

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: REPORT ITEM-RANGE RANCH; SETTING HOUSING
ALLOCATION PLAN FEE FOR ONE YEAR
STAFF PRESENTER: NOAH HOUSH, CITY PLANNER
COMMUNITY DEVELOPMENT
AGENDA ACTION: RESOLUTION

ISSUE(S)

Should the Council, by resolution, determine and fix the fee amount required to be paid under the Housing Allocation Plan (HAP) for a period of one year for the multi-family housing project located at 1020 Jennings Avenue commonly referred to as Range Ranch Apartments?

BACKGROUND

1. July 19, 2012-The Range Ranch project which proposed to develop 270 apartments on (approximately) 11 acres and construct an (approximately) 2.3 acres Neighborhood Park adjacent to the apartment site was brought before the Design Review Board. At this time the proposed Mitigated Negative Declaration and the project were approved.
2. September 25, 2012-The City Council adopted Ordinance 3995 which authorized the deferment of development impact fees from the time of building permit issuance, to no later than the final inspection/occupancy on a new building or development.

ANALYSIS

1. Timing for Payment of Development Impact Fees

The City Council approved Ordinance 3995 on September 25, 2012. This ordinance, among other things, deferred the collection of development impact fees from the time of building permit issuance to no later than the time of final inspection/occupancy for new development (Section 20-15.060). In order to obtain this deferment in payment of fees, City staff requires a project owner to execute and record a standard Agreement to Pay Development Impact Fees, which sets forth the requirement to pay development impact fees prior to final inspection of the building project and further requires such fees to be paid based

on fee amounts in effect on the date of building permit issuance. The deferment of the collection of fees was intended to allow developers and businesses to use their capital to renovate and construct buildings, paying their impact fees much closer to the time the building would begin to provide a return on the investment.

2. Housing Allocation Plan Fees

The Community Development Department is finalizing an analysis of the Housing Allocation Plan (HAP) fees to determine their effectiveness and consistency with state and federal housing law. The results of this analysis are in review and will be brought before the City Council at a later date, and could result in changes to the City's HAP fee schedule.

3. HAP Fees Determination

The developer has requested that the amount of the HAP fee be determined and fixed at the rate currently in effect, for a time period of one year. This action to set the HAP fees for the Range Ranch project for one year requires approval by the City Council. This action would provide greater certainty to the Range Ranch project, which is expected to commence construction within the year, in the face of potential changes to the HAP fee schedule.

Adoption of the proposed resolution would fix the HAP fee amount to be required of the developer for a period on one year from the date of this proposed Council approval, while the project is under construction. In the event that the building permits for the project have not been issued within one year, the HAP fee will be imposed at the rate in effect at the time of the actual building permit issuance.

RECOMMENDATION

It is recommended by the Community Development Department that the Council, by resolution, approve setting Housing Allocation Plan Fees for the Range Ranch project for one year from the date of said approval.

Author: Noah Housh, City Planner

Attachments:

- City of Santa Rosa Fee Schedule dated July 1, 2013

Fee Schedule



July 1, 2013

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INTRODUCTION

This booklet contains a list of all City fees that might be required of a new or expanding business or residential project in Santa Rosa. The purpose of these fees is to pay for the installation of public utilities and service facilities needed to serve the property being developed, to collect charges for the use of certain facilities from those benefitting by those services and to help pay the costs borne by the City in providing preconstruction, construction, inspection and public safety services.

Some fees change on an annual basis; others may be instituted at City Council discretion. Although the information provided here is as current and complete as possible, it is best to check with City staff to ensure that there are no other requirements that your project might need to meet.

APPLICATION FEES

Application fees for entitlement permit services are collected at the time an application is submitted. These fees are designed to recover the costs of staff time spent reviewing and processing the applications. These fees are payable at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue.

In addition to the fees shown below, your project may require an Environmental Impact Report. These reports are funded by the applicant, managed by City staff and completed by a private consultant. The developer may also be financially responsible for any mitigation measures identified by the Environmental Impact Report.

PLANNING FEE SCHEDULE (Effective July 1, 2013)

NOTE: An Application Processing Fee of \$57 will be assessed (or added) to all entitlement permits listed below.

| TYPE OF APPLICATION | FEE |
|--|-----------------------|
| ➤ Annexation/Rezoning (2) | \$7,857 |
| ➤ Application Processing Fee | \$57 |
| ➤ Application Completion Review Fee (See Subdivisions) | |
| ➤ Appeals: | |
| ➤ City Council | \$431 |
| ➤ Cultural Heritage Board | \$431 |
| ➤ Design Review Board | \$431 |
| ➤ Planning Commission | \$431 |
| ➤ Zoning Administrator | \$431 |
| ➤ Certificate of Compliance..... | \$1,118 |
| ➤ Conditional Use Permits: | |
| ➤ Temporary | \$227 |
| ➤ Minor | \$2,634 |
| ➤ Major (1)..... | \$12,812 |
| ➤ Fence | \$308 |
| ➤ Extensions/Revisions to Approved Plans | \$170 |
| ➤ Density Bonus//Affordable Housing Incentives (2)..... | \$3,728 |
| ➤ Density Bonus For-Sale Project..... | \$618 |
| ➤ Density Bonus Rental Project | \$371 |
| ➤ Design Review: | |
| ➤ Concept..... | \$340 |
| ➤ Preliminary and Final: | |
| ➤ < 5,000 sf / 2-6 Residential Units..... | \$1,561 |
| ➤ 5,000 - 10,000 sf / 7-15 Residential Units (7) | \$4,784 |
| ➤ >10,000 sf / more than 15 Residential Units (7) | \$9,721 |
| ➤ Minor alterations/additions..... | \$783 |
| ➤ Extensions/Revisions to Approved Plans | \$170 |
| ➤ Development Agreement..... | \$3,728 |
| ➤ Dispensary Permit | \$4,593 |
| ➤ Investigative Inspection | \$187.65 |
| ➤ Renewal | \$3,445 |
| ➤ Environmental Assessment | \$2,457 |
| (Charged on all applications not exempt from California Environmental Quality Act) | |
| ➤ Environmental Impact Report Administration..... | 15% of basic contract |
| ➤ General Plan Amendment (2)..... | \$7,093 |

| | |
|---|------------------------|
| ➤ General Plan Consistency (1)..... | \$1,370 |
| ➤ Hillside Development Permits: | |
| ➤ Major (1)..... | \$5,592 |
| ➤ Minor (3)..... | \$1,917 |
| ➤ Extensions/Revisions to Approved Plans (1 or 3)..... | \$170 |
| ➤ Landmark Alteration: (4) | |
| ➤ Minor | \$308 |
| ➤ Major (8)..... | \$753 |
| ➤ Non-Homeowner (<5,000 sf / 2-6 Residential Units) (8) | \$1,358 |
| ➤ Non-Homeowner (5,000 – 10,000 sf / Residential 7-15 Units) (8) | \$4,160 |
| ➤ Non-Homeowner (>10,000 sf / more than 15 Residential Units) (8) | \$7,776 |
| ➤ Lot Line Adjustment/Lot Merger..... | \$2,531 |
| ➤ Modification of Parcel/Final Map..... | \$5,961 |
| ➤ Neighborhood Meeting | \$567 |
| ➤ Public Convenience or Necessity | \$113 |
| ➤ Public Hearing: | |
| ➤ City Council | \$1,080 |
| ➤ Cultural Heritage Board | |
| ➤ Non-Homeowner Major Landmark Alteration..... | \$1,604 |
| ➤ Homeowner Major Landmark Alteration | \$401 |
| ➤ Design Review Board..... | \$1,604 |
| ➤ Planning Commission..... | \$1,747 |
| ➤ Subdivision Committee..... | \$1,604 |
| ➤ Zoning Administrator | \$1,604 |
| ➤ Reprocessing | |
| ➤ Initial Review/Feedback..... | 50% of Application Fee |
| ➤ Project Condition/Staff Report | 25% of Application Fee |
| ➤ Decision Point | 25% of Application Fee |
| ➤ Request for Reasonable Accommodation | \$1,532 |
| ➤ Reversion of Acreage (1)..... | \$3,728 |
| ➤ Sale of Surplus Land/Land Trade | No Charge |
| ➤ Signs: | |
| ➤ Temporary Banner | \$190 |
| ➤ Permit..... | \$488 |
| ➤ Program | \$493 |
| ➤ Sign Permit (with an approved program) | \$185 |
| ➤ Extensions/Revisions to Approved Plans | \$170 |
| ➤ Southeast Area Plan Recovery Fee (5) | \$680 per acre |
| ➤ Southwest Area Plan Recovery Fee (5)..... | \$190 per acre |
| ➤ Special Tax District Fee | |
| ➤ NBS/Annexation..... | \$3,305 |
| ➤ Administrative Set-up..... | \$4,958 |
| ➤ Neighborhood Park Services Set-up | \$2,204 |
| ➤ Landscaping/Open Space Set-up | \$2,204 |
| ➤ Storm Drain Set-up | \$2,204 |
| ➤ Subdivisions: | |
| ➤ Extensions and Revisions to Approved Plans (1) | \$5,102 |
| ➤ Minor (6)..... | \$9,637 + \$136/lot |
| ➤ Major (1)..... | \$15,497 + \$136/lot |
| ➤ Application Completion Review | \$275 |
| ➤ Tree Permit – One or two trees | \$185/tree |
| ➤ Tree Permit – Three or more trees on same application..... | \$618 |

| | |
|---|-----------|
| ➤ Utility Certificate..... | \$3,869 |
| (Includes City fee for joint City/County Design Review) | |
| ➤ Utility Certificate Extension | \$1,873 |
| ➤ Vacation of Easement/Right-of-Way (2) | \$1,162 |
| ➤ Zoning Clearance | No Charge |
| ➤ Zoning Code: | |
| ➤ Map Amendment (2)..... | \$7,042 |
| ➤ Text Amendment (2)..... | \$6,022 |
| ➤ Interpretation (3)..... | \$1,532 |
| ➤ Zoning Code Variances: | |
| ➤ Minor Adjustment | \$278 |
| ➤ Minor Variance (3)..... | \$2,235 |
| ➤ Major Variance (1)..... | \$3,407 |
| ➤ Sign Variance | \$3,099 |

(1) Requires Planning Commission Public Hearing fee

(2) Requires Planning Commission Public Hearing and City Council Public Hearing fees (Hearing fees not required for “summary” vacations)

(3) Requires Zoning Administrator Public Hearing fee

NOTE: A Public Hearing fee may be required for other applications.

(4) There are two different fees for proposed Landmark Alterations, as follows.

- a) **Landmark Alteration Permit “Minor”**
 Application filed at Community Development Counter, Room 3, and reviewed by staff. Decision rendered by staff after review for compliance with Design Guidelines. Surrounding properties and the Cultural Heritage Board will receive notification of staff action. Includes the following: a) minor building renovation or restoration involving the repair or replacement of broken or damaged materials; b) replacement of windows and doors with similar appearing materials to the era and design of structure; c) alterations of or additions to the side or rear of a building in a location not readily visible from a public street; d) installation of roof ventilators or skylights (includes solar equipment), only on a side or rear elevation; e) installation of new landscaping and site features including fences, walkways, decks, etc. A fence higher than otherwise allowed by City Code shall require a major landmark alteration permit. f) an accessory structure including a garage, carport, storage shed or other small building in compliance with all provisions of the City Code; g) minor demolitions of accessory structures.

- b) **Landmark Alteration Permit “Major”**
 Application filed at Community Development Counter, Room 3, reviewed by staff and sent to the Cultural Heritage Board for determination. Covers the application processing through to Cultural Heritage Board findings. Fee does not include public hearing fee nor environmental assessment, which will apply in some circumstances. Includes the following: a) major renovation or restoration involving an entire facade or building; b) substantial alterations to an existing structure, including windows and door replacements, which do not match the original design; c) removing or enclosing an existing porch or adding a new porch; d) substantial additions such as adding a second story to a one story house; e) the construction of a new dwelling or second dwelling unit; f) demolition or removal of existing substantial building or structures; g) a fence that also requires a Conditional Use Permit or Variance.

(5) One half of the fee shall be paid prior to the acceptance of a development application. The remaining half of the fee shall be paid prior to approval of the final map or if no final map is required, prior to issuance of a building permit.

(6) Requires Subdivision Committee Public Hearing Fee

Application fees are adjusted annually in July based on the percentage change in the Bureau of Labor Statistics San Francisco/Oakland/San Jose Consumer Price Index - All Urban Consumers (CPI-U).

(7) Requires Design Review Board Public Hearing Fee

(8) Requires Cultural Heritage Board Public Hearing Fee

IMPACT FEES

This section contains information on various impact fees which are charged to pay for infrastructure or services which are needed to serve development. Development projects may be subject to more than one of these impact fees.

CAPITAL FACILITIES FEE

The Capital Facilities Fee was established to pay for certain public infrastructure facilities required to serve new development within the City. Infrastructure funded by the CFF includes street widening, traffic signals, freeway interchanges, bike paths, and storm drains. This fee is typically paid prior to the issuance of a building permit, at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue.

| <u>Development Type</u> | <u>Fee (Effective January 1, 2013)</u> |
|---|--|
| Residential, Very Low Density (0 to 1.99 units/acre) | \$5,859 / unit |
| Residential, Low Density (2 to 7.99 units/acre) | \$5,123 / unit |
| Residential, Medium-Low Density (8 to 12.99 units/acre) | \$4,686 / unit |
| Residential, Medium Density (13 to 17.99 units/acre) | \$4,180 / unit |
| Residential, Medium-High Density (18 to 30+ units/acre) | \$3,478 / unit |
| Second Dwelling Unit | \$3,478 / unit |
| Retail | - |
| Southwest Area Plan | \$3.07 / gross square foot |
| Southeast Area Plan | \$3.07 / gross square foot |
| Northeast | \$9.66 / gross square foot |
| Northwest | \$9.66 / gross square foot |
| Other Southeast | \$9.66 / gross square foot |
| Commercial | \$5.80 / gross square foot |
| Office | \$4.05 / gross square foot |
| Industrial | \$2.48 / gross square foot |
| Mini Warehouse | \$0.97 / gross square foot |
| Congregate Care Facility | \$895 / unit or room |
| Churches | \$0.76 / gross square foot |
| Private Schools | \$3.97 / gross square foot |
| Drug Rehabilitation Center | \$3.87 / gross square foot |

Notes:

- ◆ Quadrant boundaries are U.S. 101 and Santa Rosa Creek.
- ◆ "Other uses" are determined by the Director of Community Development. Other uses include all uses not specified above, including, but not limited to, hospitals, rest homes, other care facilities, and day care centers. Variable" is as determined by the Director of Community Development and consistent with the provisions of Ordinance No. 3322.
- ◆ To determine a fee for service stations, an estimate of square footage is made utilizing the number of cars which can be served simultaneously. Multiply the number of cars which can be served by 250 square feet. The result of this calculation is added to any other retail square footage proposed to determine the fee paid.

- ◆ The Capital Facilities Fee is adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30th of the prior year and the Real Estate Valuation. This adjustment will offset the effects of inflation-related cost increases or any deflation-related cost decreases.

Applications Subject to Capital Facilities Fee

- ◆ Applications for building permits to construct, or add to, a residential or non-residential structure.
- ◆ Applications for conditional use permits or zoning clearances to change a building's use which does not require a building permit to initiate the use. The fee charged shall be the incremental difference between the current Capital Facilities Fee for the prior use and the current Capital Facilities Fee for the new use.

Exemptions

The following activities are exempt from the Capital Facilities Fee:

- ◆ Demolition and reconstruction of a residence on the same site where the additional living area, if any, shall not exceed 400 square feet and where no additional dwelling units are created.
- ◆ Remodeling or addition to an existing residential unit creating 400 square feet or less of additional living space. (The fee for additions of more than 400 square feet is determined by the Director of Community Development - see below).
- ◆ Alteration, remodeling, or reconstruction of a non-residential structure which does not increase the floor area or change the use in existence on August 25, 1997 (effective date of Capital Facilities Fee).

Calculation of Fee for Residential Additions More than 400 Square Feet

- ◆ Determine the square footage of the addition and existing residence.
- ◆ Divide the square footage of addition by the sum of the square footage of existing residence and the addition.
- ◆ Multiply the result by the appropriate fee from chart on page 5.

Example: A building permit applicant wishes to add 500 square feet to an existing 1,000 square foot residence designated Low Density Residential by the General Plan.

$$(500 / 500 + 1,000) \times \$4,953 = \$ 1,651 \text{ fee}$$

SOUTHWEST AREA DEVELOPMENT IMPACT FEE

The Southwest Area Development Impact Fee was established to pay for infrastructure improvements associated with planned development in the Southwest Area Plan Boundary. Fees range depending on the type of development and are charged for development within the Southwest Area Plan boundary. The Southwest Area fee is paid prior to the issuance of a building permit at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue.

| Fee Category | Fee as of <i>January 1, 2013</i> |
|---|----------------------------------|
| Residential, Very Low Density (0 to 1.99 units/acre) | \$12,912 / unit |
| Residential, Low Density (2 to 7.99 units/acre) | \$10,992 / unit |
| Residential, Medium-Low Density (8.0 to 12.99 units/acre) | \$9,893 / unit |
| Residential, Medium Density (13.0 to 17.99 units/acre) | \$8,448 / unit |
| Residential, Medium-High Density (18.0 to 30.00 units/acre) | \$6,511 / unit |
| Second Dwelling Unit | \$6,511 / unit |
| Office | \$8.82 / gross square foot |
| Retail/Service (See Exemption) | \$7.39 / gross square foot |
| General Industry/Business Park | \$6.32 / gross square foot |
| Mini Warehouse | \$1.80 / gross square foot |
| Schools (K-12) | Variable |
| Child/Day Care Facilities | Variable |
| Community Care Facilities | Variable |
| Mixed Uses | Variable |
| Congregate Care Facility | \$1,306 / unit or room |
| Churches | \$0.66 / gross square foot |
| Other Uses | Variable |

Notes:

- ◆ Variable is as determined by the Director of Community Development and consistent with the provisions of Ordinance Numbers 3184 & 3292.
- ◆ Fees are based upon the *Santa Rosa Southwest Fee Update*, September 2002.
- ◆ Fees are adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30 of the prior year. This adjustment will offset the effects of inflation-related construction cost increases (or any deflation-related cost decreases).

Exemptions/Deferrals:

Ordinance 3292 provides an exemption for stand-alone neighborhood oriented retail < 20,000 gross square feet excluding fast food outlets. A fee deferral program is also established under this ordinance for other commercial, industrial, business park and office uses. Consult ordinance for specific requirements. Fee deferral applications must be submitted 90-days prior to issuance of building permit.

SOUTHEAST AREA DEVELOPMENT IMPACT FEES

The Southeast Area Development Impact Fee was established to pay for infrastructure improvements associated with planned development in the Southeast Area Plan boundary. Fees range depending on the type of development and are charged for development within the Southeast Area Plan boundary. The Southeast Area fee is paid prior to building permit issuance at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue.

| Fee Category | Fee as of <i>January 1, 2013</i> |
|---|----------------------------------|
| Residential, Very Low Density (0 to 1.99 units/acre) | \$13,288 / unit |
| Residential, Low Density (2 to 7.99 units acre) | \$11,151 / unit |
| Residential, Medium-Low Density (8 to 12.99 units/acre) | \$10,106 / unit |
| Residential, Medium Density (13 to 17.99 units/acre) | \$9,001 / unit |
| Second Dwelling Unit | \$5,002 / unit |
| Retail | \$7.27 / gross square foot |
| Office | \$7.23 / gross square foot |
| Others | Variable |

Notes:

- ◆ Variable is as determined by the Director of Community Development and consistent with the provisions of Ordinance No. 3232
- ◆ Fees are adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News-Record Construction Cost Index for San Francisco for the 12-month period ending November 30 of the prior year. This adjustment will offset the effects of inflation-related construction cost increases (or any deflation-related cost decreases).

UTILITY FEES

Utilities fees include water and wastewater demand fees and inspection fees to pay for the cost of these services. The fees outlined below are basic utilities fees. Other fees, such as special area assessments or reimbursement fees may also be applicable. All fees are paid prior to issuance of a building permit at the Community Development Department, City Hall Room 5, or at the Utilities Department, located in the Municipal Services Center South, 69 Stony Circle.

WATER FEES

Demand Fees

Water demand fees are charged for connection to the water system. Residential demand fees are one time only fees. Non-residential and irrigation fees are determined by Utilities Department staff and based on maximum monthly usage. If the type of non-residential use changes, additional demand fees may be due.

| | Demand Fee as of January 1, 2013 |
|---|---|
| Single Family Unit, Lot over 1 acre | \$19,442 |
| Single Family Unit, over 6,000 sq ft up to 1 acre | \$ 8,837 |
| Single Family Unit, 6,000 square feet and under | \$ 6,186 |
| (Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex & Triplex | \$ 2,828 |
| Second Dwelling Unit, Second Unit or Senior Housing Unit | \$ 1,767 |
| Non-residential (GPM = Gallons Per Month) | \$589 / 1,000 GPM |
| Irrigation | \$589 / 1,000 GPM |

Notes:

- ◆ A processing fee of \$510 is charged per unit.
- ◆ Water capacity is purchased in 1,000 gallon increments.

Meter Fees

These fees are paid for installation of a new domestic and/or irrigation meter. Credit is given for an existing meter when upsizing.

| Meter Size | Fee |
|-------------------|------------|
| 5/8" | \$240 |
| 1" | \$350 |
| 1.5" | \$570 |
| 2" | \$705 |
| 3" | \$1,975 |
| 4" | \$2,955 |
| 6" | \$4,320 |

Notes:

- ◆ Irrigation meters are required for all non-residential uses and for multifamily uses with common landscape areas. These uses also pay an irrigation demand fee. The amount of flow required to determine the irrigation demand fee is based on landscape plans conforming to the Water Efficient Landscape Policy. The flow calculations are performed by the Water Conservation Division.
- ◆ Irrigation meter size is based on the highest flow through the meter based on the design of the irrigation system.

| <u>Type</u> | <u>Fee</u> |
|---------------------|------------|
| Meter Re-inspection | \$105 |
| Backflow Inspection | \$45 |

Water Main Tie-in Inspection Fees and Water Service Taps

These fees are paid for any work on the public water system requiring inspection by Utilities Department staff.

| <u>Type</u> | <u>Fee</u> |
|--|------------|
| Type A - on line / grade | \$620 |
| Type B - cut-in tee and valve | \$620 |
| Type C – complex | \$790 |
| Water System Shutdown (Upsize/abandonment/adjustments/resize/service split) | \$280 |
| Service taps – ¾", & 1" | \$70 |
| Service taps – 1.5" & 2" | \$125 |
| Service taps over 2" to less than 12" | \$260 |
| Service taps 12" | \$370 |
| Fire Flow | \$120 |

WASTEWATER FEES

Demand Fees

Wastewater demand fees are paid for connection to the sewer system. Residential demand fees are one time only fees. Non-residential fees are determined by Utilities Department staff and based on type of use. If the type of non-residential use changes, additional demand fees may be due.

| | <u>Demand Fee</u> as of January 1, 2013 |
|--|---|
| Single Family Unit, Lot over 1 acre (43,560 sq ft) | \$16,653 |
| Single Family Unit, over 6,000 sq ft to 1 acre | \$14,773 |
| Single Family Unit, 6,000 sq ft and under (any unit with outside watering) | \$10,744 |
| (Multifamily Residential) Condominiums, Apartments, Mobile Homes, Duplex, Triplex | \$9,670 |
| Second Dwelling Units, Second Units or Senior Units | \$5,373 |
| Non-residential / Industrial – Per 1,000 GPM and estimated monthly wastewater factor on table | Minimum 1,000 GPM \$2,686 |

Notes:

- ◆ A processing fee of \$510 is charged per unit.
- ◆ Demand fee for non-residential and industrial uses shall be based on a fee rate of \$2,686 per thousand gallons per month and the estimated monthly wastewater flow. Projects in the Oakmont Planned Community are exempt from the sewer demand fee.

Credit for Existing Connections

- ◆ Parcels with existing connections will receive a credit towards demand fees. Contact Utilities Engineering to determine applicable credits.

OTHER IMPORTANT INFORMATION REGARDING UTILITIES FEES

- ◆ Mixed residential/commercial uses must be separately metered and pay separate demand fees.
- ◆ Demand fees for shell non-residential or industrial buildings will be calculated at the warehouse rate and will be due prior to issuance of the Building Permit. The irrigation demand fees will be due prior to setting the irrigation meter. Any types of use to occupy the shell building or portions of the shell building with a higher rate of flow than warehouse will have additional fees due prior to issuance of the Tenant Improvement Permit.
- ◆ When one unit on a lot is proposed to be connected to City wastewater or water, all units on the lot must be connected.

Utility Fee Scenarios:

#1: A Single Family Dwelling on a 6,500 sq ft subdivision lot with sewer and water stubbed out to the property:

| | |
|----------------------|--------------------|
| Water Demand Fee | \$8,837.00 |
| Water Processing Fee | \$510.00 |
| 1" water meter | \$350.00 |
| Sewer Demand Fee | \$14,773.00 |
| Sewer Processing Fee | \$510.00 |
| Total | \$24,980.00 |

#2: A 10,000 sq ft office building on a vacant lot. Estimated peak monthly irrigation use is 20,000 gallons per month.

For office use, the average monthly flow is 900 gallons per month per thousand square feet (see Table 15-1 of Ordinance #3663). $900 \times 10 = 9,000$ gallons per month. This is the minimum water & sewer demand purchase. If use is higher, additional demand must be purchased. Water is purchased at a rate of \$560 per thousand gallons per month. Sewer at a rate of \$2,618 per thousand gallons per month.

| | | |
|-----------------------------|------------------------------------|--------------------|
| Domestic Water Demand Fee | $9 \times \$589 =$ | \$5,301.00 |
| Irrigation Water Demand Fee | $20 \times \$589 =$ | \$11,780.00 |
| Water Processing Fee | $\$510 \times 2 =$ | \$1,020.00 |
| 2 - 1" water meters | (irr. & dom.) $\$350 \times 2 =$ | \$700.00 |
| Backflow inspection fee | for backflow on irrigation service | \$45.00 |
| Sewer Demand Fee | $9 \times \$2,686.00 =$ | \$24,174.00 |
| Sewer Processing Fee | | \$510.00 |
| Total | | \$43,530.00 |

In each of these scenarios additional fees may apply. For example fire flow tests may be required, meter sizes may vary, backflow inspections may be necessary, or if fire sprinklers are required, additional meter and backflow fees will also apply.

FOR MORE INFORMATION, CONTACT THE UTILITIES DEPARTMENT, 543-3950

PARK FEES

All new residential developments in the City of Santa Rosa pay park fees on a per unit basis. These fees are used to help fund the costs of acquiring and constructing neighborhood and community parks. These fees are collected at the time of building permit issuance and are paid at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue. **(Effective January 1, 2013)**

| <u>Dwelling Type</u> | <u>In Lieu/Park Development Fee</u> |
|-------------------------------|-------------------------------------|
| Single Family Detached | |
| Northwest | \$7,387 per unit |
| Northeast | \$8,787 per unit |
| Fountaingrove I | \$3,789 per unit |
| Southwest | \$7,101 per unit |
| Southeast | \$7,491 per unit |
| Single Family Attached | |
| Northwest | \$6,327 per unit |
| Northeast | \$7,526 per unit |
| Fountaingrove I | \$3,245 per unit |
| Southwest | \$6,082 per unit |
| Southeast | \$6,416 per unit |
| Duplex | |
| Northwest | \$6,246 per unit |
| Northeast | \$7,430 per unit |
| Fountaingrove I | \$3,204 per unit |
| Southwest | \$6,005 per unit |
| Southeast | \$6,335 per unit |
| Multifamily | |
| Northwest | \$5,432 per unit |
| Northeast | \$6,461 per unit |
| Fountaingrove I | \$2,786 per unit |
| Southwest | \$5,222 per unit |
| Southeast | \$5,508 per unit |

| Mobile Home/Second Dwelling Unit | |
|---|------------------|
| Northwest | \$4,318 per unit |
| Northeast | \$5,136 per unit |
| Fountaingrove I | \$2,215 per unit |
| Southwest | \$4,151 per unit |
| Southeast | \$4,379 per unit |

Notes:

- ◆ Dedication of land for parks is required in some circumstances in accordance with Ordinance number 3216. Dedication and fee payment is required in some cases. In these instances, the residential units have reduced park fees which are determined based on the fee in effect and the amount of the land dedication.
- ◆ Projects in Fountaingrove have differing park fee requirements due to land dedication and agreements.
- ◆ Credit for the provision of private open space may be allowed in some circumstances as defined in Ordinance number 3216.
- ◆ Park fees do not apply:
 - ◆ to commercial or industrial subdivision;
 - ◆ to condominium or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than 5 years old when no new dwelling units are added.
 - ◆ to projects within the Oakmont Planned Community.

PUBLIC ART IN PRIVATE DEVELOPMENT

Any commercial development project (not including industrial) with construction costs exceeding \$500,000 shall contribute no less than 1% of the construction costs to publicly accessible art. The contribution may be made by providing public art work or payment of in-lieu fees. A combination of these options is also available. Planning for this aspect of your development should begin at the earliest possible stage and be completed prior to occupancy of the project.

For more information on the Public Art in Private Development process, please contact Tara Matheny-Schuster, Arts Coordinator, at (707) 543-4512, or email to tmatheny-schuster@srcity.org.

SCHOOL IMPACT FEES

The school impact fee is designed to cover the costs of adding school rooms for the increased enrollment caused by new residential and commercial development. The fees are collected by each individual school district and must be paid at the time of building permit application.

| <u>School District</u> | <u>District Phone Number</u> |
|------------------------|------------------------------|
| Bellevue Union | 542-5197 |
| Bennett Valley | 542-2201 |
| Piner-Olivet | 522-3000 |
| Rincon Valley | 542-7375 |
| Roseland | 545-0102 |
| Santa Rosa | 528-5206 |
| Wright | 542-0550 |
| Mark West | 524-2970 |
| Kenwood | 833-2500 |

Notes:

- ◆ The statutory fee is charged unless a property owner has signed an agreement to pay the mitigation fee.
- ◆ All high school fees are paid to Santa Rosa City School District. Elementary school fees are paid at the individual districts.

HOUSING ALLOCATION PLAN FEE (Effective January 1, 2013)

The Housing Allocation Plan was established to assist in the development of affordable housing in Santa Rosa. Most residential projects of 15 acres or less pay a fee for the development of housing for lower income households. This fee is paid at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue. Projects of more than 15 acres must provide 15 percent of the total project units as affordable to low income households. See the Housing Allocation Plan for additional provisions, including exemptions.

Due to changes in the Housing Allocation Plan Ordinance since its adoption in 1992, the fee varies, based on the date of a project's final discretionary approval. The following outlines the applicable fee by approval date.

- ◆ Projects approved prior to July 24, 1991 are exempt from Housing Allocation Plan
- ◆ Projects approved between July 24, 1991 and July 9, 2001 are subject to an in lieu fee of \$2,600, unless on-site requirement or exemption applies
- ◆ Projects approved between July 10, 2001 and June 13, 2002 are subject to an in lieu fee of \$9,707, unless on-site requirement or exemption applies, or unless the owner elects to pay a per square foot in lieu fee (see next bullet)
- ◆ Projects approved on or after June 14, 2002 are subject to an in lieu fee based on unit's gross square footage. Units of 900 square feet or less are not subject to the fee.

The Housing Allocation Plan fees by unit size are listed on the following two pages.

HOUSING ALLOCATION PLAN IN LIEU FEES BY UNIT SIZE

| Unit Square Footage | Total Fee | Unit Square Footage | Total Fee | Unit Square Footage | Total Fee | Unit Square Footage | Total Fee |
|---------------------|-----------|---------------------|-----------|---------------------|-----------|---------------------|-----------|
| 910 | \$1,008 | 1,400 | \$6,684 | 1,890 | \$11,647 | 2,380 | \$17,043 |
| 920 | \$1,320 | 1,410 | \$6,782 | 1,900 | \$11,752 | 2,390 | \$17,158 |
| 930 | \$1,552 | 1,420 | \$6,880 | 1,910 | \$11,858 | 2,400 | \$17,272 |
| 940 | \$1,747 | 1,430 | \$6,978 | 1,920 | \$11,964 | 2,410 | \$17,388 |
| 950 | \$1,919 | 1,440 | \$7,076 | 1,930 | \$12,070 | 2,420 | \$17,503 |
| 960 | \$2,076 | 1,450 | \$7,174 | 1,940 | \$12,177 | 2,430 | \$17,618 |
| 970 | \$2,222 | 1,460 | \$7,272 | 1,950 | \$12,283 | 2,440 | \$17,734 |
| 980 | \$2,360 | 1,470 | \$7,370 | 1,960 | \$12,390 | 2,450 | \$17,850 |
| 990 | \$2,491 | 1,480 | \$7,469 | 1,970 | \$12,497 | 2,460 | \$17,966 |
| 1,000 | \$2,617 | 1,490 | \$7,568 | 1,980 | \$12,604 | 2,470 | \$18,082 |
| 1,010 | \$2,739 | 1,500 | \$7,666 | 1,990 | \$12,712 | 2,480 | \$18,198 |
| 1,020 | \$2,858 | 1,510 | \$7,765 | 2,000 | \$12,819 | 2,490 | \$18,314 |
| 1,030 | \$2,973 | 1,520 | \$7,864 | 2,010 | \$12,927 | 2,500 | \$18,431 |
| 1,040 | \$3,086 | 1,530 | \$7,963 | 2,020 | \$13,035 | 2,510 | \$18,548 |
| 1,050 | \$3,197 | 1,540 | \$8,063 | 2,030 | \$13,143 | 2,520 | \$18,665 |
| 1,060 | \$3,307 | 1,550 | \$8,162 | 2,040 | \$13,251 | 2,530 | \$18,782 |
| 1,070 | \$3,414 | 1,560 | \$8,262 | 2,050 | \$13,360 | 2,540 | \$18,900 |
| 1,080 | \$3,521 | 1,570 | \$8,362 | 2,060 | \$13,468 | 2,550 | \$19,017 |
| 1,090 | \$3,626 | 1,580 | \$8,462 | 2,070 | \$13,577 | 2,560 | \$19,135 |
| 1,100 | \$3,730 | 1,590 | \$8,562 | 2,080 | \$13,686 | 2,570 | \$19,253 |
| 1,110 | \$3,833 | 1,600 | \$8,662 | 2,090 | \$13,795 | 2,580 | \$19,371 |
| 1,120 | \$3,935 | 1,610 | \$8,763 | 2,100 | \$13,905 | 2,590 | \$19,489 |
| 1,130 | \$4,037 | 1,620 | \$8,863 | 2,110 | \$14,014 | 2,600 | \$19,607 |
| 1,140 | \$4,138 | 1,630 | \$8,964 | 2,120 | \$14,124 | 2,610 | \$19,726 |
| 1,150 | \$4,238 | 1,640 | \$9,065 | 2,130 | \$14,234 | 2,620 | \$19,845 |
| 1,160 | \$4,338 | 1,650 | \$9,166 | 2,140 | \$14,344 | 2,630 | \$19,964 |
| 1,170 | \$4,438 | 1,660 | \$9,267 | 2,150 | \$14,455 | 2,640 | \$20,083 |
| 1,180 | \$4,537 | 1,670 | \$9,369 | 2,160 | \$14,565 | 2,650 | \$20,202 |
| 1,190 | \$4,636 | 1,680 | \$9,470 | 2,170 | \$14,676 | 2,660 | \$20,321 |
| 1,200 | \$4,734 | 1,690 | \$9,572 | 2,180 | \$14,787 | 2,670 | \$20,441 |
| 1,210 | \$4,832 | 1,700 | \$9,674 | 2,190 | \$14,898 | 2,680 | \$20,561 |
| 1,220 | \$4,930 | 1,710 | \$9,776 | 2,200 | \$15,009 | 2,690 | \$20,681 |
| 1,230 | \$5,028 | 1,720 | \$9,879 | 2,210 | \$15,120 | 2,700 | \$20,801 |
| 1,240 | \$5,126 | 1,730 | \$9,981 | 2,220 | \$15,232 | 2,710 | \$20,921 |
| 1,250 | \$5,224 | 1,740 | \$10,084 | 2,230 | \$15,344 | 2,720 | \$21,042 |
| 1,260 | \$5,321 | 1,750 | \$10,187 | 2,240 | \$15,456 | 2,730 | \$21,162 |
| 1,270 | \$5,418 | 1,760 | \$10,290 | 2,250 | \$15,568 | 2,740 | \$21,283 |
| 1,280 | \$5,516 | 1,770 | \$10,393 | 2,260 | \$15,680 | 2,750 | \$21,404 |
| 1,290 | \$5,613 | 1,780 | \$10,497 | 2,270 | \$15,793 | 2,760 | \$21,525 |
| 1,300 | \$5,710 | 1,790 | \$10,600 | 2,280 | \$15,906 | 2,770 | \$21,647 |
| 1,310 | \$5,808 | 1,800 | \$10,704 | 2,290 | \$16,019 | 2,780 | \$21,768 |
| 1,320 | \$5,905 | 1,810 | \$10,808 | 2,300 | \$16,132 | 2,790 | \$21,890 |
| 1,330 | \$6,002 | 1,820 | \$10,912 | 2,310 | \$16,245 | 2,800 | \$22,011 |
| 1,340 | \$6,099 | 1,830 | \$11,017 | 2,320 | \$16,358 | 2,810 | \$22,133 |
| 1,350 | \$6,197 | 1,840 | \$11,121 | 2,330 | \$16,472 | 2,820 | \$22,256 |
| 1,360 | \$6,294 | 1,850 | \$11,226 | 2,340 | \$16,586 | 2,830 | \$22,378 |
| 1,370 | \$6,392 | 1,860 | \$11,331 | 2,350 | \$16,700 | 2,840 | \$22,500 |
| 1,380 | \$6,489 | 1,870 | \$11,436 | 2,360 | \$16,814 | 2,850 | \$22,623 |
| 1,390 | \$6,587 | 1,880 | \$11,541 | 2,370 | \$16,928 | 2,860 | \$22,746 |

HOUSING ALLOCATION PLAN IN LIEU FEES BY UNIT SIZE (continued)

| Unit Square Footage | Total Fee | Unit Square Footage | Total Fee | Unit Square Footage | Total Fee | Unit Square Footage | Total Fee |
|---------------------|-----------|---------------------|-----------|---------------------|-----------|---------------------|-----------|
| 2,870 | \$22,869 | 3,360 | \$29,089 | 3,850 | \$35,672 | 4,340 | \$42,587 |
| 2,880 | \$22,992 | 3,370 | \$29,220 | 3,860 | \$35,809 | 4,350 | \$42,732 |
| 2,890 | \$23,115 | 3,380 | \$29,351 | 3,870 | \$35,947 | 4,360 | \$42,876 |
| 2,900 | \$23,239 | 3,390 | \$29,482 | 3,880 | \$36,086 | 4,370 | \$43,021 |
| 2,910 | \$23,362 | 3,400 | \$29,613 | 3,890 | \$36,224 | 4,380 | \$43,166 |
| 2,920 | \$23,486 | 3,410 | \$29,745 | 3,900 | \$36,362 | 4,390 | \$43,311 |
| 2,930 | \$23,610 | 3,420 | \$29,876 | 3,910 | \$36,501 | 4,400 | \$43,456 |
| 2,940 | \$23,734 | 3,430 | \$30,008 | 3,920 | \$36,640 | 4,410 | \$43,601 |
| 2,950 | \$23,858 | 3,440 | \$30,140 | 3,930 | \$36,779 | 4,420 | \$43,746 |
| 2,960 | \$23,983 | 3,450 | \$30,272 | 3,940 | \$36,918 | 4,430 | \$43,892 |
| 2,970 | \$24,107 | 3,460 | \$30,404 | 3,950 | \$37,057 | 4,440 | \$44,037 |
| 2,980 | \$24,232 | 3,470 | \$30,537 | 3,960 | \$37,196 | 4,450 | \$44,183 |
| 2,990 | \$24,357 | 3,480 | \$30,669 | 3,970 | \$37,335 | 4,460 | \$44,329 |
| 3,000 | \$24,482 | 3,490 | \$30,802 | 3,980 | \$37,475 | 4,470 | \$44,475 |
| 3,010 | \$24,607 | 3,500 | \$30,934 | 3,990 | \$37,615 | 4,480 | \$44,621 |
| 3,020 | \$24,733 | 3,510 | \$31,067 | 4,000 | \$37,754 | 4,490 | \$44,767 |
| 3,030 | \$24,858 | 3,520 | \$31,200 | 4,010 | \$37,894 | 4,500 | \$44,914 |
| 3,040 | \$24,984 | 3,530 | \$31,334 | 4,020 | \$38,034 | >4,500 | See Notes |
| 3,050 | \$25,110 | 3,540 | \$31,467 | 4,030 | \$38,175 | | |
| 3,060 | \$25,236 | 3,550 | \$31,600 | 4,040 | \$38,315 | | |
| 3,070 | \$25,362 | 3,560 | \$31,734 | 4,050 | \$38,455 | | |
| 3,080 | \$25,488 | 3,570 | \$31,868 | 4,060 | \$38,596 | | |
| 3,090 | \$25,615 | 3,580 | \$32,002 | 4,070 | \$38,737 | | |
| 3,100 | \$25,742 | 3,590 | \$32,136 | 4,080 | \$38,878 | | |
| 3,110 | \$25,868 | 3,600 | \$32,270 | 4,090 | \$39,019 | | |
| 3,120 | \$25,995 | 3,610 | \$32,404 | 4,100 | \$39,160 | | |
| 3,130 | \$26,122 | 3,620 | \$32,539 | 4,110 | \$39,301 | | |
| 3,140 | \$26,250 | 3,630 | \$32,673 | 4,120 | \$39,443 | | |
| 3,150 | \$26,377 | 3,640 | \$32,808 | 4,130 | \$39,584 | | |
| 3,160 | \$26,505 | 3,650 | \$32,943 | 4,140 | \$39,726 | | |
| 3,170 | \$26,633 | 3,660 | \$33,078 | 4,150 | \$39,868 | | |
| 3,180 | \$26,761 | 3,670 | \$33,213 | 4,160 | \$40,010 | | |
| 3,190 | \$26,889 | 3,680 | \$33,349 | 4,170 | \$40,152 | | |
| 3,200 | \$27,017 | 3,690 | \$33,484 | 4,180 | \$40,294 | | |
| 3,210 | \$27,145 | 3,700 | \$33,620 | 4,190 | \$40,436 | | |
| 3,220 | \$27,274 | 3,710 | \$33,756 | 4,200 | \$40,579 | | |
| 3,230 | \$27,402 | 3,720 | \$33,892 | 4,210 | \$40,721 | | |
| 3,240 | \$27,531 | 3,730 | \$34,028 | 4,220 | \$40,864 | | |
| 3,250 | \$27,660 | 3,740 | \$34,164 | 4,230 | \$41,007 | | |
| 3,260 | \$27,789 | 3,750 | \$34,300 | 4,240 | \$41,150 | | |
| 3,270 | \$27,919 | 3,760 | \$34,437 | 4,250 | \$41,293 | | |
| 3,280 | \$28,048 | 3,770 | \$34,573 | 4,260 | \$41,436 | | |
| 3,290 | \$28,178 | 3,780 | \$34,710 | 4,270 | \$41,580 | | |
| 3,300 | \$28,308 | 3,790 | \$34,847 | 4,280 | \$41,723 | | |
| 3,310 | \$28,437 | 3,800 | \$34,984 | 4,290 | \$41,867 | | |
| 3,320 | \$28,568 | 3,810 | \$35,121 | 4,300 | \$42,011 | | |
| 3,330 | \$28,698 | 3,820 | \$35,259 | 4,310 | \$42,155 | | |
| 3,340 | \$28,828 | 3,830 | \$35,396 | 4,320 | \$42,299 | | |
| 3,350 | \$28,959 | 3,840 | \$35,534 | 4,330 | \$42,443 | | |

Notes:

- ◆ Units over 4,500 square feet are assessed \$9.98 per square foot.
- ◆ Fees are adjusted on January 1 of each calendar year by a percentage equal to the percentage change in the Engineering News Record Construction Cost Index for San Francisco for the 12-month period ending November 30 of the prior year. This adjustment will offset the effects of inflation-related construction cost increases (or any deflation-related cost decreases)

ENGINEERING FEES

1. Development Engineering and Inspection Fees

These fees are charged at the time of service and are designed to help recover a portion of the costs associated with providing engineering review and inspection services. Fees are paid at Engineering Development Services, City Hall Room 5, 100 Santa Rosa Avenue.

Map and improvement plan check fees for subdivisions are collected with the submittal of the plan check package.

Inspection fees and material inspection fee is collected at the time of the final map recordation. These fees cover inspection and materials testing of public improvements constructed by development projects to ensure quality in infrastructure which will become the City's maintenance responsibility.

Time of Payment:

Improvement Plan Check fees and Subdivision Lot fees are collected with submittal of the plan check application. Non-Subdivision Improvement Plan Check fees are collected at the time improvement plans are submitted.

The amount of the Plan Check and Subdivision Lot fee is determined by City staff based on the estimated value of the public improvements and the applicable engineering fee schedule and rate. The amount due with the first plan check is 50% of the total fee, the amount due with the second plan check is 25% of the total fee, and the amount due with the third plan check is 25% of the total fee.

If additional fees are due, based on an updated engineer's estimate, this added amount shall be paid prior to signing of improvement plan mylars.

Public Improvement Inspection and Material Testing fees are paid at time of Final Map recordation.

Plan check fees paid will cover the initial plan review and two subsequent plan checks for a total of three. Additional required plan checks will be performed at the staff hourly billing rate. A deposit will be required to pay for the necessary staff work.

The following fee schedule shall apply to public improvements constructed by private development, whether or not such projects have engineered plans signed by the City Engineer.

| Fee Schedule | | Engineering Fees Rate | | |
|---|--|--------------------------------------|--------------------------------------|---------------|
| Estimated Construction Value of Public Improvements | Fee Computation | Inspection and Materials Testing Fee | Plan Review and Lot Inspection Fee * | Combined Rate |
| Up to \$1,000,000 | Combined rate times estimated construction value | 7% | 5% | 12% |
| \$1,000,001 to \$2,000,000 | \$120,000 plus combined rate times amount over \$1,000,000 | 6% | 4% | 10% |
| \$2,000,001 to \$3,000,000 | \$220,000 plus combined rate times amount over \$2,000,000 | 5% | 3% | 8% |
| \$3,000,001 to \$4,000,000 | \$300,000 plus combined rate times amount over \$3,000,000 | 4% | 2% | 6% |
| \$4,000,001 to Above | \$360,000 plus combined rate times amount over \$4,000,000 | 3% | 1% | 4% |

* Plus \$150 per lot for major and minor subdivision

- A. For the purpose of determining fees associated with this schedule, the term “development” is defined as:

Development: A project with a single subdivision agreement including a performance bond (or other approved guarantee) or a project on a single parcel.*

*The City Engineer may determine that two projects are a single project for the purpose of this definition if the projects; (1) are adjacent; (2) have each been conditioned to perform the same off-site public improvements; (3) are submitted, plan-checked and inspected at the same time; and (4) are represented by the same civil engineer.

2. SUSMP Fee \$628
3. Initial Plan Check Submittal Meeting \$408
4. Improvement Plan Revision \$551
5. Public Improvement Variance \$441
6. Alquist-Priolo and Landslide Studies Administrative Fee \$1,322
7. Deed Review/Processing \$881
8. Record Drawings \$551
9. Certificate of Corrections \$661

BUILDING FEES

BUILDING PLAN CHECK AND PERMIT FEES

Building plan check and permit fees are established by City ordinance to recover the estimated operating costs of the Building Division. These fees are reviewed on an annual basis. Building permit and plan check fees are based on the valuation of the project or by the type of proposed project. The valuation used in determining these fees is the total value of the construction work covered by the permit including materials, labor, profit and overhead.

Fees are paid at the Department of Community Development, City Hall Room 3, 100 Santa Rosa Avenue.

(Annually adjusted): Fees are adjusted annually in July based on the percentage change in the Bureau of Labor Statistics San Francisco/Oakland/San Jose Consumer Price Index – All Urban Consumers (CPI-U).

1. PLAN REVIEW FEES:

a) Plan Review Fee Schedule

When a plan or other data is required to be reviewed, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be sixty-five percent (65%) of the building permit fee except that no plan check fee shall be less than \$25. The plan review fees specified in this subsection are separate fees from the permit fees and are in addition to the permit fees. Plan Review fees are applicable to the initial plan review and two additional reviews. After third review the Building Official may assess a new plan check fee or charge hourly rates established by this fee schedule to complete the plan review process.

b) National Pollutant Discharge Permit Review (NPDES)

5% of calculated plan check fee of all valuation based building permits for new buildings or new grading projects.

c) Permit Processing Fee

This fee will be paid by the applicant or his/her representative at the time of permit application for all permit or supplemental permit modifications. The fee for this service shall be \$57. This fee is for counter review, initialization of permit in tracking system, routing of application, and final processing of records at completion of inspection process. Fee may also be applied to application extensions, permit extensions, or other changes to permit status.

d) Partial Permit Plan Review Fee

This fee is in addition to Permit and Plan Review fees and is assessed to recover costs associated with issuing partial permits as indicated in the California Building Code. The fee charged for this service shall be twenty-five

percent (25%) of the plan review fee for the value of the work covered by the partial permit as determined by the Chief Building Official. The minimum charge for this service is \$91.

e) First Master Plan Review Fee

This fee will be paid by the applicant or his/her representative at the time of master plan submittal. The applicant or his/her representative will pay a Plan Review Fee based on the valuation of the work. See the attached Permit and Plan Review Fee Schedule for fee amounts.

f) Subsequent Master Plot Plan Review Fee

Plot plan reviews for which a master plan has been submitted will be charged the following fee per lot for the review of the plot plan. The applicant or his/her representative will pay this fee at the time of plot plan submittal.

Small Lots - Subdivisions or individual lots typically containing one or more of the following characteristics: less than 4,500 square feet average lot size, zero lot lines, multiple easements, common driveways. \$227 per lot.

Standard Lots - Subdivisions or individual lots typically with an average lot size greater than 4,500 square feet, flat or padded with no zero lot lines or common driveways. \$113 per lot.

Hillside or High Fire Severity Zone Lots - Subdivisions or individual lots with hillside or contoured lots, may contain trees, slopes or other features to be protected. Improvements typically contain stepped footings or retaining walls. \$227 per lot.

g) Surcharge for Plot Plan Review prior to the submittal of a recorded Final Map

All plot plans submitted for review without a recorded final map will be charged a surcharge of \$45 per lot. This fee will be charged in addition to the plot review fee and improvement plan surcharge. The applicant or his/her representative will pay this fee at the time of plan submittal.

h) Surcharge for Plot Plan Review prior to the submittal of Approved Improvement Plans

All plot plans submitted for review without approved improvement plans will be charged a surcharge of \$45 per lot. This fee will be charged in addition to the plot review fee and final map surcharge. The applicant or his/her representative will pay this fee at the time of plan submittal.

i) Additional Plan Review, Master Plan Change or Review for New Code

When plans submitted for review are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged per City Code or at a plan check rate established by this fee scheduled.

j) Reversed Plan Review

Reversed plans which exactly mirror other approved or submitted master plans will be charged a plan review fee equal to one half of the plan review fee for the master plans they mirror.

k) Expedited Plan Review

The fee is paid at time of building permit application and shall be sixty-five percent (65%) of the building permit fee. The fee is for the additional costs associated with providing the service. The Building Official must grant approval for an expedited plan review before the building permit application can be submitted.

2. PERMIT FEES:

When a building permit is required for a project, the applicant will pay the following fees based on the valuation of the proposed project. The permit fees shall be paid at the time that the building permit is issued.

a) Permit Fee Schedule

| TOTAL VALUATION | FEE |
|--------------------------|--|
| \$1 to \$500 | \$25 |
| \$501 to \$2,000 | \$25 for the first \$500 plus \$2.65 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$65 for the first \$2,000 plus \$12.91 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$362 for the first \$25,000 plus \$9.33 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 to \$100,000 | \$595 for the first \$50,000 plus \$6.46 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 to \$500,000 | \$918 for the first \$100,000 plus \$5.02 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| \$500,001 to \$1,000,000 | \$2,926 or the first \$500,000 plus \$4.31 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 |
| \$1,000,001 and up | \$5,081 for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or fraction thereof |

The aforementioned fees shall be calculated to the nearest cent and then rounded to the nearest dollar. A full version of the Permit Fee Schedule is available at the Department of Community Development.

BUILDING VALUATION DATA (COST PER SQUARE FOOT)

| | | |
|--|--|---|
| <p>1 Apartment Houses Type IA or IB \$124.05 Type V-Masonry or III 100.77 Type V-Wood Frame 93.12 Type I-Basement Garage 42.51</p> <p>2 Auditoriums Type IA or IB 119.06 Type IIA 86.17 Type IIB 81.54 Type IIIA 90.58 Type IIIB 85.95 Type VA 86.63 Type VB 80.84</p> <p>3 Banks Type IA or IB 168.18 Type IIA 123.93 Type IIB 119.88 Type IIIA 136.79 Type IIIB 131.80 Type VA 123.93 Type VB 118.73</p> <p>4 Bowling Alleys Type IIA 57.91 Type IIB 54.09 Type IIIA 63.01 Type IIIB 58.96 Type VA 42.51</p> <p>5 Churches Type IA or IB 112.70 Type IIA 84.55 Type IIB 80.38 Type IIIA 91.96 Type IIIB 87.91 Type VA 85.95 Type VB 80.84</p> <p>6 Convalescent Hospitals Type IA or IB 158.11 Type IIA 109.69 Type IIIA 112.46 Type VA 105.99</p> <p>7 Dwellings Type V-Masonry 110.03 Type V-Wood, Good 104.94 Type V-Wood, Very Good 127.55+ Basements/Semi-Finished 26.40 Basements/Unfinished 20.15</p> <p>8 Fire Stations Type IA or IB 129.96 Type IIA 85.47 Type IIB 80.62 Type IIIA 93.58 Type IIIB 89.65 Type VA 87.79 Type VB 83.28</p> <p>9 Homes for the Elderly Type IA or IB 117.79 Type IIA 95.67 Type IIB 91.50 Type IIIA 99.61 Type IIIB 95.56 Type VA 96.25 Type VB 92.90</p> | <p>10 Hospitals Type IA or IB 185.32 Type IIIA 153.47 Type VA 146.40</p> <p>11 Hotels and Motels Type IA or IB 114.67 Type IIIA 99.37 Type IIIB 94.74 Type VA 86.52 Type VB 84.79</p> <p>12 Industrial Plants Type IA or IB 64.63 Type IIA 44.94 Type IIB 41.35 Type IIIA 49.57 Type IIIB 46.68 Tilt-up 34.05 Type VA 46.68 Type VB 42.74</p> <p>13 Jails Type IA or IB 180.69 Type IIIA 165.28 Type VA 123.93</p> <p>14 Libraries Type IA or IB 132.15 Type IIA 96.72 Type IIB 91.96 Type IIIA 102.16 Type IIIB 97.06 Type VA 96.02 Type VB 91.96</p> <p>15 Medical Offices Type IA or IB 135.75 Type IIA 104.70 Type IIB 99.50 Type IIIA 110.27 Type IIIB 105.75 Type VA 102.39 Type VB 98.80</p> <p>16 Offices Type IA or IB 121.27 Type IIA 81.19 Type IIB 77.37 Type IIIA 87.68 Type IIIB 83.86 Type VA 82.12 Type VB 77.37</p> <p>17 Private Garages Wood Frame 27.56 Masonry 31.16 Open Carports 18.88</p> <p>18 Public Buildings Type IA or IB 140.15 Type IIA 113.51 Type IIB 108.53 Type IIIA 117.91 Type IIIB 113.74 Type VA 107.83 Type VB 104.01</p> | <p>19 Public Garages Type IA or IB* 55.60 Type I or II Open Parking* 41.70 Type IIB 31.86 Type IIIA 42.05 Type IIIB 37.41 Type VA 38.22</p> <p>20 Restaurants Type IIIA 110.62 Type IIIB 106.91 Type VA 101.35 Type VB 97.29</p> <p>21 Schools Type IA or IB 126.25 Type IIA 86.17 Type IIIA 92.20 Type IIIB 88.72 Type VA 86.41 Type VB 82.47</p> <p>22 Service Stations Type IIB 76.33 Type IIIA 79.57 Type VA 67.76 Canopies 31.86</p> <p>23 Stores Type IA or IB 93.58 Type IIA 57.22 Type IIB 55.94 Type IIIA 69.61 Type IIIB 65.32 Type VA 58.61 Type VB 54.20</p> <p>24 Theaters Type IA or IB 124.74 Type IIIA 90.80 Type IIIB 86.52 Type VA 85.47 Type VB 80.84</p> <p>25 Warehouses ** Type IA or IB 56.06 Type IIA or VA 33.24 Type IIB or VB 31.27 Type IIIA 37.76 Type IIIB 35.91</p> <p>Equipment Air-conditioning Commercial 4.75 Residential 3.94 Sprinkler Systems 3.00</p> <p>* Add 0.5 percent to total cost for each story over three ** Deduct 11 percent for mini-warehouses Additions shall be valued at the same rate per sq. ft. as a new project. +Single Lot Custom SFD Deduct 20 percent for shell-only buildings.</p> |
|--|--|---|

BUILDING VALUATION DATA, SUPPLEMENTAL ITEMS

| * | Item # | Work (project) type | Unit of Valuation | Construction (Cost/unit) |
|------|--------|---|-------------------|--------------------------|
| 2 | A – 1 | Interior Remodel (General) | Sq. Ft. | \$60.00 |
| 2 | A – 2 | Kitchen Remodel | Sq. Ft. | \$120.00 |
| 2 | A – 3 | Bathroom Remodel | Sq. Ft. | \$90.00 |
| 1 | B – 1 | Covered Porch / Deck | Sq. Ft. | \$16.30 |
| 1 | B – 3 | Uncovered Wood Deck > 6' above F.G. | Sq. Ft. | \$18.00 |
| 1, 3 | B – 4 | Uncovered Wood Deck < 6' above F.G. | Sq. Ft. | \$15.00 |
| 1 | B – 5 | Wd Deck > 6' above F.G. w/Trellis | Sq. Ft. | \$36.00 |
| 1, 3 | B – 6 | Wd Deck < 6' above F.G. w/Trellis | Sq. Ft. | \$30.00 |
| 1, 4 | B – 7 | Patio Cover (attached or detached) | Sq. Ft. | \$15.00 |
| 1, 4 | B – 8 | Trellis (attached or detached) | Sq. Ft. | \$15.00 |
| 5, 6 | C – 1 | Concrete Retaining Wall | Sq. Ft. | \$15.00 |
| 5, 6 | C – 2 | Masonry Retaining Wall | Sq. Ft. | \$10.00 |
| 7 | C – 3 | Pre-cast Concrete Soundwall, 6' or less | Lin. Ft. | \$50.00 |
| 8 | C – 4 | Pre-cast Concrete Soundwall, more than 6' | Lin. Ft. | \$60.00 |
| 9 | C – 5 | Wood Soundwall, 6' or less | Lin. Ft. | \$25.00 |
| 10 | C – 6 | Wood Soundwall, more than 6' | Lin. Ft. | \$30.00 |

*** Notes:**

- 1) Attached or Detached from main structure
- 2) Remodel cost does not include roof or foundation repair.
- 3) Add 20% for Wood Deck when portions of the deck are more than 6' above grade.
- 4) Not on a deck or balcony, directly on grade
- 5) Square Feet taken from top of footing along exposed face of wall
- 6) For cast in place concrete or mortared masonry retaining walls (not for foundation).
- 7) Assumes site assembled wall using pre-cast units, 6' high or less.
- 8) Assumes site assembled wall using pre-cast units, more than 6' high.
- 9) Assumes site assembled wall, 6' high or less.
- 10) Assumes site assembled wall, more than 6' high.

Sq. Ft. = square feet

Lin. Ft. = lineal feet (or linear foot)

Valuation Data represents typical costs for the type of work, not the actual contract price of a specific project. Contact price may be used for the project valuation at the City's discretion.

b) Investigation Fee

Investigation fees for work done without a permit shall be charged per the California Building Code; Equal to the amount of the permit fee required by this code.

c) Reinspection

Reinspection fee shall be charged as indicated below:

One hour at Building Inspector rate established in this fee schedule for each reinspection. This fee will be paid by the project applicant or his/her representative prior to the next inspection.

d) Inspections with no fee indicated

All inspections for items not specifically indicated on this schedule will be charged on an hourly basis at Building Inspector hourly rate established in this fee schedule with a one hour minimum. The minimum fee will be paid by the project applicant or his/her representative prior to the inspection with the balance due immediately thereafter.

e) Demolition Permit per structure

Structures with 3,000 sq. ft. roof or floor (whichever is larger) area or smaller: \$227

Structures with over 3,000 sq. ft. roof or floor (whichever is larger) area: \$453

Abatement demolition to resolve code enforcement case (any structure): \$453

f) Reroof permit per structure

Structures with 3,000 sq. ft. roof area or smaller: \$227

Structures with over 3,000 sq. ft. roof area: \$453

3. MISCELLANEOUS SERVICE FEES:

a) Removal of posted Stop-Work-Order, Removal of posted Notice to Vacate, or Removal of recorded Notice and Order

Fee to remove posted stop-work-order, remove posted notice to vacate, or remove recorded notice and order: \$227. Fee shall be charged prior to removal of posted stop work order, notice to vacate, or notice and order. This service is to cover the cost of staff time to respond, review, and post stop work orders, notices to vacate, or record notice and orders. The property owner or their representative will be required to pay this fee to remove the stop work order, notice to vacate, the recorded notice and order upon resolution of the code enforcement case.

b) Temporary Certificate of Occupancy

This service authorizes the temporary occupancy of a building pending final approvals. The authorization to take temporary occupancy will be granted at the discretion of the Chief Building Official or his/her designated representative. The fee for this service is \$91, plus \$1.13 per \$10,000 of valuation. This fee will be assessed in addition to any other applicable

fees. The project applicant or his/her representative will pay this fee at the time the authorization is granted.

c) Residential Seismic Hazard Inspection

The fee for this service is \$45. The property owner or his/her representative must pay this fee at the time the inspection request is made.

d) Commercial Seismic Hazard Inspection

The fee for this service is \$136. The property owner or his/her representative must pay this fee at the time the inspection request is made.

e) Single-Family Dwelling Code Disclosure Inspection

The fee for this service is \$136. The party requesting the inspection must pay this fee at the time the inspection request is made.

f) Multi-Family Dwelling Code Disclosure Inspection

The fee for this service is \$136 for the first unit plus \$45 per additional unit inspected. The party requesting the inspection must pay this fee at the time the inspection request is made.

g) Commercial Code Disclosure Inspection

The fee for this service is \$45 per hour with a three hour minimum. The party requesting the inspection must pay this fee at the time the inspection request is made.

h) Hourly rate for staff services including research for additional staff services

Additional staff service fees will be paid by the party requesting the research after the work has been completed, but before any results are released. Rate will be charged as follows:

| Position | Hourly Rate |
|---------------------------------|--------------------|
| Chief Building Official | \$149 |
| Supervising Engineer | \$131 |
| Supervising Planner | \$130 |
| Permit Intake Manager | \$126 |
| Plan Check Engineer | \$123 |
| Associate Civil Engineer | \$117 |
| Development Review Coordinator | \$113 |
| Senior Planner | \$111 |
| Senior Code Enforcement Officer | \$106 |
| Senior Building Inspector | \$106 |
| City Planner | \$101 |

| | |
|-------------------------------------|------|
| Departmental Technology Coordinator | \$97 |
| Code Enforcement Officer | \$91 |
| Building Inspector | \$91 |
| CE Tech III | \$91 |
| CE Tech II | \$77 |
| CE Tech I | \$66 |
| CD Tech | \$73 |
| Administrative Secretary | \$66 |
| Senior Administrative Assistant | \$58 |
| Administrative Assistant | \$52 |

i) Replacement of Inspection Card

The permit processing fee for this service will be \$57. This fee will be paid at the time the replacement of the inspection card is requested.

j) Deposit Agreements

A processing fee of \$57 will be charged on all deposit agreements. This fee will be paid at the time the deposit agreement is filed and will not be assessed in addition to fees collected for a temporary certificate of occupancy.

k) Modular Housing and Manufactured Housing Fees

When modular housing and manufactured housing has been inspected in the plant through a State or Federally approved inspection program, the permit fees will be one-half of the specified rates for conventional construction.

l) Mobile Homes – Mobile Home Parks and Accessory Buildings

Fees shall be as provided in Title 25, California Code of Regulations Chapter 2, Mobile Home Parks, as currently exists or as amended.

m) Request for Alternate Materials and Methods Review

A processing fee of \$249 will be charged to review all requests for alternate materials and methods of construction. Fee will be paid at the time of submittal of request.

n) Appeal to Building Regulations Appeal Board

A fee of \$510 will be assessed for filling a request to have a decision made by building official reviewed by the City of Santa Rosa Building Regulations Appeal Board. Fee will be paid at the time of receiving the request for appeal.

o) Permit Renewal

A fee of \$238 will be assessed to re-new an expired permit. Fee will be paid at time of renewal.

p) Extension of Permit Application or Issued Permit

A fee of \$159 will be assessed for extending an application of a permit or for extending an issued permit. Fee will be paid at the time of application to the building official for extension.

q) Review and Abatement of Existing Hazardous Structures

- i) A fee of \$159 will be assessed for initial review to verify noncompliance with City ordinance. This fee will be charged at submittal of the report. A fee will not be charged for structures that comply with the City ordinance or if a report by structural engineer of recommendations is submitted without initial report.
- ii) A fee of \$374 will be assessed to review the structural engineer recommendations for abatement. This fee will be charged at submittal of report.
- iii) A fee of twice the permit fee will be assessed for projects that fail to voluntarily follow-up to abate deficiencies in building structural elements within the required 365 days from notification to abate as required by City ordinance. This fee will be charged at time of submittal of application.

ACCESSIBILITY COMPLIANCE FEE

\$0.11 per \$1,000 valuation

ENERGY EFFICIENCY STANDARDS PERMIT FEE

\$0.23 per \$1,000 valuation

MICROGRAPHICS FEE

\$0.34 per \$1,000 valuation

STRONG MOTION INSTRUMENT FEES

1. Residential structures (except hotels and motels) - \$10 per \$100,000 valuation
2. All other structures - \$21 per \$100,000 valuation
3. Minimum fee - \$0.50

SB 1473 CBSC Fee

Fee transmitted to State for the agencies involved in Code development with emphasis on the development, adoption, publication, updating, and educational efforts associated with green building standards.

| Permit Valuation | Fee |
|--|------------|
| \$1 - 25,000 | \$1 |
| \$25,000 – 50,000 | \$2 |
| \$50,001 – 75,000 | \$3 |
| \$75,001 – 100,000 | \$4 |
| Every \$25,000 or fraction thereof above \$100,000 | Add \$1 |

TECHNOLOGY FEE

The fee is paid with the building permit fee. The fee is for the purpose of cost recovery for specialized license fees, maintenance of computer hardware, and computer software that are instrumental in the City’s ability to provide efficient service and maintain accurate records.

- 1. New detached dwellings\$117
- 2. Dwelling Additions/Remodels.....\$20
- 3. New Attached & Multi-Family Dwellings\$83
- 4. Multi-Family Additions/Remodels\$22
- 5. Commercial-Business & Retail.....\$165
- 6. Commercial Additions/Remodels\$94
- 7. Industrial.....\$110
- 8. Industrial Additions/Remodels.....\$66

ADVANCE PLANNING FEE

This fee is paid with the issuance of the building permit. The fee is for the purpose of recovering a portion of the planning agency cost of service associated with advance planning, preparing and updating the general plan and zoning code, design guidelines and other related services attributable to standards for construction.

- 1. New detached dwellings\$468
- 2. Dwelling Additions/Remodels.....\$83
- 3. New Attached & Multi-Family Dwellings\$331
- 4. Multi-Family Additions/Remodels\$83
- 5. Commercial-Business & Retail.....\$661
- 6. Commercial Additions/Remodels\$386
- 7. Industrial.....\$441
- 8. Industrial Additions/Remodels.....\$275

MECHANICAL PERMIT FEES

1. Permit Issuance

- a) Permit Processing fee \$57
- b) For issuing each supplement permit for which the original permit has not expired, been canceled, or finalized - \$8.22

2. Unit Fee Schedule

(Note: The following do not include permit processing fee.)

a) Furnaces

- i) For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW) - \$16.78
- ii) For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW) - \$20.63
- iii) For the installation or relocation of each floor furnace, including vent - \$16.78
- iv) For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater - \$16.78

b) Appliance Vents

- i) For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit - \$8.22

c) Repairs or Additions

- i) For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code - \$15.53

d) Boilers, Compressors and Absorption Systems

- i) For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW) - \$16.67
- ii) For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7

kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) - \$30.78

- iii) For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) - \$42.23
- iv) For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) - \$62.87
- v) For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h(512.9 kW) - \$105.04

e) Air Handlers

- i) For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto - \$12.07

Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Mechanical Code. For each air-handling unit over 10,000 cfm (4719 L/s) - \$20.52

f) Evaporative Coolers

- i) For each evaporative cooler other than portable type - \$12.07

g) Ventilation and Exhaust

- i) For each ventilation fan connected to a single duct - \$8.22
- ii) For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit - \$12.07
- iii) For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood - \$12.07

h) Incinerators

- i) For the installation or relocation of each domestic-type incinerator - \$20.63
- ii) For the installation or relocation of each commercial or industrial-type incinerator - \$16.44

i) Miscellaneous

- i)** For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table - \$12.07
- ii)** When Chapter 13 is applicable, permit fees for fuel gas piping shall be:
 - Gas Piping System
 - For each gas piping system of one to four outlets - \$5.39
 - For each additional outlet exceeding four, each - \$1.25
 - When Chapter 14 is applicable, permit fees for process piping shall be as follows:
 - For each hazardous process piping system (HPP) of one to four outlets - \$5.67
 - For each hazardous process piping system of five or more outlets, per outlet - \$1.13
 - For each nonhazardous process piping system (NPP) of one to four outlets - \$2.27
 - For each nonhazardous piping system of five or more outlets, per outlet - \$0.57

j) Permit Fee based on a square foot of structure for each residential structure - \$0.06 per sq ft

k) Permit Fee based on a square foot of structure for each commercial and industrial structure - \$0.06 per sq ft (for each commercial and industrial structure or cost per fixture or appliance, whichever is cheaper)

3. Other Inspections and Fees:

- a)** Inspections outside of normal business hours, per hour (minimum charge - two hours of building inspector hourly rate established by this fee schedule)
- b)** Reinspection fees assessed under provisions of Section 116.6 per inspection - (one hour minimum of building inspector hourly rate established by this fee schedule)
- c)** Inspections for which no fee is specifically indicated, per hour (minimum charge – one hour of building inspector hourly rate established by this fee schedule)
- d)** Additional plan review per hour required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one hour of plan check hourly rate established by this fee schedule)

PLUMBING PERMIT FEES

1. Permit Issuance

- a) Permit Processing fee \$57
- b) For issuing each supplemental permit - \$11.34

2. Unit Fee Schedule (In addition to Items 1 and 2 above)

Note: The following do not include permit processing fee.)

- a) For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore) - \$7.94
- b) For each building sewer and each trailer park sewer - \$17.01
- c) Rainwater systems - per drain (inside building) - \$7.94
- d) For each cesspool (where permitted) - \$28.34
- e) For each private sewage disposal system - \$44.35
- f) For each water heater and/or vent - \$7.94
- g) For each gas-piping system of one to five outlets - \$5.67
- h) For each additional gas piping system outlet, per outlet - \$1.13
- i) For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps - \$7.94
- j) For each installation, alteration or repair of water piping and/or water treating equipment, each - \$7.94
- k) For each repair or alteration of drainage or vent piping, each fixture - \$7.94
- l) For each lawn sprinkler system on any one meter including backflow protection devices therefore - \$7.94
- m) For atmospheric-type vacuum breakers not included in item 12:
 - 1 to 5 - \$5.67
 - over 5, each - \$1.13
- n) For each backflow protective device other than atmospheric type vacuum breakers:
 - 2 inch (51 mm) diameter and smaller - \$7.94
 - over 2 inch (51 mm) diameter - \$17.01

- o) For each graywater system - \$44.35
- p) For initial installation and testing for a reclaimed water system - \$34.01
- q) For each annual cross-connection testing of a reclaimed water system (excluding initial test) - \$34.01
- r) For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas - \$56.69
- s) For each additional medical gas inlet(s)/outlet(s) - \$5.67

3. Cost Per Square Foot Fee

(Note: The following do not include permit processing fee.)

- a) Permit fee based on square foot of structure for each residential structure - \$0.06 per sq ft
- b) Permit fee based on square foot of structure for each commercial and industrial structure - \$.06 per sq ft (For each commercial and industrial structure or cost per fixture or appliance, whichever is cheaper).

4. Other Inspections and Fees:

- a) Inspections outside of normal business hours, per hour (minimum charge - two hours of building inspector hourly rate established by this fee schedule)
- b) Reinspection fees assessed under provisions of Section 116.6 per inspection – (one hour minimum of building inspector hourly rate established by this fee schedule)
- c) Inspections for which no fee is specifically indicated, per hour (minimum charge - one hour of building inspector hourly rate established by this fee schedule)
- d) Additional plan review per hour required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one hour of plan check hourly rate established by this fee schedule)

ELECTRICAL PERMIT FEES

1. Permit Issuance

- a) Permit Processing fee \$57
- b) For the issuing of each supplemental permit for which the original permit has not expired, been canceled, nor finalized - \$7.37

2. System Fee Schedule

(Note: The following do not include permit processing fee.)

- a) Permit fee based on a square foot of structure for each residential structure - \$0.06 per sq ft.
- b) Permit fee based on a square foot of structure for each commercial and industrial structure - \$0.06 per sq ft (for each commercial and industrial structure or cost per fixture or appliance, whichever is cheaper)

For other types of residential occupancies and for alterations, additions and modifications to existing residential buildings, use the Unit Fee Schedule, below.

3. Unit Fee Schedule

(Note: The following do not include permit-issuing fee.)

a) Receptacle, Switch and Light Outlets

- i) For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters:
First 20 fixtures, each - \$1.13
Additional fixtures, each - \$0.74

Note: For multi-outlet assemblies, each 5 feet (1524 mm) or fraction thereof may be considered as one outlet.

b) Lighting Fixtures

- i) For lighting fixtures, sockets or other lamp-holding devices:
First 20 fixtures, each - \$1.13
Additional fixtures, each - \$0.74
- ii) For pole or platform-mounted lighting fixtures, each - \$1.13
- iii) For theatrical-type lighting fixtures or assemblies, each - \$1.13

c) Residential Appliances

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric

ranges; self-contained room, console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746 W) in rating, each - \$4.82

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus, below.

d) Nonresidential Appliances

i) For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA), in rating including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each - \$4.82

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus, below.

e) Power Apparatus

i) For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:

Rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA) or kilovolt-amperes-reactive (kVAR):

Up to and including 1, each - \$4.82

Over 1 and not over 10, each - \$12.47

Over 10 and not over 50, each - \$24.94

Over 50 and not over 100, each - \$50.17

Over 100, each - \$75.39

Notes:

1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

f) Busways

i) For trolley and plug-in-type busways, each 100 feet (30480 mm) or fraction thereof - \$7.37

Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.

g) Signs, Outline Lighting and Marquees

- i) For signs, outline lighting systems or marquees supplied from one branch circuit, each - \$24.94
- ii) For additional branch circuits within the same sign, outline lighting system or marquee, each - \$4.82

h) Services

- i) For services of 600 volts or less and not over 200 amperes in rating, each - \$30.89
- ii) For services of 600 volts or less and over 200 amperes to 1,000 amperes, each - \$62.92
- iii) For services over 600 volts or over 1,000 amperes in rating, each - \$125.85

i) Miscellaneous Apparatus, Conduits and Conductors

- i) For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth - \$18.42

Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.

j) Private Swimming Pools

- i) For new private, in-ground swimming pools for single-family and multifamily occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool - \$50.17

k) Carnivals and Circuses

Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.

- i) For electrical generators and electrically driven rides, each - \$24.94
- ii) For mechanically driven rides and walk-through attractions or displays having electric lighting, each - \$7.37
- iii) For a system of area and booth lighting, each - \$7.37

For permanently installed rides, booths, displays and attractions, use the Unit Fee Schedule, below.

l) Temporary Power Service

- i)** For a temporary service pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each - \$24.94
- ii)** For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each - \$12.47

4. Other Inspections and Fees:

- a)** Inspections outside of normal business hours, per hour (minimum charge - two hours of building inspector hourly rate established by this fee schedule)
- b)** Reinspection fees assessed under provisions of City Code Section 18-08.150 per inspection - (one hour minimum of building inspector hourly rate established by this fee schedule)
- c)** Inspections for which no fee is specifically indicated, per hour (minimum charge – one hour of building inspector hourly rate established by this fee schedule)
- d)** Additional plan review per hour required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one hour of plan check hourly rate established by this fee schedule)

PUBLIC WORKS FEES

Fees for services provided by the City of Santa Rosa Department of Public Works are paid prior to issuance of the encroachment permit. Fees may be paid at the Public Works Department, Municipal Services Center South, located at 69 Stony Circle or at Engineering Development Services, Room 5, 100 Santa Rosa Avenue.

| | |
|---------------------|-------------------------------------|
| Encroachment Permit | \$80 processing fee per permit |
| Plan Checking Fee | 5% of estimated construction cost |
| Inspection Fee | 7% of estimated construction cost |
| Permit Renewal Fee | \$80 |
| Re-inspection Fee | \$50 for each site inspection/visit |

(Note: Encroachment Permit applicants with City Engineer signed improvement plans pay only the \$80 processing fee for the Encroachment Permit. Plan check and inspection fees for City Engineer signed improvement plans are collected during the City Engineer review process for those plans.)

OTHER FEES

FIRE PERMIT FEES

Fees for permits issued by the City of Santa Rosa Fire Department are collected at the time of application. Many fees related to development & fire activities are outlined below. Other fees, such as those for storage of hazardous or combustible materials, annual fire permits, and inspection of day care operations are not listed. Information about these fees can be obtained by calling the Fire Department at (707) 543-3500 or going online at www.santarosafd.com

| Permit Type | Fee (Effective July 1, 2013) |
|--|--|
| Fire Life Safety Plan Review | 50% of building permit fee + 2.5% Micrographics Fee + 2.5% Technology Fee (EXCEPTION: Photovoltaic Systems permits: Commercial = \$266, + Micrographics/Technology Fees) |
| Fire Life Safety Inspection | 50% of building permit fee + 2.5% Micrographics Fee + 2.5% Technology Fee (EXCEPTION: Photovoltaic Systems permits: Commercial = \$266, + Micrographics/Technology Fees) |
| Commercial Fire Sprinkler Installation/Alteration (Less than 100 sprinkler heads) | \$364 + \$3.27 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Commercial Fire Sprinkler Systems (greater than 100 sprinkler heads) | \$364 + \$5.20 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Residential Fire Sprinkler Systems | \$364 + \$3.27 per sprinkler + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Fire Alarm System Installation | \$364 + \$3.27 per device + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Fire Alarm System Minor Modification | \$243 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Fire Sprinkler Supervision System | \$243 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Underground Fire Main Installation | \$729 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Fixed Extinguishing System | \$385 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Standpipe Systems | Actual hours & costs (4 hour minimum) = \$504 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Fire Pump Installation | Actual hours & costs (4 hour minimum) = \$504 + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Outside Consultant Fee for Plan Review and/or Inspection Services | Cost + 25 percent overhead |
| Temporary Certificate of Occupancy | Actual hours & costs (2 hour minimum) = \$252 |
| Additional Plan Review / Fire Prevention Bureau Re-inspection – (Hourly rate) | Hourly rate/minimum 1 hour (\$126/hour) |
| Expedited Plan Review-Permit fee + 2-hour minimum overtime cost (not always available) | 2-hour overtime hourly minimum (\$378) |
| Emergency Responder Radio Coverage System | 4.25 hours (\$535.50) + 2.5% Micrographics Fee & 2.5% Technology Fee |
| Alternate Method Request | 2-hour minimum (\$252) + 2.5% Micrographics Fee + 2.5% Technology Fee |
| Public Occupancy - New establishments serving alcohol with bar and/or providing live entertainment | \$252 + 2.5% Micrographics Fee + 2.5% Technology Fee |

POLICE FEES

Fees for services provided by the City of Santa Rosa Police Department are collected at the time of application. Fees are charged for card table permits and masseuse business permits. All fees are paid at the Santa Rosa Police Department, located at the Public Safety Building, 965 Sonoma Avenue. For more information, contact the Police Department at 543-3550.

REAPPORTIONMENT OF ASSESSMENTS

When a parcel within a special assessment district is subdivided, the assessment is spread to the newly created parcels. The fee is paid prior to final map recordation at the Department of Administrative Services, located in the City Hall Annex, 90 Santa Rosa Avenue. The fees for reapportionment of assessments are:

\$50 for the first two lots and
\$20 for each lot thereafter

BUSINESS TAX CERTIFICATE

A Business Tax Certificate is proof of payment of Santa Rosa's business tax indicating tax period covered and applies to businesses that operate in the City limits. This includes all contractors who perform work in the City. Business Tax Certificates are paid at the Finance Department at 90 Santa Rosa Avenue, and are charged based on calendar year gross receipts as follows:

| <u>Gross Receipts</u> | <u>Tax</u> |
|-----------------------|------------|
| \$0-\$25,000 | \$25 |

For businesses generating more than \$25,000 in gross receipts in a calendar year, in addition to the \$25 shown above, additional tax is assessed as follows:

- 1) Retail -- Any gross receipts over \$25,000 are multiplied by .00034 to arrive at the additional tax.
- 2) Service -- Any gross receipts over \$25,000 are multiplied by .00084 to arrive at the additional tax.
- 3) Contractors -- Any gross receipts over \$25,000 are multiplied by .00109 to arrive at the additional tax.
- 4) Professionals -- Any gross receipts over \$25,000 are multiplied by .00168 to arrive at the additional tax.

In addition to the business tax mentioned above, there is a Compliance Review Fee that is also collected when paying Business Taxes, \$25 for New Applications and \$10 for Annual Renewals.

FEE SCENARIOS

The following pages illustrate the fees charged to four "typical" development scenarios. The fees shown may change depending on the location and complexity of your project.

SINGLE FAMILY DWELLING UNIT

The fees shown below are estimates for an average single-family unit in three different areas of the City of Santa Rosa. This unit is located in a subdivision, is 1,800 square feet and has an attached garage that is 440 square feet on a 6,000 square foot lot. The parcel is designated Low Density Residential by the General Plan. Based on the California Building Code's definition of valuation, the dwelling unit is valued at \$195,612 and the garage at \$12,126 for a total valuation of \$207,738.

| | <u>Southwest Area Plan</u> | <u>Southeast Area Plan</u> | <u>Other areas of the City</u> |
|----------------------------|-----------------------------------|-----------------------------------|---------------------------------------|
| Plan Check | 1,053 | 1,053 | 1,053 |
| Building Permit | 1,460 | 1,460 | 1,460 |
| Misc Building Fees | 149 | 149 | 149 |
| Technology Fee | 117 | 117 | 117 |
| Advance Planning Fee | 468 | 468 | 468 |
| Elec, Mech & Plumb Permits | 403 | 403 | 403 |
| Wastewater Demand | 11,254 | 11,254 | 11,254 |
| Water Demand | 6,696 | 6,696 | 6,696 |
| Meter Fees | 350 | 350 | 350 |
| School Impact | Check School Dist. | Check School Dist. | Check School Dist. |
| Housing Allocation Fee | 10,704 | 10,704 | 10,704 |
| Capital Facilities Fee | 5,123 | 5,123 | 5,123 |
| Park Fee | 7,101 | 7,491 | 7,387 |
| SW Area Impact Fee | 10,992 | 0 | 0 |
| SE Area Impact Fee | 0 | 11,151 | 0 |
| Total by Area | \$55,870+School | \$56,419+School | \$45,164+School |

Notes:

- ◆ Miscellaneous building fees include: Energy Efficiency Standards Permit Fee, Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.
- ◆ School fees vary by School District. The Wright District (southwest), the Bellevue District (southeast), and the Santa Rosa City School District (other areas) currently charge a statutory fee. If a school mitigation agreement has been executed, school fees will be higher.
- ◆ Fees for the Southwest and Southeast areas apply within boundaries established by the Southwest and Southeast Area Plans. These fees are adjusted annually.
- ◆ Park fees vary by area. Park fee for "other areas" is based on fee for northwest Santa Rosa.
- ◆ The valuation for the dwelling unit includes fire sprinkler system but does not include air conditioning.
- ◆ If the dwelling is in a Wildland-Urban Interface (WUI) zone, then it will also be charged fire plan check (\$730), fire inspection (\$730), Fire Micrographics (\$36) and Fire Technology (\$36) fees.
- ◆ Plan check fee includes NPDES fee and Application Processing fee.
- ◆ When landscape plans are required, Water Conservation (EDS review) fees are \$125 for review and \$45 for inspection.

FEE SCENARIOS (Continued)

MAJOR SUBDIVISION WITH SIX PARCELS

The following application fees are those that would be charged to a major subdivision. This scenario assumes a six lot subdivision, required to undergo environmental review, but no rezoning. Special Tax District fees, if any, not included.

| | |
|--|----------------|
| Application Completion Review fee | \$275 |
| Application Processing fee | \$57 |
| Application Fee..... | \$15,497 |
| Fee per lot/unit (\$136 each) | \$816 |
| Public Hearing (Planning Commission) | \$1,747 |
| Environmental Assessment..... | <u>\$2,457</u> |
| TOTAL | \$20,849 |

COMMERCIAL OFFICE SCENARIO

Listed below are the fees that would be applied to a "typical" 8,000 square foot general office building on a vacant lot, valued at \$680,960. This office building would require environmental review as well as design review.

| | |
|--|-------------|
| Use permit/Design review | \$7,815 |
| Public hearing | \$1,747 |
| Environmental Assessment..... | \$2,457 |
| Plan check..... | \$2,586 |
| Sewer demand fee | \$18,850 |
| Water demand fee (domestic & irrigation) | \$13,317 |
| Sewer application processing fee..... | \$510 |
| Water application processing fee | \$1,020 |
| Meter fee (2 - 1" meters) | \$700 |
| Backflow inspection fee..... | \$45 |
| Encroachment permit | \$80 |
| School impact (\$0.36 per square foot; actual fee varies by district)..... | \$2,880 |
| Capital Facilities Fee | \$32,400 |
| Building Permit | \$3,706 |
| Miscellaneous Building Fees..... | \$634 |
| Elec, Mech & Plumb Permits..... | \$1,440 |
| Technology Fee | \$165 |
| Advance Planning Fee | \$661 |
| Fire Plan Check..... | \$1,853 |
| Fire Inspection..... | \$1,853 |
| Fire Micrographics Fee | \$92 |
| Fire Technology Fee | <u>\$92</u> |
| TOTAL (see notes for additional fees) | \$94,903 |

Notes:

- ◆ Water demand fee is based on estimated use of 7,200 gallons per month for domestic use and an estimated peak irrigation use of 16,000 gallons per month.
- ◆ Plan check fee includes NPDES and Application Processing Fee.
- ◆ Miscellaneous building fees include: Accessibility Compliance Fee, Energy Efficiency Standards Permit Fee, Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.
- ◆ Art In-lieu fee charged if applicant does not provide Public Art per Ordinance #3805 (1%=\$6,809.80).
- ◆ If in Southwest Area, add SWADIF = 8,000 sq.ft. x \$8.82/sq.ft. = \$70,560
- ◆ If in Southeast Area, add SEADIF = 8,000 sq.ft. x \$7.23/sq.ft. = \$57,840
- ◆ Use Permit/Design Review includes Concept Design Review application fee and processing fees (3).
- ◆ When landscape plans are required, Water Conservation (EDS review) fees are \$175 for review and \$150 for inspection.

FEE SCENARIOS (Continued)

ANNEXATION SCENARIO

The following outlines fees that would be charged to process an annexation of eleven acres which requires environmental review. These fees can vary depending on the location and complexity of the annexation.

| | |
|--|--------------|
| City Annexation/Rezoning fee | \$7,857 |
| Processing fee | \$57 |
| Public Hearings (Planning Commission & City Council)..... | \$2,827 |
| Environmental Assessment..... | \$2,457 |
| Maps and legal descriptions (estimate) (private engineer) | \$3,000 |
| LAFCO (with 100% landowner consent)..... | \$4,500 |
| LAFCO environmental document review (Environmental Impact Report)..... | \$1,800 |
| State Board of Equalization fee (collected by LAFCO)..... | <u>\$800</u> |
| TOTAL | \$23,298 |

Notes: LAFCO fees are higher for annexations without 100 percent landowner consent. Fees are lower if environmental document review involves an exemption or an initial study and negative declaration. State Board of Equalization fees are collected upon LAFCO approval. LAFCO may require additional reviews and fees or deposits.

FOR MORE INFORMATION, CONTACT SONOMA COUNTY LAFCO AT 565-2577 or www.sonoma-county.org/lafco