 1, 2013
Inspection Fees			
Grading Inspection - \$1 - \$9,999.99	\$ 2,079	\$ 2,079	\$ 2,079
Grading Inspection - \$10,000 - \$99,999.99	\$ 2,584	\$ 2,584	\$ 2,584
Grading Inspection - \$100,000 - \$499,999.99	\$ 3,427	\$ 3,427	\$ 3,427
Grading Inspection - \$500,000 - \$999,999.99	\$ 4,269	\$ 4,269	\$ 4,269
Grading Inspection - \$1,000,000 - \$4,999,999.99	\$ 5,112	\$ 5,112	\$ 5,112
Grading Inspection - \$5,000,000 and over	\$ 6,797	\$ 6,797	\$ 6,797
Erosion Control Inspection - \$1 - \$9,999.99	\$ 899	\$ 899	\$ 899
Erosion Control Inspection - \$10,000 - \$99,999.99	\$ 1,068	\$ 1,068	\$ 1,068
Erosion Control Inspection - \$100,000 - \$499,999.99	\$ 1,320	\$ 1,320	\$ 1,320
Erosion Control Inspection - \$500,000 - \$999,999.99	\$ 2,163	\$ 2,163	\$ 2,163
Erosion Control Inspection - \$1,000,000 - \$4,999,999.99	\$ 3,005	\$ 3,005	\$ 3,005
Erosion Control Inspection - \$5,000,000 and over	\$ 4,269	\$ 4,269	\$ 4,269
Improvement Inspection - \$1 - \$9,999.99	\$ 1,320	\$ 1,320	\$ 1,320
Improvement Inspection - \$10,000 - \$99,999.99	\$ 1,742	\$ 1,742	\$ 1,742
Improvement Inspection - \$100,000 - \$499,999.99	\$ 2,163	\$ 2,163	\$ 2,163
Improvement Inspection - \$500,000 - \$999,999.99	\$ 2,584	\$ 2,584	\$ 2,584
Improvement Inspection - \$1,000,000 - \$4,999,999.99	\$ 3,427	\$ 3,427	\$ 3,427
Improvement Inspection - \$5,000,000 and over	\$ 4,690	\$ 4,690	\$ 4,690
Landscape Inspection - \$1 - \$9,999.99	\$ 478	\$ 478	\$ 478
Landscape Inspection - \$10,000 - \$99,999.99	\$ 646	\$ 646	\$ 646
Landscape Inspection - \$100,000 - \$499,999.99	\$ 815	\$ 815	\$ 815
Landscape Inspection - \$500,000 - \$999,999.99	\$ 1,067	\$ 1,067	\$ 1,067
Landscape Inspection - \$1,000,000 - \$4,999,999.99	\$ 1,321	\$ 1,321	\$ 1,321
Landscape Inspection - \$5,000,000 and over	\$ 1,742	\$ 1,742	\$ 1,742

Miscellaneous Fees			
Over-time/Saturday Work Permit - 4 hour minimum		\$300/Day	\$75 / hour
Construction/Field Change Requests			\$100/hour
Research Fee		\$50/ half hour	\$50/ half hour
Map Records Retention Fee			\$10 + \$3 per sheet
Technology Surcharge on Inspection Fees			2%
Misc. Items not otherwise listed may be charged at an hourly rate determined by the City Engineer			Deposit Account
Impact Fee Deferral Program (per lot)			\$ 250

Fee Name	Matrix Recommended Fees	Fees Effective January 1, 2013	Fees Effective March 1, 2013
Reproduction Fees			
Plans / Maps:			
Mylar (per square foot)		\$ 20	\$ 3.50
Bond - Black and White (per square foot)		\$ 10	\$ 1.75
Bond - Color (per square foot)			\$ 6.00
Other:			
Photocopies of documents - black and white - Letter Size/per sheet		\$ 0.10	\$ 0.10
Photocopies of documents - color - Letter Size/ per Sheet			\$ 0.25
Photocopies of documents - black and white - Legal Size /per sheet			\$ 0.15
Photocopies of documents - color - Legal Size /per sheet			\$ 0.35
Plans on Disk (each)		\$ 6	\$ 10

Publications			
Engineer's Manual			Available on City's website at no charge
Landscape Manual			
Grading Manual			
Drainage Study Master Plan			
Drainage Maps Master			
Subdivision Ordinance			
Street Light Design			
Plan & Profile Sheets & Title Sheets			
Traffic Signal Design			

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE ESTABLISHING THE AMOUNT OF THE
4 SECOND TIER INCLUSIONARY IN-LIEU FEE

5 WHEREAS, the City of Oceanside has adopted the Housing Element of the General
6 Plan which established goals and programs to provide housing affordable to all economic
7 segments of the community;

8 WHEREAS, the City Council has adopted Ordinance No 91-49, which has been codified
9 as Chapter 14C of the City Code;

10 WHEREAS, said ordinance established an Inclusionary Housing Program;

11 WHEREAS, Section 14C.6 of Ordinance No. 91-49 provides an In-Lieu Fee Alternative
12 to the provision of housing units reserved for low and moderate-income households;

13 WHEREAS, said section indicates the formula for establishing the amount of the in-lieu
14 fee, which currently applies to all units in new housing projects subject to inclusionary housing
15 standards;

16 WHEREAS, ON January 16, 2013, the City Council adopted changes to Chapter 14C
17 that include the establishment of a "second tier" in-lieu fee for units achieved above the City's
18 base density allowance for the applicable zoning district;

19 WHEREAS, the "second tier" in-lieu fee must be implemented through a separate
20 resolution;

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

22 SECTION 1. That the Inclusionary Housing In-Lieu fee for units conforming to base
23 density allowances shall continue to be calculated on a per square foot basis, as established in
24 Section 14C.6.

25 SECTION 2. That a "second tier" in-lieu fee of \$12,250 per unit shall apply to units
26 achieved above base density allowances.

27 SECTION 3. That all applicable administrative fees as adopted by City Council
28 resolutions shall continue to apply.

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SECTION 4. That the new second tier fee shall be effective March 1, 2013.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
this _____ day of _____, 2013, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

City Clerk

Paula Hamilton, ASST.
City Attorney

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE
ESTABLISHING THE AMOUNT OF THE SECOND TIER INCLUSIONARY IN-LIEU FEE