

**BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
ORDINANCE NO. 3040**

**AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE THE FEE
SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section 1: Section 1 of Ordinance No. 2646 is hereby amended to read as follows:

“The amounts set forth below are hereby established as the fees for services performed for planning permits, appeals, and other services. Unless otherwise specified, the Planning Division shall collect the fees set forth below before accepting any application for planning permits or appeals. No application for a permit or appeal shall be deemed filed until said fees are received. All fees shall be non-refundable, unless expressly authorized by the Community Development Director.”

A. General Plan

General Plan Amendment:

Map		\$2241
<u>Fee Distribution:</u>		
Planning	\$2169	
Public Works	\$44	
Environmental Health	\$28	
Text		\$2169

B. Zoning

Any zone change:		\$1891
<u>Fee Distribution:</u>		
Planning	\$1737	
Public Works	\$125	
Environmental Health	\$28	
General Plan of Development:		\$2285
<u>Fee Distribution:</u>		
Planning	\$2169	
Public Works	\$88	
Environmental Health	\$28	

C. Permits

Zoning Clearance:		
Single Family		\$75
Multi-Family and Commercial		\$144

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Zoning Permit:		\$75
Development & Design Review Permits:		\$453
<u>Fee Distribution:</u>		
Planning	\$288	
Public Works	\$144	
Environmental Health	\$21	
Minor Use Permit (simple):		\$537 - for simple projects not needing review by DPW (Examples may include setback reduction, building or fence height increase, collector's permit, hardship guest house, farm labor quarters and similar uses)
<u>Fee Distribution:</u>		
Planning	\$516	
Environmental Health	\$21	
Minor Use Permit (complex):		\$741 - for complex projects needing review by DPW (Examples may include commercial projects, road building, import/export of fill, increased fence height on corner lots, day care, wineries, and similar uses)
<u>Fee Distribution:</u>		
Planning	\$516	
Public Works	\$204	
Environmental Health	\$21	
Major Use Permit:		\$2084
<u>Fee Distribution:</u>		
Planning	\$1738	
Public Works	\$291	
Environmental Health	\$55	
Variance:		\$940
<u>Fee Distribution:</u>		
Planning	\$875	
Public Works	\$44	
Environmental Health	\$21	

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Lakebed Variance: \$1009

Fee Distribution:

Planning	\$875
Public Works	\$113
Environmental Health	\$21

D. Subdivisions

Certificate of Compliance:

Regular \$319 per lot

Fee Distribution:

Planning	\$288
Public Works	\$31

Conditional \$584 per lot

Fee Distribution:

Planning	\$431
Public Works	\$125
Environmental Health	\$28

Deviation:

With Map \$853

Without Map \$1584

Fee Distribution:

Planning	
With Map	\$719
Without Map	\$1450
Public Works	134

Lot Line Adjustment: \$848

Fee Distribution:

Planning	\$431
Assessor	\$69
Public Works	\$313
Environmental Health	\$35

Tentative Parcel Map/Merger and
Resubdivision (4 parcels or less): \$1965

Fee Distribution:

Planning	\$1431
Assessor	\$8

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County Counsel	\$16
Public Works	\$429
Environmental Health	\$55
Special Districts	\$26

Final Parcel Map (Collected by DPW): \$1010

Fee Distribution:

Planning	\$125
Assessor	\$110
Public Works	\$775

Parcel Map Extension of Time: \$360

Subdivisions (or parcel maps and merger and resubdivisions with five or more parcels):

Tentative Subdivision Map: \$2940 plus \$81 per lot

Fee Distribution:

Planning	\$2169 + \$81 per lot
Assessor	\$9
County Counsel	\$56
Public Works	\$623
Environmental Health	\$55
Special Districts	\$28

Final Subdivision Map: \$2325 plus \$54 per lot

Fee Distribution:

Planning	\$575 + \$44 per lot
Assessor	\$138 + \$10 per lot
County Counsel	\$49
Public Works	\$1563

Subdivision Map Extension of Time: \$516

Reversion to Acreage: \$641 parcel map
\$1124 subdivision map

Fee Distribution:

Planning	\$286 parcel map \$645 subdivision map
Public Works	\$250 parcel map \$375 subdivision map
Assessor	\$83
Environmental Health	\$21

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Voluntary Merger: \$328

Fee Distribution:

Planning	\$201
Assessor	\$83
Public Works	\$44

Waiver: \$2679

Fee Distribution:

Planning	\$2169
Assessor	\$118
County Counsel	\$16
Public Works	\$313
Environmental Health	\$49
Special Districts	\$14

E. CEQA

Categorical Exemption:	\$81	Would also apply to review of previously approved negative declarations.
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Basic Initial Study:	\$500	Would also apply to review of previously approved environmental impact reports.
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Special Initial Studies (traffic, noise, hydrology, etc.):	15% of contract with \$288 non-refundable deposit.
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Environmental Impact Reports Prepared by Staff:	\$58/hr. with \$2500 non-refundable deposit (time permitting).
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Prepared by Outside Consultant:	\$15% of the contract with \$2500 non-refundable deposit.
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Environmental Mitigation Monitoring

Geothermal Well: \$316 per
constructed well per
year.

Power Plant: \$3163 per
constructed power
plant per year.

Mining; SMARA:

Aggregate Extraction Inspection: \$793 per year

Gold Mill or Similar Processing: \$3163 per
constructed gold
mill or similar
processing plant
per year.

Other Current Planning Projects: \$159 per project
per year until
mitigations are
completed.

Major Projects: Major projects
requiring
extensive
monitoring may
also be subject
to higher fee per
use permit
conditions and a
separate
agreement.

F. Resource Projects

Agricultural Preserve or Timber
Preserve or cancellations (including APZ zoning): \$1738

Administrative Gravel Extraction: \$ 486

Fee Distribution:

Planning	\$373
Public Works	\$113

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Use Permit to Mine: \$1794 out of channel
\$2076 in channel

Fee Distribution:

Planning	\$1738
Public Works-out of channel	\$56
Public Works-in channel	\$338

Reclamation Plan: \$1913

Fee Distribution:

Planning	\$1738
Public Works	175

Geothermal Temperature Gradient Permit: \$792

Fee Distribution:

Planning	\$724
Public Works	\$41
Environmental Health	\$27

Geothermal Exploration Use Permit: \$3144

Fee Distribution:

Planning	\$2938
Public Works	\$151
Environmental Health	\$55

Geothermal Field Development Use Permit: \$6296

Fee Distribution:

Planning	\$6021
Public Works	\$220
Environmental Health	\$55

Groundwater Extraction/Exportation Permit: \$2609

Fee Distribution:

Planning	\$1738
Public Works	\$850
Environmental Health	\$21

Power Plant Use Permit: \$6277

Fee Distribution:

Planning	\$5864
Public Works	\$358
Environmental Health	\$55

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G. Appeals

Administrative Appeal to the Planning Commission:	\$373
Enforcement Appeal to the Planning Commission:	\$444
Appeal to the Board of Supervisors: (with Court Reporter)	\$509 plus actual cost of court reporter, with \$188 deposit.
<u>Fee Distribution:</u>	
Planning	\$444
Public Works	\$65
Administrative Appeal of Shoreline Ordinance Encroachment Permits to Planning Commission:	\$307
<u>Fee Distribution:</u>	
Planning	\$250
Public Works	\$56

H. Other

Preapplication Site Visit:	\$313 for projects requiring permits. Fee will be credited towards application fee if submitted within 6 months of the site visit.
Private Research Request:	No charge for up to ½ staff hour; \$58 per additional staff hour billed in ½ hour increments (time permitting).
Planning Commission Tape Transfer:	\$58 per tape (does not include cassette(s)).

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Subdivision Development Agreement:	\$791
Yearly review fee	\$316
Late Permit Investigation Fee:	Double applicable fee requirements for projects initiated without authorization.
Minor Modification to Approved: Permit	\$288
Minor Modification to Approved Map:	\$350
<u>Fee Distribution:</u>	
Planning	\$288
Public Works	\$62
Renewal of Expired Permits/Maps:	50% of applicable fee if submitted within one (1) year of date of expiration.
Planning Commission Hearings:	No charge for up to two (2) scheduled hearings; \$625 per additional hearing.
Special Planning Commission Meeting Requested by Applicant:	\$1438
Planning Commission Agendas:	\$108 per year.
Archaeological Review (actual cost charged by Sonoma State):	\$75
GIS maps, simple or existing (less than ¼ hour staff time) Letter/legal size:	1st map per person per day free, each additional map \$1.25
11" X 17"	\$2.50
18" X 26"	\$3.75
24" X 36"	\$12.50
36" X 48"	\$25
* Maps printed on vellum: double the above fee	
* Maps printed on mylar: triple the above fee	

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Large 2-piece General Plan/Zoning map	\$75	
Odd or oversized		\$1.25 per square foot
Complex maps/custom GIS work		\$58 per hour (1/2 hr min.)
Mailing Fee		\$1.25 per map
GIS Data Fee (media fee + staff time only)		
Data on CD-R		\$6.25 (+\$1.25 mailing fee)
Customer-supplied CD-R		\$3.75 (+\$1.25 mailing fee)
Large Format Copying		Same as printing fees above
Large Format Scanning		\$3.75 per map + CD-R fee

Section 2: Section 2 of Ordinance No. 2646 is hereby amended to read as follows:

“The above fees include \$37.50 (where appropriate) to cover the cost of legally advertising projects that require public hearings. Should noticing of an individual project require advertising, postage and photocopying that exceed \$37.50, the applicant shall pay the actual costs of advertising, postage, and photocopying that exceed \$37.50.”

Section 3: Section 5 of Ordinance No. 2646 is hereby amended to read as follows:

“This Ordinance shall take effect on the 5th day of May 2016, and within fifteen (15) days after adoption of the Ordinance, the Clerk of the Board of Supervisors shall publish a summary of the Ordinance with the names of those supervisors voting for and against the ordinance and the Clerk shall post in the office of the Clerk to the Board of Supervisors a certified copy of the full text of the adopted ordinance along with the names of those Supervisors voting for and against the Ordinance.”

Section 4: Section 6 of Ordinance No. 2646 is hereby established to read as follows:

“All other sections of Ordinance No. 2646 remain unchanged. The fees and charges established herein are subject to change at any time and will not necessitate amendment of this ordinance if the increase is due to either of the following conditions: 1) as required by State law, and/or 2) if the increase is no more than the Bay Area Consumer Price Index annual increase for the previous calendar year. It can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment.”

All other sections of Ordinance No. 2646 remain unchanged. The foregoing ordinance was introduced before the Board of Supervisors on the 22nd day of March, 2016, and passed by the following vote on the 5th day of April, 2016.

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AYES: Supervisors Comstock, Smith, Steele, Farrington, and Brown

NOES: None

ABSENT OR NOT VOTING: None

ATTEST: MATT PERRY
Clerk of the Board of Supervisors

By: _____
Deputy

Chairman, Board of Supervisors

APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel
