

# STAFF REPORT



TO: LINDSAY CITY COUNCIL  
DATE: February 11, 2020  
AGENDA #: 10  
FROM: Michael Camarena, Interim City Manager

## Resolution 20-08, Building Permit and Related Activities Schedule of Fee Update

**ACTION** Approval of Resolution 20-08, Updating Building Permit and Related Activities Schedule of Fees

**PURPOSE**

- Statutory/Contractual Requirement
- Council Vision/Priority
- Discretionary Action
- Plan Implementation

**OBJECTIVE(S)**

- Live in a safe, clean, comfortable and healthy environment.
- Increase our keen sense of identity in a connected and involved community.
- Nurture attractive residential neighborhoods and business districts.
- Dedicate resources to retain a friendly, small-town atmosphere.
- Stimulate, attract and retain local businesses.
- Advance economic diversity.
- Yield a self-reliant city government that provides effective, basic services.

## RECOMMENDATION

Staff respectfully recommends Approval of Resolution 20-08, Updating Building Permit Schedule of Fees.

## BACKGROUND | ANALYSIS

A user fee, or service fee, is a payment made by an individual for a service that primarily benefits the individual. User fees may not exceed the reasonable cost of the service for which they are collected.

Included in the costs of the service are three components:

1. Direct Labor. Employee hours spent directly on the fee related service. This rate includes the employee's salary and fringe benefits.
2. Departmental Indirect Labor. Departmental employees not directly working on the fee related service, but responsible for supervision and administrative activities. This cost layer includes secretarial support staff and a portion of the department head's time.
3. Central Overhead. This component includes those departments that provide support to other City departments (examples: City Attorney, City Manager, Finance and Human Resources) and other costs to provide service.

In this particular case, the user fees referred to here are building permit fees.

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### **TYPICAL BUILDING PERMIT PROCESS**

The building permit process involves many City staff in several departments. An example of the process for a new single-family residential building permit would be as follows;

- Applicant fills out permit application;
- Applicant submits plans, energy calculations, fire suppression system plans, truss design and calculations and engineering calculations (if needed).

City Services staff receives and reviews application. Plans are forwarded to City Planning staff for review of site requirements (setback, proper zoning, height, flood zone and coverage conformance). Fire department review may be required based on type of project application received (primarily commercial applications).

Plans are then reviewed by building inspector for building code compliance. In more complex commercial applications, the plans are forwarded to outside consultants for plan check process. The plan check fee is based on a percentage of the valuation of project. In cases of low valuation or single item projects, no plan check fee is charged.

Once the plans are approved, the building permit is prepared and applicant alerted that the permit is ready to be issued.

Applicant then pays for the permit, a receipt prepared with journal of where to route the collected permit fee revenue (general fund, water enterprise, sewer enterprise, parks funds, etc.).

Applicant then commences construction and schedules required inspections.

In all, there are three departments, minimum, required to accept, review, process and inspect the permitted construction. In the case of commercial applications, a fourth departmental review is required.

With less complicated or single item permits (re-roof or water heater replacement for example), there are still 2 departments involved (City Services and Finance). These types of permits are considered "flat rate" permits.

The existing building permit fee schedule was approved in 2014. Each jurisdiction must provide estimated reasonable cost of providing the service for which the fee is charged.

Included with this staff report is a side by side chart showing the current fee schedule and the proposed fee schedule. As noted above, the proposed fees are based on time considerations and other direct or indirect costs associated to process respective building permits. The permit issuance fee covers the initial contact, application, reviews and processing of the prospective permit. The plan check fee covers the time to review the submitted plans for code compliance. The inspection fee covers time and number of inspections necessary to complete the project, including project final or close out documentation.

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### ALTERNATIVES

- Council approve the Building Permit Resolution of Fees as proposed;
- Council not approve the Building Permit Resolution of Fees and maintain the current fee structure;
- Council not approve the Building Permit Resolution of Fees and provide direction to staff

### BENEFIT TO OR IMPACT ON CITY RESOURCES

Proposed Building Permit and Related Activities Schedule of Fees update will allow the City to increase revenues directly associated with providing

### ENVIRONMENTAL REVIEW

- Not required by CEQA  
 If required by CEQA:

### POLICY ISSUES

- No policy issues  
 Policy issues:

### PUBLIC OUTREACH

- Posted in this agenda  
 Additional public outreach: Direct contact to Builders In

### ATTACHMENTS

- Resolution 20-08, Updating Building Permit and Related Activities Schedule of Fees
- Existing Building Permit Fees and Proposed Building Permit Fees
- Attachment A, New Construction or Additions to Structure Permit Fee Schedule



## RESOLUTION OF THE CITY OF LINDSAY

NUMBER           **20-08**

TITLE             **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDSAY UPDATING FEES RELATING TO BUILDING PERMIT AND RELATED ACTIVITIES**

MEETING         At a regularly scheduled meeting of the City of Lindsay City Council held on February 11, 2020 at 6:00 PM at 251 E. Honolulu Street, Lindsay, CA 93247

**WHEREAS**, the City Services Department has requested to update existing fees relating to building permits and related activities and;

**WHEREAS**, the City of Lindsay has the responsibility to provide building permit and related activity services to those individuals requesting such service; and

**WHEREAS**, it is necessary from time to time to review costs associated with providing building permit and related activity services to individuals; and

**WHEREAS**, the City Council of the City of Lindsay last updated fees relating to building permits, inspections and related activities on March 11, 2014; and

**WHEREAS**, in an effort to recover associated staff costs, it is necessary to update and amend some of the fees charged by the City to provide building permit and related activities and services; and

**WHEREAS**, as required by Article XIII C of the California Constitution and California law, cities can only charge rates or fees that are equal to or less than the reasonably anticipated costs of providing the service, conferring a benefit, granting a privilege, performing regulatory duties, enforcing laws, or as a condition of property development; and

**WHEREAS**, in order to recover these costs, it is necessary to establish new fees and modify current fees by amending the Building Permit and Related Activities Fees Schedule; and

**WHEREAS**, following a properly noticed public hearing at which oral and written testimony, if provided, was considered, the City Council has determined that it is in the best interest of the City to adjust fees for Building Permit and Related Activities Fees Schedule

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINDSAY DOES HEREBY RESOLVE AS FOLLOWS:**

- SECTION 1.       City Council of the City of Lindsay hereby approves amending the Building Permit and Related Activities Fees Schedule attached hereto as Exhibit "A" and made part hereof by this reference.
- SECTION 2.       This Resolution amending the Building Permit and Related Activities Fees Schedule shall take effect immediately upon its adoption.



## RESOLUTION OF THE CITY OF LINDSAY

**PASSED AND ADOPTED** by the City Council of the City of Lindsay as follows:

MEETING DATE	February 11, 2020
MOTION	
2 <sup>nd</sup> MOTION	
AYES	
ABSENT	
ABSTAIN	
NAYS	

CERTIFICATION OF THE FOREGOING RESOLUTION AS FULL, TRUE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LINDSAY AS DETAILED.

\_\_\_\_\_  
Juana Espinoza, Interim City Clerk

\_\_\_\_\_  
Pamela Kimball, Mayor

## CITY OF LINDSAY FEE SCHEDULE

<u>FLAT RATES MISCELLANEOUS</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
	Effective 2014	
HVAC <del>A/C</del> unit	\$280.00	\$300.00
Building sewer	\$130.00	\$200.00
Demolition <del>fee</del>	\$130.00	\$200.00
Electrical Service (<200 amp)	\$130.00	\$200.00
Evaporative cooler	\$130.00	\$200.00
Excavation/Encroachment of Right of Way	\$180.00	\$250.00
Utility Company Annual Encroachment of Right of Way		\$1,000.00
Septic tank abandonment	\$130.00	\$200.00
Signs (No Electrical)	\$230.00	\$200.00
<b>Signs (Electrical)</b>		<b>\$250.00</b>
<del>Solar</del>	<del>\$180.00</del>	
Above-ground swimming pool	\$230.00	\$250.00
Temporary power service	\$180.00	\$200.00
Tub/Shower	\$130.00	\$200.00
Wall furnace	\$130.00	\$200.00
Water heater	\$130.00	\$200.00
Patio and carport	\$280.00	\$325.00
Reroof single family residential	\$180.00	\$250.00
Reroof multifamily/commercial	\$280.00	\$300.00

<u>OTHER INSPECTION FEES</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
Special inspections (Compliance) \$50.00 per ho	\$100.00	\$100.00
Re-inspection fees	\$80.00	\$120.00
<b>Work without Permit</b>	<b>2x Permit Fees each applicable category</b>	

**New Construction or Additions to Structure (Electrical, Plumbing & Mechanical Fees)**

(See Attachment A for permit fee &amp; plan check fee based on total valuation)

<u>ELECTRICAL PERMIT FEES</u>	<u>CURRENT FEE</u>	<u>PROPOSED FEE</u>
Permit fee	See Attachment A	See Attachment A
Residential wiring system (includes one & two fa	0.112¢ per sq ft	0.112¢ per sq ft
Multifamily wiring system	0.100¢ per sq ft	0.100¢ per sq ft
Light fixtures, plugs, switches	First 20, each...\$2.20	\$78.40 First 20
	Additional each...\$1.46	Additional each...\$1.60
<del>Signs with lights</del>	<del>\$150.00</del>	
Electric meter up to 200 amp	\$50.00	\$100.00

**Photovoltaic System--Set by Assembly Bill AB1414 & Shall remain in effect until 1-1-25)**

Residential 1-15 Kilowatts		\$450 each
Residential for each kilowatt above 15 kw		\$15 per kw
Commercial 1-50 Kilowatts		\$1,000 each
Commercial for each kilowatt between 51 kw and 250 kw		\$7 per kw
Commercial for eachkilowatt above 250 kw		\$5 per kw

PLUMBING PERMIT FEES	CURRENT FEE	PROPOSED FEE
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Permit fee	See Attachment A	See Attachment A
Water heater and/or vent	\$24.60	\$80.00
Gas piping one to five outlets	\$12.30	\$80.00
Each additional gas piping, per outlet	\$2.20	\$50.00
Water piping	\$9.50	\$10.50
Building sewer and each trailer park sewer	\$50.00	\$50.00
Each fixture on one trap or set of fixtures on one trap	\$19.60	\$25.00
Grease trap	\$50.00	\$100.00
Landscape sprinkler system. New MWELO <del>Lawn sprinkler system</del>	\$29.60	\$160.00
In-ground spa/pool <del>Private spa and pool</del>	\$200.00	\$350.00
<b>Fire &amp; Hood Suppression/Alarm Sytem/Detection System</b>		
New Sprinkler System		\$215.00
Sprinkler System Expansion		\$110.00

<b>Protection Devices</b>		
Residential Backflow Preventer or Vacum Breakers: One to Five Devices		\$140.00
Residential Backflow Preventer or Vacum Breakers: over five devices; each		\$70.00
Commercial Backflow Preventer or Vacum Breakers		\$275.00

MECHANICAL PERMIT FEES	CURRENT FEE	PROPOSED FEE
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Permit fee	See Attachment A	See Attachment A
Wall furnace/HVAC <del>AC unit</del>	\$50.00	\$95.00
Cooler	\$21.30	\$25.00
Fan ventilation	\$14.50	\$25.00
Duct system	\$21.30	\$25.00
Hood (including duct)	\$21.30	\$25.00

This change shall be implemented immediately with the appropriate SDI and SB1473 fees applied.

LEGEND	
AAA	Proposed increase
AAA	New Fee
AAA	Deletion of Fee or Correction

CITY OF LINDSAY FEE SCHEDULE

ATTACHMENT A

TOTAL VALUATION	CURRENT FEES		PROPOSED FEES	
	BUILDING PERMIT	PLAN CHECK FEE	BUILDING PERMIT	PLAN CHECK FEE
\$1	\$500	\$80.00	\$80.00	
\$501	\$600	\$83.55	\$83.55	
\$601	\$700	\$87.10	\$87.10	
\$701	\$800	\$90.65	\$90.65	
\$801	\$900	\$94.20	\$94.20	
\$901	\$1,000	\$97.75	\$97.75	
\$1,001	\$1,100	\$101.30	\$101.63	\$66.06
\$1,101	\$1,200	\$104.85	\$105.51	\$68.58
\$1,201	\$1,300	\$108.40	\$109.39	\$71.11
\$1,301	\$1,400	\$111.95	\$113.27	\$73.63
\$1,401	\$1,500	\$115.50	\$117.15	\$76.16
\$1,501	\$1,600	\$119.05	\$121.03	\$78.68
\$1,601	\$1,700	\$122.60	\$124.91	\$81.21
\$1,701	\$1,800	\$126.15	\$128.79	\$83.73
\$1,801	\$1,900	\$129.70	\$132.67	\$86.26
\$1,901	\$2,000	\$133.25	\$136.55	\$88.78
		For every \$1,000 increase in the valuation the Building Permit increases by \$3.55 and the Plan Check Fee increases by \$2.31 up to \$500,000. For valuation above \$500,000 please see the formulas below;	For every \$1,000 increase in the valuation the Building Permit increases by \$3.88 and the Plan Check Fee increases by \$2.52 up to \$500,000. For valuation above \$500,000 please see the formulas below;	
<u>TOTAL VALUATION</u>	<u>BUILDING PERMIT</u>	<u>BUILDING PERMIT</u>	<u>BUILDING PERMIT</u>	
\$500,001 to \$1,000,000	\$1,897.60 for the first \$500,000 plus \$2.98 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$2,057.39 for the first \$500,000 plus \$3.26 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00		
\$1,000,001 and up	\$3,672.60 for the first \$1,000,000 plus \$1.96 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	\$3,685.96 for the first \$1,000,000 plus \$2.14 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00		
	Plan Check Fee is 65% x Building Permit Fees	Plan Check Fee is 65% x Building Permit Fees		

\*Current fees adopted 2014

9.30% increase based on Historical CPI increase

Historical CPI increase		
2014	236.7	1.60%
2015	237	0.10%
2016	240	1.30%
2017	245.1	2.10%
2018	251.1	2.40%
2019*	255.7	1.80%
<b>Total increase</b>		<b>9.30%</b>
	<b>Current Fee</b>	<b>Proposed Fee</b>
	\$ 3.55	\$ 3.88
	\$ 2.31	\$ 2.52



**CITY OF LINDSAY FEE SCHEDULE**

DEVELOPMENT FEES		
Engineering Development/Public Improvement Plan Check and Inspection, percent by value		5.00% \$1-\$10,000
		3.50% \$10,001-\$100,000
		3.00% \$100,001-\$200,000
		2.50% \$200,001 and above
Water Acreage Fee	\$ 400.00	per acre
Sewer Acreage Fee	\$ 300.00	per acre
Storm Drain Acreage Fee per Acre	\$ 550.00	R-1-7
	\$ 650.00	RM-3
	\$ 800.00	RM1.5
	\$ 950.00	Industrial
	\$ 1,090.00	Commercial
Parkland Fee	\$ 650.00	Per house
Grading Permit Fee	\$ 0.20	per Cubic Yard

In addition to the above fees that relate to the subdivision/commercial development, there are fees that shall be payable upon issuance of building permits for each lot/project. The list of required fees includes

Building Permit	Based on building value per UBC	
Building Permit Plan Check Fee	65% of Building Permit Fee	
Electrical Permit	See Electrical Permit Fees	
Plumbing Permit	See Plumbing Permit Fees	
Mechanical Permit	See Mechanical Permit Fees	
Water Connection Fee	\$ 245.00	per connection
Water Meter Fee	See Water Fees. Depends on Size and number of connections	
Wastewater Treatment Fee	\$ 150.00	per connection
Sewer Connection Fee	\$ 700.00	per connection
Sewer Treatment Plant Fee	\$ 250.00	per connection
Seismic Fee	Based on building value (x 0.0001)	
SB 1473	Based on building value	
School Fees	To be paid directly to LUSD	

## CITY OF LINDSAY FEE SCHEDULE

## WATER CONNECTION &amp; INSTALLATION FEES

## Residential Service:

Size	Connection Fee		Materials/Labor		Total Fees	
	Current	Proposed	Current	2020 Proposed	Current	2020 Proposed
5/8"	\$ 245.00	\$ 245.00	\$ 636.07	\$ 1,746.15	\$ 881.07	\$ 1,991.15
3/4"	\$ 245.00	\$ 245.00	\$ 659.98	\$ 1,865.65	\$ 904.98	\$ 2,110.65
1"	\$ 245.00	\$ 245.00	\$ 815.34	\$ 1,962.15	\$ 1,060.34	\$ 2,207.15
1-1/2"	\$ 245.00	\$ 245.00	\$ 1,163.41	\$ 2,371.15	\$ 1,408.41	\$ 2,616.15
2"	\$ 245.00	\$ 245.00	\$ 1,441.96	\$ 2,633.76	\$ 1,686.96	\$ 2,878.76
3" and Up	\$ 245.00	\$ 245.00	Developer to pay fees and install required meter. City to order meter and box and			

\*Proposed Fees to increase based on Sensus pricing. See attached 2019 Sensus pricing for meters

## Commerical Service:

Size	Connection Fee		Materials Only		Total Fees	
	Current	Proposed	Current	Proposed	Current	Proposed
1-1/2"	\$ 245.00	\$ 245.00	\$ 1,471.71	Based on current pricing*	\$ 1,716.71	To be determined
2"	\$ 245.00	\$ 245.00	\$ 1,723.87	Based on current pricing*	\$ 1,968.87	To be determined
2" Compound	\$ 245.00	\$ 245.00	\$ 2,890.00	Based on current pricing*	\$ 3,135.00	To be determined
3"	\$ 245.00	\$ 245.00	\$ 3,580.49	Based on current pricing*	\$ 3,825.49	To be determined
3" Compound	\$ 245.00	\$ 245.00	\$ 5,211.37	Based on current pricing*	\$ 5,456.37	To be determined
4"	\$ 245.00	\$ 245.00	\$ 5,456.42	Based on current pricing*	\$ 5,701.42	To be determined
4" Compound	\$ 245.00	\$ 245.00	\$ 7,200.22	Based on current pricing*	\$ 7,445.22	To be determined
6"	\$ 245.00	\$ 245.00	\$ 7,916.78	Based on current pricing*	\$ 8,161.78	To be determined
6" Compound	\$ 245.00	\$ 245.00	\$ 10,566.77	Based on current pricing*	\$ 10,811.77	To be determined
8"	\$ 245.00	\$ 245.00	\$ 5,921.79	Based on current pricing*	\$ 6,166.79	To be determined
8" Compound	\$ 245.00	\$ 245.00	\$ 9,921.79	Based on current pricing*	\$ 10,166.79	To be determined
10"	\$ 245.00	\$ 245.00	\$ 7,653.27	Based on current pricing*	\$ 7,898.27	To be determined
16"	\$ 245.00	\$ 245.00	\$ 18,279.86	Based on current pricing*	\$ 18,524.86	To be determined

\*See attached 2019 Sensus pricing for meters. The City will only provide meter to developer/contractor to assure right meter is install.

Water Connection Fees set per Resolution 04-74 dated December 14, 2004

# STAFF REPORT



TO: LINDSAY CITY COUNCIL  
DATE: February 11, 2020  
AGENDA #: 11  
FROM: Michael Camarena, Interim City Manager

## Public Hearing for Resolution 20-09, Amended Planning and Development Fee Schedule

**ACTION** Approval of Resolution 20-09 Amending Planning and Development Fees

**PURPOSE**

- Statutory/Contractual Requirement
- Council Vision/Priority
- Discretionary Action
- Plan Implementation

**OBJECTIVE(S)**

- Live in a safe, clean, comfortable and healthy environment.
- Increase our keen sense of identity in a connected and involved community.
- Nurture attractive residential neighborhoods and business districts.
- Dedicate resources to retain a friendly, small-town atmosphere.
- Stimulate, attract and retain local businesses.
- Advance economic diversity.
- Yield a self-reliant city government that provides effective, basic services.

### RECOMMENDATION

Staff respectively recommends approval and adoption of Resolution 20-09, amending Planning and Development Fee Schedule

### BACKGROUND | ANALYSIS

On August 26, 2019, Resolution 19-60 amending the planning and development fee schedule was approved by Council. Staff discovered there were several errors within the fee schedule. Resolution 20-09 proposes to amend the current fee schedule for Planning and Development to remedy the errors.

The revisions proposed are:

1. Revise Site Plan Review cost from \$2,000 to \$1,800.
2. Revise "Conditional Use Review" to "Conditional Use Permit".
3. Revise the fee of Conditional Use Permit from \$250 to \$2,000. The process is similar to a site plan review with the one significant difference of posting a public notice.
4. Remove "Zone Change and Amendment Review" in its entirety.
5. Revise "General Plan Review & Revision" to "General Plan Amendment".
6. Revise "Temporary Use Permit" value to add the following:
  - a. \$400 – for up to three (3) events in a calendar year for an established applicant and good standing history on past events.
  - b. \$600 – for up to three (3) events in a calendar year for new applicants.
7. Remove "Addition of Permitted Uses" in its entirety.

# STAFF REPORT



TO: LINDSAY CITY COUNCIL  
DATE: February 11, 2020  
AGENDA #: 11  
FROM: Michael Camarena, Interim City Manager

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8. Remove all items below “Zoning Code Enforcement” as they are identified (duplicated) on other sections of the City’s schedule of fees.

## ALTERNATIVES

- Approve and Adopt Resolution 20-09, amending Planning and Development Fee Schedule
- No not adopt the proposed fee schedule for Planning and Development and provide direction to staff.

## BENEFIT TO OR IMPACT ON CITY RESOURCES

The proposed amended fee schedule will recover actual costs to provide respective Planning and Development tasks.

## ENVIRONMENTAL REVIEW

Not required by CEQA; The proposed addition is exempt from the California Environmental Quality Act (CEQA) according to Article 19 §15060(c)(2), §15061(b)(3), and §15378(b)(2) and (4).

If required by CEQA:

## POLICY ISSUES

No policy issues

Policy issues:

## PUBLIC OUTREACH

Posted in this agenda

Additional public outreach: Public Hearing noticed posted in the Porterville Recorder

## ATTACHMENTS

- Resolution 20-09
- Exhibit “A”, Amended Planning and Development Fee Schedule



## RESOLUTION OF THE CITY OF LINDSAY

NUMBER 20-09

TITLE Amended Planning and Development Fee Schedule

**WHEREAS**, the City of Lindsay has the responsibility to provide Planning and Development service to those individuals requesting such service; and,

**WHEREAS**, it is necessary from time to time to review costs associated with providing Planning and Development services to individuals; and

**WHEREAS**, in an effort to recover associated staff costs, it is necessary to update and amend some of the fees charged by the City to provide Planning and Development services; and

**WHEREAS**, as required by Article XIII C of the California Constitution and California law, cities can only charge rates or fees that are equal to or less than the reasonably anticipated costs of providing the service, conferring a benefit, granting a privilege, performing regulatory duties, enforcing laws, or as a condition of property development; and

**WHEREAS**, in order to recover these costs, it is necessary to establish new fees and modify current fees by amending the Planning and Development Fees Schedule; and

**WHEREAS**, following a properly noticed public hearing at which oral and written testimony, if provided, was considered, the City Council has determined that it is in the best interest of the City to adjust fees for Planning and Development services.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINDSAY DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. City Council of the City of Lindsay hereby approves amending the Planning and Development Fee Schedule attached hereto as Exhibit "A" and made part hereof by this reference.

SECTION 2. This Resolution amending the Planning and Development Fee Schedule shall take effect immediately upon its adoption.



## RESOLUTION OF THE CITY OF LINDSAY

**PASSED AND ADOPTED** by the City Council of the City of Lindsay as follows:

MEETING DATE	
MOTION	
2 <sup>nd</sup> MOTION	
AYES	
ABSENT	
ABSTAIN	
NAYS	

CERTIFICATION OF THE FOREGOING RESOLUTION AS FULL, TRUE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LINDSAY AS DETAILED.

\_\_\_\_\_  
Juana Espinoza, Interim City Clerk

\_\_\_\_\_  
Pamela Kimball, Mayor

**PLANNING AND DEVELOPMENT FEE SCHEDULE**

**Exhibit "A"**

**Amended February 11, 2020**

Preliminary Plan Review	\$ 250.00	
Site Plan Review	\$ 1,800.00	
Variance Review	\$ 2,000.00	
Conditional Use Permit	\$ 2,000.00	
Home Occupation Permit	\$ 150.00	
Sign Review	\$ 150.00	
Zoning Text Amendment Request	\$ 3,500.00	
Zone Change	\$ 3,900.00	
General Plan Amendment	\$ 3,900.00	
Planned Unit Development	\$ 2,400.00	
Lot Line Adjustment	\$ 1,800.00	
Tentative Parcel Map	\$ 3,800.00	
Tentative Subdivision Map	\$ 5,700.00	
Final Parcel Map Check	\$ 1,600.00	Deposit
Subdivision Map Check	\$ 3,300.00	Deposit
Annexation Processing	\$ 1,360.00	Deposit
Development Extension Review	\$ 110.00	
Temporary Use Permit	\$ 400.00	for up to 3 events in a calendar year for an established applicant & good standing history on past events
	\$ 600.00	for up to 3 events in a calendar year for a new applicant
Planning Appeal Processing	\$ 170.00	
Environmental Impact Review	\$ 80.00	Fee
	\$ 530.00	Deposit
Grading Plan Check	\$ 400.00	Deposit
Grading Inspection	\$ 100.00	
Compliance Review	\$ 80.00	
R.O.W. Encroachment Plan Check/Review	\$ 100.00	
Special Traffic/Curb Marking Requests	\$ 105.00	Initial Set Up
	\$ 105.00	Annual
Special Business Permit	\$ 100.00	
Zoning Code Enforcement	\$ 100.00	Infraction
	\$ 340.00	Misdemeanor