

RESOLUTION NO. 2011-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ESTABLISHING PROCESSING FEES AND DEPOSITS FOR PLANNING, BUILDING AND PUBLIC WORKS SERVICES, AND AUTHORIZING CITY MANAGER TO REDUCE PROCESSING FEES AND DEPOSITS WHEN WARRANTED

WHEREAS, the City provides discretionary services to development applicants through agreements, and although this method allows for full-cost recovery, it does not address the minimum sixty-day delayed accounting practice or provide cost certainty to the City's Development Services customers; and

WHEREAS, the City Council has, with the adoption of Ordinance Nos. 11-2011 and 12-2011 and various existing Elk Grove Municipal Code sections (the "Ordinances"), established a process whereby fees for services can be set by resolution; and

WHEREAS, the City desires, where possible and feasible, to create a "flat fee" system of fees to provide certainty to applicants using the Planning, Building and Public Works departments' services; and

WHEREAS, the Ordinances: (i) created the authority for imposing the Development Services User Fees to provide funding for specified services and (ii) enabled the City Council by resolution to set forth the specific amount of the fees; and

WHEREAS, the Nexus Study: (i) establishes the costs of development services and (ii) represents a reasonable basis to establish the fee by identifying the relationship services and the cost; and

WHEREAS, the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq., and the CEQA Guidelines, California Code of Regulations, Title 14, section 15000 et seq., (CEQA Guidelines") require analysis of the environmental consequences that may flow from the approval of discretionary "projects"; and

WHEREAS, the adoption of development services fees does not result in the possibility of creating significant or cumulative effects on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby approves as follows:

1. **CEQA Compliance:** The City Council of the City of Elk Grove hereby finds that the proposed development services fee program is exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).

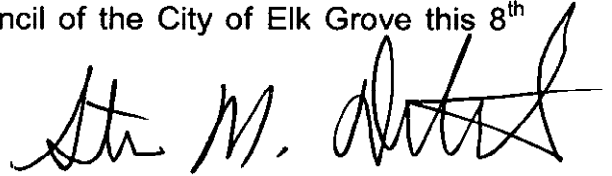
2. **Incorporation of the Nexus Study:** This Resolution adopts the Comprehensive User Fee Nexus Study. The Nexus Study, along with the studies and reports it may reference or be based upon in whole or in part, establish the cost of processing user applications and presents a reasonable basis on which to establish the fees under this Resolution. The Nexus Study establishes the reasonable relationship between the services and the costs.
3. **Development Services Processing Fee Schedule:** The City Council of the City of Elk Grove hereby adopts the fee schedule, attached as Exhibit A, for establishing processing fees and deposits for Planning, Building and Public Works services.
4. **Notice of Exemption:** The City Council of the City of Elk Grove hereby directs the Planning Director to file a Notice of Exemption with the Sacramento County Clerk Recorder's Office.
5. **Construction of Resolution:** The provisions of this Resolution are subject and subordinate to the provisions of the Ordinances and shall at all times be constructed and applied consistent therewith as the same presently exist or may from time to time hereafter be amended.
6. **Effective Date:** This Resolution shall be effective 60 days after its adoption.
7. **Severability:** If any section, phrase, sentence, or other portion of this Resolution for any reason is held or found to be invalid, void, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

If any fee established by this Resolution for any reason is held or found to be invalid, void, unenforceable, or unconstitutional by a court of competent jurisdiction, such fee shall be deemed a separate, distinct and independent fee, and such holding shall not affect the validity of the remaining fees established by this Resolution.

If any fee established by this Resolution is held or found to be invalid, void, unenforceable or unconstitutional by a court of competent jurisdiction based upon an insufficient nexus to a specific public facility for which the revenue generated from such fee may be expended pursuant to this Resolution, said fee as it relates to such specific public facility shall be deemed a separate, distinct and

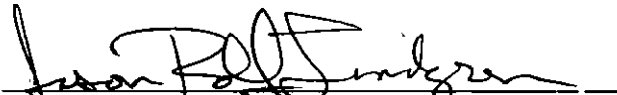
independent fee, and such holding shall not affect the validity of the fee as it relates to other public facilities.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of June 2011.



STEVEN M. DETRICK, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

Please Note:

All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Application		Time (hours)	Elk Grove Full Cost Recovery	Per Sq Ft	Proposed Fees	
Service Title	Service Detail	(Sum of staff services times.)	(Each Staff Time x Each Staff FBR)			
Building Permits, Plans & Applications Submittal, Review & Inspections *Includes: Electrical Mechanical Plumbing Cal-Green Permits Fee Table costs are for Construction Types I-A, I-B, II-A, III-A & V-B (Fire Resistive IV & V-B For Construction Types I-A, I-B, II-A, III-A & V-B (Fire Resistive Construction) add 10%	Pre-Submittal Plan Review Meeting	7.00	1,169	0.12	No Charge	
	Design Review	23.00	3,300	0.33	No Charge	
	Applicant Meetings	14.10	2,344	0.23	No Charge	
	Submittal Requirements	22.00	3,587	0.36	No Charge	
		Commercial TI	9.50	1,585	0.16	No Charge
	Assembly Occupancies (1,000 square feet)					
	Category I	Theatres, auditoriums, churches 1,000 square feet hours include CAL-Green	42.50	6,804	0.68	\$6,804
	Category II	Dining and drinking establishments & similar use	44.00	6,955	0.70	\$6,955
	Assembly Occupancies (5,000 square feet)					
	Category I	Theatres, auditoriums, churches 5,000 square feet hours include CAL-Green	83.25	13,705	1.37	\$13,705
	Category II	Dining and drinking establishments & similar use	61.75	10,076	1.01	\$10,076
	Assembly Occupancies (10,000 square feet)					
	Category I	Theatres, auditoriums, churches	103.75	17,257	1.73	\$17,257
	Category II	Dining and drinking establishments & similar use	82.75	13,942	1.39	\$13,942
	Assembly Occupancies (20,000 square feet)					
Category I	Theatres, auditoriums, churches	132.50	22,532	2.25	\$22,532	
Category II	Dining and drinking establishments & similar use	117.50	20,118	2.01	\$20,118	
Assembly Occupancies (50,000 square feet)						
Category I	Theatres, auditoriums, churches	171.50	28,934	2.89	\$28,934	
Category II	Dining and drinking establishments & similar use	171.00	29,627	2.96	\$29,627	
Assembly Occupancies (100,000 square feet)						
Category I	Theatres, auditoriums, churches	294.00	49,873	4.99	\$49,873	
Category II	Dining and drinking establishments & similar use	307.00	52,325	5.23	\$52,325	
Business Buildings (1,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	41.00	6,680	0.67	\$6,680	
Category II	General office & similar - shell only	38.50	6,165	0.62	\$6,165	
Business Buildings (5,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	62.75	10,494	1.05	\$10,494	
Category II	General office & similar - shell only	60.75	10,232	1.02	\$10,232	
Business Buildings (10,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	85.75	14,532	1.45	\$14,532	
Category II	General office & similar - shell only	78.75	13,501	1.35	\$13,501	
Business Buildings (20,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	117.00	19,998	2.00	\$19,998	
Category II	General office & similar - shell only	112.50	19,273	1.93	\$19,273	
Business Buildings (50,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	159.00	27,432	2.74	\$27,432	
Category II	General office & similar - shell only	143.50	24,505	2.45	\$24,505	
Business Buildings (100,000 square feet)						
Category I	Banks, public buildings, car wash, libraries, laundromats, MOB, office + MOB OSHPD-3=add 20%	245.00	42,170	4.22	\$42,170	
Category II	General office & similar - shell only	239.00	41,390	4.14	\$41,390	

Please Note:

All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Title	Service Application	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Per Sq Ft	Proposed Fees
	(Sum of staff service times.)	(Each Staff Time x Each Staff FSHR)				
Building Permits, Plans & Applications Submittal, Review & Inspections	Educational Buildings (1,000 square feet)	Pre-schools, daycare facilities, Private Schools	38.50	6,117	0.61	\$6,117
	Educational Buildings (5,000 square feet)	Pre-schools, daycare facilities, Private Schools	55.25	9,143	0.91	\$9,143
*Includes: Electrical Mechanical Plumbing Cal-Green Permits	Educational Buildings (10,000 square feet)	Pre-schools, daycare facilities, Private Schools	63.25	10,415	1.04	\$10,415
	Educational Buildings (20,000 square feet)	Pre-schools, daycare facilities, Private Schools	99.25	16,954	1.70	\$16,954
Fee Table costs are for Construction Types II-B, III-B, IV & V-B	Educational Buildings (50,000 square feet)	Pre-schools, daycare facilities, Private Schools	132.00	22,513	2.25	\$22,513
	Educational Buildings (100,000 square feet)	Pre-schools, daycare facilities, Private Schools	224.00	38,334	3.83	\$38,334
For Construction Types I-A, I-B, II-A, III-A & V-B (Fire Resistive Construction) add 10%	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	34.75	5,703	0.57	\$5,703
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	35.50	5,845	0.58	\$5,845
Factory Buildings (5,000 square feet)	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	64.75	11,243	1.12	\$11,243
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	60.00	10,315	1.03	\$10,315
Factory Buildings (10,000 square feet)	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	75.75	13,102	1.31	\$13,102
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	78.50	13,588	1.36	\$13,588
Factory Buildings (20,000 square feet)	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	109.25	18,813	1.88	\$18,813
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	119.75	20,783	2.08	\$20,783
Factory Buildings (50,000 square feet)	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	151.00	26,066	2.61	\$26,066
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	162.50	28,179	2.82	\$28,179
Factory Buildings (100,000 square feet)	Category I Warehouse, warehouse/office & similar use	Warehouse, warehouse/office & similar use	222.00	38,555	3.86	\$38,555
	Category II Bakeries, dry-cleaning, cabinet/woodworking, printing	Bakeries, dry-cleaning, cabinet/woodworking, printing	238.00	40,808	4.08	\$40,808
Hazardous Occupancy (1,000 square feet)	Category I Semi-conductor, fabrication facilities, repair garage	Semi-conductor, fabrication facilities, repair garage	36.00	5,822	0.58	\$5,822
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	40.00	6,492	0.65	\$6,492
Hazardous Occupancy (5,000 square feet)	Category I Semi-conductor, fabrication facilities	Semi-conductor, fabrication facilities	63.75	11,000	1.10	\$11,000
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	73.00	12,297	1.23	\$12,297
Hazardous Occupancy (10,000 square feet)	Category I Semi-conductor, fabrication facilities	Semi-conductor, fabrication facilities	79.75	13,829	1.38	\$13,829
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	113.75	19,677	1.97	\$19,677
Hazardous Occupancy (50,000 square feet)	Category I Semi-conductor, fabrication facilities	Semi-conductor, fabrication facilities	112.75	19,855	1.99	\$19,855
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	142.75	24,846	2.48	\$24,846
Hazardous Occupancy (100,000 square feet)	Category I Semi-conductor, fabrication facilities	Semi-conductor, fabrication facilities	149.50	25,852	2.59	\$25,852
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	180.50	31,261	3.13	\$31,261
Institutional Buildings (1,000 square feet)	Category I Semi-conductor, fabrication facilities	Semi-conductor, fabrication facilities	238.00	41,324	4.13	\$41,324
	Category II Moderate explosion -extreme explosion and chemical	Moderate explosion -extreme explosion and chemical	256.50	44,884	4.49	\$44,884
Institutional Buildings (5,000 square feet)	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	40.00	6,448	0.64	\$6,448
	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	82.25	14,073	1.41	\$14,073
Institutional Buildings (10,000 square feet)	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	104.00	17,656	1.77	\$17,656
	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	134.00	23,126	2.31	\$23,126
Institutional Buildings (50,000 square feet)	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	192.00	33,296	3.33	\$33,296
	Assisted living, nursing homes & similar use	Assisted living, nursing homes & similar use	294.00	51,079	5.11	\$51,079

Please Note:

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Service Title	Service Application	Service Detail	Time (hours) (Sum of staff service times.)	Elk Grove Full Cost Recovery (Each Staff Time x Each Staff EBHR)	Per Sq Ft	Proposed Fees
Building Permits, Plans & Inspections Submittal, Review & Inspections *Includes: Electrical Mechanical Plumbing Cal-Green Permits Fee Table costs are for Construction Types II-B, III-B, IV & V-B For Construction Types I-A, I-B, II-A, III-A & V-B (Fire Resistive Construction) add 10%	Merchant Building (1,000 square feet) Shell Only = 85%					
	Category I Wholesale & retail stores		30.50	4,733	0.47	\$4,733
	Category II Drug stores, department stores & similar use		34.00	5,443	0.54	\$5,443
	Category III Supermarket, big box & similar use		35.50	5,708	0.57	\$5,708
	Merchant Building (5,000 square feet) Shell Only = 85%					
	Category I Wholesale & retail stores		61.00	10,415	1.04	\$10,415
	Category II Drug stores, department stores & similar use		59.25	9,849	0.98	\$9,849
	Category III Supermarket, big box & similar use		69.25	11,631	1.16	\$11,631
	Merchant Building (10,000 square feet) Shell Only = 85%					
	Category I Wholesale & retail stores		74.75	12,813	1.28	\$12,813
	Category II Drug stores, department stores & similar use		87.25	14,918	1.49	\$14,918
	Category III Supermarket, big box & similar use		109.75	18,662	1.87	\$18,662
	Merchant Building (20,000 square feet) Shell Only = 85%					
	Category I Wholesale & retail stores		112.00	19,062	1.91	\$19,062
	Category II Drug stores, department stores & similar use		129.50	22,320	2.23	\$22,320
Category III Supermarket, big box & similar use		143.50	24,517	2.45	\$24,517	
Merchant Building (50,000 square feet) Shell Only = 85%						
Category I Wholesale & retail stores		151.50	25,984	2.60	\$25,984	
Category II Drug stores, department stores & similar use		165.00	28,392	2.84	\$28,392	
Category III Supermarket, big box & similar use		176.00	30,170	3.02	\$30,170	
Merchant Building (100,000 square feet) Shell Only = 85%						
Category I Wholesale & retail stores		244.50	42,395	4.24	\$42,395	
Category II Drug stores, department stores & similar use		274.50	47,843	4.78	\$47,843	
Category III Supermarket, big box & similar use		274.50	47,534	4.75	\$47,534	

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Service Title	Residential Buildings	Service Application	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Per Sq Ft	Proposed Fees	
Building Permits, Plans & Applications Submittal, Review & Inspections *Includes: Electrical Mechanical Plumbing Cal-Green Permits Fee Table costs are for Construction Types II-B, III-B, IV & V-B For Construction Types I-A, I-B, II-A, III-A & V-B (Fire Resistive Construction) add 10%	Residential Buildings	Service Application	Category I	Single family dwelling unit - custom (up to 1,000 square feet) (add 10% for 2nd story)	(Sum of staff service times.) 19.50	(Each Staff Time x Each Staff EBHR) 2,961	0.30	\$1,961
			Single family dwelling unit - custom (1,001 - 1,500 square feet) (add 10% for 2nd story)	26.50	3,706	0.37	\$2,706	
			Single family dwelling unit - custom (1,501 - 2,000 square feet) (add 10% for 2nd story)	28.50	4,147	0.41	\$3,147	
			Single family dwelling unit - custom (2,001 - 2,500 square feet) (add 10% for 2nd story)	32.50	4,667	0.47	\$3,667	
			Single family dwelling unit - custom (2,501 - 3,000 square feet) (add 10% for 2nd story)	36.25	5,251	0.53	\$4,251	
			Single family dwelling unit - custom (3,001 - 3,500 square feet) (add 10% for 2nd story)	39.75	5,825	0.58	\$4,825	
			Single family dwelling unit - custom (3,501 - 4,000 square feet) (add 10% for 2nd story)	42.25	6,252	0.63	\$5,252	
			Single family dwelling unit - custom (4,001 - 4,500 square feet) (add 10% for 2nd story)	47.75	7,172	0.72	\$6,172	
			Single family dwelling unit - custom (4,501 - 5,000 square feet) (add 10% for 2nd story)	50.25	7,444	0.74	\$7,444	
			Single family dwelling unit - custom (5,001 - 6,000 square feet) (add 10% for 2nd story)	56.75	8,511	0.85	\$8,511	
			Category IA	Master plans (plan review only, per model plan) 1,000 square feet	16.50	2,760	0.28	\$2,760
			Category II	Master plans (plan review only, per model plan) 5,000 square feet	24.50	3,971	0.40	\$3,971
			Category III	Single family dwelling unit - production repeat (1,001 - 1,500 square feet) (add 10% for 2nd story)	19.50	2,314		\$1,600
			Single family dwelling unit - production repeat (1,501 - 2,000 square feet) (add 10% for 2nd story)	21.50	2,557		\$1,920	
			Single family dwelling unit - production repeat (2,001 - 2,500 square feet) (add 10% for 2nd story)	22.50	2,679		\$2,230	
			Single family dwelling unit - production repeat (2,501 - 3,000 square feet) (add 10% for 2nd story)	24.75	2,965		\$2,530	
			Single family dwelling unit - production repeat (3,001 - 3,500 square feet) (add 10% for 2nd story)	26.25	3,141		\$2,820	
			Single family dwelling unit - production repeat (3,501 - 4,000 square feet) (add 10% for 2nd story)	27.25	3,270		\$3,100	
			Single family dwelling unit - production repeat (4,001 - 4,500 square feet) (add 10% for 2nd story)	28.75	3,593		\$3,360	
			Single family dwelling unit - production repeat (4,501 - 5,000 square feet) (add 10% for 2nd story)	32.25	3,865		\$3,600	
Single family dwelling unit - production repeat (5,001 - 6,000 square feet) (add 10% for 2nd story)	34.75	4,137		\$3,800				
Category III	MFR apartment, Condo & similar (1,001 - 1,500 square feet)	31.50	4,742	0.95	\$4,742			
MFR apartment, Condo & similar (1,501 - 2,000 square feet)	43.00	6,803	1.36	\$6,803				
MFR apartment, Condo & similar (2,001 - 3,000 square feet)	51.50	8,371	1.67	\$8,371				
MFR apartment, Condo & similar (3,001 - 4,000 square feet)	59.50	9,858	1.97	\$9,858				
MFR apartment, Condo & similar (4,001 - 5,000 square feet)	68.00	11,290	2.26	\$11,290				
MFR apartment, Condo & similar (5,001 - 6,000 square feet)	74.00	12,161	2.43	\$12,161				
MFR apartment, Condo & similar (6,001 - 10,000 square feet)	83.50	13,714	2.74	\$13,714				
MFR apartment, Condo & similar (10,000 - 20,000 square feet)	93.50	15,302	3.06	\$15,302				

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		(Sum of staff service times)	(Each Staff Time x Each Staff EBHR)			
Building Permits, Plans & Applications Submittal. Review & Inspections *Includes: Electrical Mechanical Plumbing Cal-Green Permits	Category IV Hotel, motel & similar use (1,000 square feet)	44.00	6,528	0.65	\$6,528	
	Hotel, motel & similar use (5,000 square feet)	62.50	9,826	0.98	\$9,826	
	Hotel, motel & similar use (10,000 square feet)	126.00	20,891	2.09	\$20,891	
	Hotel, motel & similar use (20,000 square feet)	155.00	25,866	2.59	\$25,866	
	Hotel, motel & similar use (50,000 square feet)	197.00	32,756	3.28	\$32,756	
	Hotel, motel & similar use (100,000 square feet)	326.00	55,210	5.52	\$55,210	
	Storage Building (1,000 square feet) Shell Only = 85%					
	Category I Open parking garage & similar use	32.00	5,046	0.50	\$5,046	
	Category II Enclosed parking garage, repair & similar use	30.00	4,751	0.48	\$4,751	
	Category III Warehouse, & warehouse/office & similar use (low hazard)	33.00	5,142	0.51	\$5,142	
Storage Building (5,000 square feet) Shell Only = 85%	Category I Open parking garage & similar use	51.00	8,583	0.86	\$8,583	
	Category II Enclosed parking garage, repair & similar use	54.00	9,128	0.91	\$9,128	
	Category III Warehouse, & warehouse/office & similar use (low hazard)	45.25	7,518	0.75	\$7,518	
	Storage Building (10,000 square feet) Shell Only = 85%					
	Category I Open parking garage & similar use	70.50	11,926	1.19	\$11,926	
	Category II Enclosed parking garage, repair & similar use	76.00	12,865	1.29	\$12,865	
	Category III Warehouse, & warehouse/office & similar use (low hazard)	75.50	12,765	1.28	\$12,765	
	Storage Building (20,000 square feet) Shell Only = 85%					
	Category I Open parking garage & similar use	98.00	16,578	1.66	\$16,578	
	Category II Enclosed parking garage, repair & similar use	101.50	17,092	1.71	\$17,092	
Category III Warehouse, & warehouse/office & similar use (low hazard)	105.50	17,887	1.79	\$17,887		
Storage Building (50,000 square feet) Shell Only = 85%	Category I Open parking garage & similar use	132.00	22,442	2.24	\$22,442	
	Category II Enclosed parking garage, repair & similar use	142.00	24,172	2.42	\$24,172	
	Category III Warehouse, & warehouse/office & similar use (low hazard)	132.00	22,442	2.24	\$22,442	
	Storage Building (100,000 square feet) Shell Only = 85%					
	Category I Open parking garage & similar use	193.00	33,101	3.31	\$33,101	
	Category II Enclosed parking garage, repair & similar use	215.00	36,471	3.65	\$36,471	
	Category III Warehouse, & warehouse/office & similar use (low hazard)	206.00	34,859	3.49	\$34,859	
	"U" Occupancy Building					
	Category I Garage (detached), shop, accessory to residential wood frame (up to 400 sf) **Attached garage @ 75% of detached garage fee Production Repeat Attached Garage @ 50%	14.50	1,200	2.86	\$700	
	Category II Covered porch (up to 400 square feet)	7.00	1,038	2.08	\$550	
Category III Carport - up to 400 square feet	7.00	1,049	2.10	\$740		
Category IV Patio - custom covered - up to 400 square feet	5.50	817	1.63	\$400		
Category V Patio - sunroom enclosed - up to 400 square feet	7.50	1,137	2.27	\$540		
Category VI Patio, awing (up to 400 square feet) third party standard	5.00	666	1.33	\$300		
Category VI-A Commercial canopy (up to 400 square feet)	6.00	865	1.73	\$865		
Category VII Shade structure (50% open to atmosphere) - up to 400 square feet	4.50	618	1.24	\$300		
Miscellaneous Services and Permits Items						

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.						
Service Title	Service Application	Service Detail	Time (hours)	EIK Grove Full Cost Recovery	Per Sq Ft	Proposed Fees
			(Sum of staff service times.)	(Each Staff Time x Each Staff EBHR)		
Tenant Improvements - Major New or first time Tenant Improvement	Service Application	Tenant Improvement - up to 1,000 square feet	6.25	968	1.94	\$968
		Tenant Improvement - 1,001 - 5,000 square feet	11.75	1,877	0.19	\$1,877
		Tenant Improvement - 5,001 - 10,000 square feet	21.75	3,331	0.33	\$3,331
		Tenant Improvement - 10,001 - 20,000 square feet	28.50	4,290	0.43	\$4,290
		Tenant Improvement - 20,001 - 50,000 square feet	49.50	7,529	0.75	\$7,529
		Tenant Improvement - 50,001 - 100,000 square feet	61.50	9,890	0.99	\$9,890
		Tenant Improvement - 100,001 square feet & up	88.50	14,238	1.42	\$14,238
Tenant Improvements - Minor Subsequent - change in use TI		Tenant Improvement - up to 1,000 square feet	6.25	968	0.10	\$560
		Tenant Improvement - 1,001 - 5,000 square feet	10.75	1,678	0.17	\$1,678
		Tenant Improvement - 5,001 - 10,000 square feet	14.75	2,197	0.22	\$2,197
		Tenant Improvement - 10,001 - 20,000 square feet	17.75	2,690	0.27	\$2,690
		Tenant Improvement - 20,001 - 50,000 square feet	24.75	3,805	0.38	\$3,805
		Tenant Improvement - 50,001 - 100,000 square feet	39.50	6,363	0.64	\$6,363
		Tenant Improvement - 100,001 square feet & up	54.00	8,660	0.87	\$8,660
	Note:	Commercial shell - Business, Merchant and Warehouse & similar buildings=85% of Building cost				
FOOTNOTES The above schedule covers the most common and straight forward permit types and addition projects. Fees for projects outside of the listed classifications/occupancies shall Where no fee is specified or there is an unusual circumstance, that fee shall be determined by the Building Official.						

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Application		Time (hours)	EIK Grove Full Cost Recovery	Recommended Fee	Proposed Fee
Service Title	Service Detail	(Sum of staff service times.)	(Each Staff Time x Each Staff EBHR)		
Miscellaneous Services and Permits Items	Minimum Permit Fee	2.00	224	100%	\$85
	Antenna Tower (each)	6.00	968		\$768
	Antenna Dish (each)	3.00	423	100%	\$423
Windows	Residential Balcony or Deck up to 400 sq. ft. + \$45 for each additional 100 square feet	3.25	456		\$456
	Bay window or opening	2.50	324		\$150
	Additional window or opening	2.00	224		\$25
	New window or opening	2.00	224		\$160
	New additional window or opening @ ___ + 10% per window +/- to minimum fee	2.50	298		\$16.00 per additional window
	Board of Appeal Processing and Hearing	8.00	816		\$800
	Building Relocation Permit	8.50	1,310	100%	\$1,310
	Demolition up to 3,000 square feet	4.00	493	100%	\$300
	Drywall up to 400 sf + Minimum fee	2.00	224	100%	\$125
	Note: Additional Drywall each 100 sf \$10.00				
	Stucco > 400 square feet	3.00	371		\$271
	Note: Additional stucco each 100 sf \$10.00				
	Siding <400 square feet	2.50	298		\$125
	Note: Additional siding each 100 sf \$10.00				
	Fireplace - Factory Built Fireplace	3.00	371	100%	\$271
	Fire Damage Repair < & up to 50% sq. ft. of home	-	-	100%	\$700
	Fire Damage Repair > 50% sq. ft. of home				\$1,100
	Flag Pole up to 20' high	2.25	287	100%	\$125
Inspection Services	Outside of Normal Business Hours (Holidays) Weekends Commercial=hourly rate (1 1/2 times hourly rate)	4.00	589	100%	\$589
	Re-Inspection Fee	1.75	210	100%	\$125
	Saturday Residential=No Charge	4.50	637	100%	\$637
	Investigative Inspections + Building Inspector @ Hourly Rate +Admin/PT/Insp	0.50	38	100%	\$195.00 per hour
	Code Compliance Inspection and Cofo	2.50	345	100%	\$280
	Construction performed without required permits				Penalty = 3x Permit Fees
	Penalty = 3x permit cost				
	Construction performed without required permits	5.75	875	100%	Penalty + Hourly Rate Admin/PT/PR/Insp/CBO
	Investigative work - minor				
	Construction performed without required permits	9.50	1,456	100%	Penalty + Hourly Rate Admin/PT/PR/Insp/CBO (Minimum is \$160)
	Investigative work - major				
	Light Pole up to 20	2.75	408	100%	\$160
	Note: Add an additional \$34 for each additional pole				
	Masonry/Wood Fence >6ft	2.75	408	100%	\$125
	Note: Additional Masonry/Wood fence each 100ft. 15% + above				
	Permit Extension Fee	1.00	102	100%	\$102

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Title	Service Application	Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
	Service Detail	(Sum of staff service times.)	(Each Staff Time x Each Staff FBHR)		
Certificate of Occupancy	Temporary Certificate of Occupancy	1.75	187	100%	\$125
	Reissuance or Amendment to Certificate of Occupancy	1.00	99	100%	\$46
Plan Review Services	Additional Plan Review after 2nd submittal	2.75	460	100%	@ Hourly Rate
	Application Plan Review Extension (each)	1.00	99	100%	\$80
	Application Plan Review Extension with code change or revision (per hour - PT + PE and/or Sr. Plans Examiner)	-	-	100%	@ Hourly Rate
	Processing for Change of Contractor, Architect, Engineer or Owner	1.50	125	100%	\$125
	Reinstatement of Expired Permit - each=50% of Permit Fee	-	-	100%	1/2 of Permit fee (does not include Plan Review)
	Refund Processing Fee (Plan Review fee nonrefundable after 1st review)	1.75	142	100%	Max Refund is 80% of PR Fee
	Refund of Permit (no refunds processed after 180 days)	-	-	100%	Max Refund is 80% of Permit Fee
	Compact Discs (See City rates from City Clerks office)	1.00	58	100%	\$40
Reproduction of Documents	Copies from Laserfiche or Microfiche (12.00 per page or actual cost)	1.00	58	100%	1 hour Admin + Cost of Reproduction
	Photo copies (per page) - See City rate schedule	-	-	100%	\$0
	Category I, Minor	1.50	175	100%	\$175
	Category II (repeats and minimal complexity)	2.00	223	100%	\$223
	Category III (complex or 2 issues)	2.50	296	100%	\$296
	Category IV (highly complex or 3 or more issues)	3.50	441	100%	\$441
	Re-roofing (light weight w/o structural up to 2,000 s.f.) Note: Additional re-roof (comp shingle & BUR) each 1,000 square feet @ \$40.00 per 1,000 sq. ft.	2.25	283	100%	\$283
	Re-Roofing (tile roof with structural calc up to 2,000 square feet) Note: Additional Re-roof (tile roof) each 1,000 square feet @ \$40.00 per 1,000 sq. ft.	3.25	482	100%	\$382
	Remodel Residential (<400 square feet) includes Title 24 energy, CAL-Green and Accessibility (where required) Note: Additional Residential Remodel (>400 s.f.) - each additional 100 square feet @ \$60.00 per each additional 100 square feet	5.00	743	100%	\$600
	Retaining Wall 3'-6' high (up to 50 l.f.) Note: Additional Retaining Wall 3' - 6' high per 50 l.f. = +\$21.00 per additional 50 linear feet	1.75	210	100%	\$210
	Retaining Wall 6'-10' high (up to 50 l.f.) Note: Additional Retaining Wall 6' - 10' high per 50 l.f. = +\$58.00 per additional 50 linear feet	3.75	581	100%	\$481
	Retaining Wall > 10' high (up to 50 l.f.) Note: Additional Retaining Wall 10' high per 50 l.f. = +\$75.00 per additional 50 linear feet	7.25	1,045		\$845
	Request for Unreasonable Hardship	3.25	506		\$85
	Roof Solar Tube	2.00	224		\$85

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Application		Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
Service Title	Service Detail	(Sum of staff service times.)	(Each Staff Time x Each Staff FBHR)		
Note: Room Addition – Commercial same as new Commercial	Room Addition – Residential (up to 400 s.f.) Note: Additional Residential Addition (>400 square feet) = Above \$160.00 for each additional 100 square feet	9.00	1,307		\$800
	Skylight (less than 10 s.f.) with 3rd party approval and no framing modification	2.00	224		\$85
	Note: Additional Skylight (< 10 square feet) - \$8.50 each additional	2.00	224		
	Skylight (> 10 square feet or structural modification) with no 3rd party approval	3.00	423		\$160
	Note: Additional Skylight (> 10 square feet with structural) - \$16.00 each additional	-	-		
	Special Inspector Services – Application – Review & Registration, (each annual?)	1.50	198		\$80
	Storage Rack – separate or supplemental permit per type each < 6' high	3.00	423	100%	\$343
	Storage Rack – separate or supplemental permit per each type > 6' high	4.50	670	100%	\$670
	AD + .5 PT + 1.5 PE + 2.0 INSP	2.00	224	100%	\$224
	Temporary Utilities	2.50	324	100%	\$224
	Temporary Trailers				
	Temporary Sales Trailers	2.50	324	100%	\$324
	Temporary Model Home Sales Office (converted "U" Occupancy)	3.50	471	100%	\$471
	Window Replacements (includes Title 24 Energy plan review) No Structural	2.25	309	100%	\$85
	Note: Additional Window Replacements (Includes Title 24 Energy PR) + Above + 10% for each additional + \$12.50 each additional window replacement	-	-	100%	

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.						
Service Title	Service Application	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
Electrical Permit Fees	Minimum Permit Fee		(Sum of staff service times.)	(Each Staff Time x Each Staff EBHR)		
	1. Minimum Permit Fee (included in new building permit plan review and permit fee)		2.00	224	200%	\$224
	2. Residential New Construction (included in new building permit plan review and permit fee)		-	-	100%	
Residential Buildings Remodel	1A. Residential Building Remodel per 300 square feet = Minimum permit fee + \$8.50 each additional 100 square feet		3.75	566		\$85
Commercial Building Remodel	1. Commercial Building Remodel per 500 square feet = Minimum permit fee + \$22.40 each additional 100 square feet		4.75	755		\$224
	2. Garages, Carports (attached or detached) parking structures		-	-		\$85
Temporary Power	Per 400 square feet = minimum permit fee		2.00	224	100%	\$85
	1. Temporary service pole or pedestal including meters		2.00	224	100%	\$125
	2. Temporary sub-poles including switches and outlets		2.00	224		\$85
Unit Fee Schedule	4. Pole light and fixture		2.00	224		\$8.50 each
	5. Each additional fixture (+ \$8.50 per additional)		2.00	224		\$224
	6. Theatrical type lighting fixture		2.00	224		\$85
	RESIDENTIAL APPLIANCES		2.00	224		\$0
	Note: Additional Residential appliances = + \$8.50		-	-		\$224
	NON RESIDENTIAL APPLIANCES (up to 5) + \$22.80 for each additional over 5) + \$22.40 each additional over 5		-	-		\$224
Power Apparatus	1. Up to and including 1 HP		2.00	224		\$258
	2. Over 1 HP and not over 10 HP, each		2.50	298		\$298
	3. Over 10 HP, each		2.50	298		\$298

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Application		Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
Service Title	Service Detail	(Sum of staff service times.)	(Each Staff Time x Each Staff FHR)		
Signs, Outline Lighting and Marques (in addition to minimum permit fee)	1. One sign and transformer	2.00	224		\$224
	2. Additional sign and transformer	2.50	298		\$298.00 + \$10.00 each additional
	3. Additional transformers per sign - \$10.00 per additional	2.50	298		\$298
	4. Alterations to existing signs - change of face=no charge	2.00	224		\$224
	5. Relocation of existing signs	2.00	224		\$224
	6. Non illuminated sign each	2.00	224		\$125
	7. Monument	7.50	1,318		\$125
	8. Pole and Freestanding signs < 10' high	2.50	324		\$324
	9. Pole and Freestanding signs > 10' high	3.50	522		\$522
	Services/Meters/Panels/Disconnect Switches	2.00	224		\$85
Miscellaneous apparatus, conduits and conductors, electrical components for which a permit is required but for which no fee is here in set forth	1. 600 volt or less and not over 200 Amps each	2.00	224		\$85
	2. 600 volt or less and over 200 amps and up to 500 amps each	2.00	224		\$125
	3. 600 volts or less and over 500 amps and up to 1,000 amps each	2.50	309		\$145
	4. 600 volts or less and over 1,000 amps each (SINSP does plan review)	2.75	351		\$145
	5. 600 volts or over and over 2,500 amps each (SINSP does plan review)	3.00	394		\$224
	1. Conduits and conductors < 200 l.f.	2.00	224		\$85
	2. Conduits for each additional 50 feet or fraction thereof + \$10.00 per each additional 50 sq. ft.	2.50	298		\$298
	3. Private Street Lights	2.75	394		\$224
	4. Under-floor raceways -- up to 100 feet:	2.00	224		\$224
	5. Under-floor > 100 l.f. Minimum + 10% per each additional 100 l.f. + \$22.40 per each additional 100 sq. ft.	2.00	224		\$224
Residential	6. Electric Vehicle Charging Stations	3.00	423		\$85
Commercial HAZARDOUS ELECTRICAL INSTALLATIONS (IN ADDITION TO MINIMUM PERMIT FEE) Photovoltaic, Residential System	7. Electric Vehicle Charging Stations	4.00	570		\$224
	1. Service Station, Hazardous Occupancies, Spray Booth, = .50 AD + .5 PT + 1.0 PR + 2.0 INSP	4.00	570		\$570
	1. Up to 10 KW	3.00	423		\$224
	2. 10 KW - 15 KW	3.50	497		\$361
	3. 15KW - 20 KW	4.25	594		\$400
	1. >15 - 30 KW	4.75	668		\$440
	2. 30 KW - 50 KW	5.50	765		\$480
	3. 50 KW - 100 KW	6.00	839		\$520

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.						
Service Title	Service Application	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
			(Sum of staff service times.)	(Each Staff Time x Each Staff FBHR)		
Mechanical Permit Fees		Minimum Permit Fee	3.00	423	100%	\$85
		Note: HVAC; Heating/Cooling in NEW SFD (included in new SFD building permit fees)				HVAC included in SFD Permit Fees there is not a Separate Fee
		1A. Residential; HVAC replace, repair, change-out (includes Title 24 + CAL-Green) = .25 AD + 1.0 PT + 1.50 PR + 2.0 INSP	4.75	703		\$300
		2. Commercial HVAC air distribution system (Heating/cooling/ventilation) New = included in Building permit fee	4.00	570		\$570
		2A. Commercial HVAC replace, repair, change-out, (including T-24 + CAL-Green) = .5 AD + 5 PT + 1.0 PR + 2.0 INSP	4.00	570		\$570
		3. Combustion products vent (other than chimney)	3.50	522		\$285
		4. Factory built chimney	2.00	224		\$224
		5. Compressor or boiler up to 15 HP;	2.00	224		\$224
		5A. Compressor or boiler over 15 HP	3.00	397		\$274
		6. Air Handling unit (Heating, Cooling or Ventilation supply)	3.00	397		\$224
		8. Evaporative Cooler	2.00	224		\$85
		10. Ventilation fans to 300 cfm and single duct (including dryer exhaust duct)	2.00	224		\$85
		11. Commercial Hood Type I, including ducts and 1 hour rating chase each	4.50	644		\$400
		12. Commercial Hood Type II, including ducts each	3.50	471		\$321
		13. Heating or cooling coils (not part of factory assembled unit) each (V. A. V. unit, Cooling Tower, evaporative or air cooled condenser)	5.00	743		\$743
		14. Appliance or piece of equipment regulated by this code but not specifically classed or listed	2.00	224		\$85
		15. Gas system 1- 5 outlets	2.00	224		\$85
		Gas system each additional outlet over 5	2.50	298		\$10.00 per each additional outlet
		16. Fire Dampers, smoke dampers, fire/smoke dampers, each (up to 10)	4.50	670		\$224
		Additional damper over 10, each	5.00	743		\$22.40 per each over 10
		17. Central Vacuum systems;	2.00	224		\$85
		18. Yard gas piping	2.50	324		\$85
		19 Processing, special or hydronic piping per 100 feet	3.00	423		\$224
		Note: 2. Additional Mechanical Plan Check service (per hour) - Hourly Rate	-	-		
		3. Additional Mechanical Inspection service (per hour) - Hourly Rate	-	-		

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.

Service Title	Service Application	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee
Plumbing Permit Fees			(Sum of staff service times.)	(Each Staff Time x Each Staff EBHR)		
		Minimum Permit Fee	2.00	224	100%	\$85
		1. Each plumbing fixture including water, sump pump, drainage, piping and backwater valve up to 5	2.00	224		\$85
		2. Each Building Sewer and each Trailer/RV space sewer, first 100 l.f.;	2.00	224		\$200
		2A. Additional 100 feet or fraction thereof + \$8.50 per each additional 100 l. ft.	2.50	298		\$85
		3. Abandonment/close sewer (including private sewage disposal system)	2.00	224		\$85
		4. Rainwater system	2.00	224		\$85
		5. Each private sewage disposal system	2.50	298		\$85
		6. Each water heater and or vent	2.00	224		\$85
		7. Each Gas piping system of 1 - 5 outlets	2.00	224		\$85
		8. Each additional gas piping system outlet (> 5) - per outlet + \$8.50 per outlet over 5	2.50	298		\$298
		9. Each Medical Gas system of 1 - 5 inlets/outlets	4.50	670		\$670
		10. Each additional 5 or fraction thereof, medical gas outlet/inlet - + \$67.00 per each additional 5 outlets	5.00	743		\$743
		11. Each Industrial Waste pretreatment interceptor including trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	3.00	423		\$224
		12. For installation, alteration or repair of water piping and/or water treating equipment each	2.00	224		\$85
		13. For repair or alteration of drainage or vent piping each fixture	2.00	224		\$85
		14. For atmospheric-type vacuum breakers (lawn sprinklers) 1 - 10	2.00	224		\$85
		15. For each backflow protective device other than atmospheric vacuum type breakers	2.00	224		\$85
		16. Building piping water service	1.50	151		\$85
		17. Gas Yard Piping	2.00	224		\$85
		18. Boiler up to 15 HP	2.50	324		\$224
		Boiler over 15 HP	3.00	397		\$224

Please Note: All of the prices include the electrical, mechanical, plumbing, Title 14 energy and CAL-Green; permit processing, plan reviews and inspections. Secondly; unless otherwise noted.						
Service Application						
Service Title	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Recommended Fee	Proposed Fee	
		(Sum of staff service times.)	(Each Staff Time x Each Staff FBHR)			
Miscellaneous Fixtures (each)	1. Includes solar panels and solar tanks, water softener/water treatment equipment 2. For each Graywater system 3. For initial installation for a reclaimed water system	3.50 2.75 3.00	497 373 397		\$224 \$224 \$85	
Pool with Structural	Total Pool/Spa Fees = Structural/Building fee + Plumbing fee + Electrical fee Less than 100 square feet 101 square feet – 500 square feet 501 square feet – 1,000 square feet Over 1,000 square feet				Pool/Spa Fees=Structural/Building Fee+Plumbing Fee+Electrical Fee \$567 \$592 \$666 \$812	
Pool without structural (fiberglass or similar)	2. Plan Check Fee (Not required for fiberglass spa) Less than 500 square feet 500 square feet or Greater *** Note: Commercial Pool/Spa (for Accessibility, exiting, barrier, T-24, CA-Green) Add \$988	5.50 1.75 2.00 8.00	765 226 276 1,358		\$765 \$226 \$276 \$988	
	3. Plumbing Fee – Pool/spa (includes all pool piping except solar) one gas outlet, backwash receptor/P-trap, pool fill line and back flow protection (Minimum + added to pool/spa and electrical permit fee) 4. Electrical Fee – Pool/spa (Minimum + added to pool/spa and electrical permit fee) Residential Commercial	2.00 2.00 3.50 2.00	224 224 522 224		\$85 \$85 \$324 \$85	
Pool – Spa Notes: Total Pool note only, no price: Pool Permit+E +P=total	5. Demolition – Pool – Spa, Including combo utility capping 3. Supplement permit fee = @ Hourly rates 3. Additional Plan Check services = @ Hourly Rates, (minimum 1.0 Hour) 4. Additional Plumbing inspection services = @ Hourly Rates (minimum 1 Hour)	- - -	- - -			

Service Title	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Current Deposit	Proposed Fee	Proposed Deposit with T&M Billing	Proposed Deposit with Task Order
Annexation Request/Rezoning (Full annexation process requires Reimbursement Agreement)	City Council	136	19,524	-	18,800		
Appeals	Appeal of Planning Director Decision to Planning Commission Appeal of Planning Commission Decision to City Council	46 112	6,418 16,912	- -		3,000 5,000	
Boundary Line Adjustment	Planning Director	21	2,887	-	2,800		
CEQA Review (Covers initial review only; project-specific scope of work and budget will be provided; deposit of full amount required prior to work commencement)		10	1,557	-			1,000
Combined Entitlements		-		-	see attached schedule		
Conditional Use Permit	Planning Commission	84	11,238	-		8,800	
	City Council	96	12,994	-		10,000	
Conditional Use Permit Amendments	Planning Commission	48	6,614	-			1,000
	City Council	58	8,048	-			1,000
Design/Site Plan Review (NOTE: For Old Town, City Council has previously taken action to reduce these fees in order to encourage historic preservation as opposed to penalizing it)	Single Family Master Home Plans - Planning Director	13	1,726	1,268		1,400	
	Planning Director	30	4,092	2,356		3,100	
	Planning Commission	113	15,209	4,037		12,000	
	City Council	121	16,416	4,620		13,000	
	Old Town Type 1	10	1,269	-	650		
	Old Town Type 2	19	2,572	-	1,300		
	Old Town Type 3	36	4,854	150	2,350		
	Old Town Type 4	52	7,153	500	3,500		
	Planning Director	34	4,580	1,194			1,000
	Planning Commission	72	9,831	2,237			1,000
Design Review Amendment	City Council	84	11,799	2,578			1,000

Service Title	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Current Deposit	Proposed Fee	Proposed Deposit with T&M Billing	Proposed Deposit with Task Order
		(Sum of staff service times.)	(Each Staff Time x Each Staff FBHR)				
Development Agreement	City Council	96	15,043	6,194		10,500	
Development Agreement Amendment *	City Council	64	9,927	2,081		5,250	
General Plan Amendment	City Council	156	21,520	15,919			1,000
Historical Preservation Committee Review (NOTE: City Council has previously taken action to reduce these fees in order to encourage historic preservation as opposed to penalizing it)	Certificate of Appropriateness	19	2,572	1,000	2,500		
	Rescission	25	3,477	2,000	3,000		
	Demolition / Relocation Certificate	27	3,869	2,000	3,000		
	Minor Improvement	29	4,111	-			1,000
Letter of Public Convenience	City Council	38	5,020	372	5,000		
Lot Merger/ Certificate of Compliance		-	-	-	500		
Minor Deviation	Planning Director	25	3,322	-	3,300		
	Planning Commission	26	3,544	-	3,500		
Reasonable Accommodations Permit (updated Zoning Code)		20	2,717	504	2,700		
Onsite Noticing		3	305	350	300		
Specific Plan/Special Planning Area Amendment	Residential	108	15,505	8,579			1,000
Specific Plan/Special Planning Area Initiation (Required to process a Reimbursement Agreement in order to complete SP/SPA Processing)	Commercial	100	13,950	6,085		10,000	
Donation Box Permit		-	132		132		
Donation Box Renewal		-	66		66		
Temporary Use Permit	Planning Director	14	1,708	132	1,500		
Temporary Use Permit-tax exempt organizations	Planning Director	-			50		
Tentative Parcel Map	Residential	84	11,200	4,584		8,800	
	Commercial	117	15,593	4,930		12,300	
Tentative Parcel Map Amendment	Residential	55	7,388	2,566			1,000
	Commercial	68	9,163	2,780			1,000
	Residential	22	2,956	2,879	1,500		
Tentative Parcel Map Extension	Commercial	24	3,226	3,273	1,500		

Service Title	Service Detail	Time (hours)	Elk Grove Full Cost Recovery	Current Deposit	Proposed Fee	Proposed Deposit with T&M Billing	Proposed Deposit with Task Order
Tentative Parcel Map Waiver for Condos	Planning Commission	36	4,842	1,296	4,850		
Tentative Subdivision Map	<25 lots	98	13,205	6,485		10,500	
	25-100 lots	116	15,628	7,217		12,500	
	100-200 lots	137	18,578	7,662		14,500	
	200 + lots	165	22,237	7,662		18,000	
	Planning Commission	72	9,800	3,562			1,000
	<25 lots	35	4,803	3,562			1,000
	25-100 lots	48	6,546	3,562			1,000
	100-200 lots	105	14,269	3,562			1,000
	200 + lots	131	17,958	3,562			1,000
Tentative Subdivision Map Extension	Planning Commission	21	2,831	3,849	1,500		
	City Council	25	3,322	4,466	1,500		
Tree Permit		2	259	30	100		
Uniform Sign Program		46	5,996	-	5,600		
Uniform Sign Program Amendment		37	4,724	-	4,500		
Variance	Planning Commission	57	7,770	3,228		6,000	
	City Council	59	8,179	3,879		6,000	
Williamson Act	City Council	33	5,120	5,449		5,000	
Zoning Amendment (Text and Map)	City Council	64	8,862	6,085		1,000	
Zoning Clearance/Plan Check	See Building Dept Fee Schedule	-	-	-			
Zoning Confirmation		1	113	200	115		
Zoning Interpretation	City Council	14	2,132	1,111	1,400		

Classification	Occupancy Type	Square Footage	
Assembly Occupancies	Theatres, auditoriums, churches	1,000	6,804 plus 172.53 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	13,705 plus 71.04 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	17,257 plus 52.75 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	22,532 plus 21.34 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	28,934 plus 41.88 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	49,873 plus 10.67 for each additional 100 s.f. or fraction thereof
Assembly Occupancies	Dining and drinking establishments & similar use	1,000	6,955 plus 78.03 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	10,076 plus 77.32 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	13,942 plus 61.76 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	20,118 plus 31.70 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	29,627 plus 45.40 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	52,325 plus 15.86 for each additional 100 s.f. or fraction thereof
Business Buildings	Banks, public buildings, car wash, libraries, MOB	1,000	6,680 plus 95.35 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	10,494 plus 80.76 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	14,532 plus 54.66 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	19,998 plus 24.78 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	27,432 plus 29.48 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	42,170 plus 12.39 for each additional 100 s.f. or fraction thereof
Business Buildings	General office & similar	1,000	6,165 plus 101.68 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	10,232 plus 65.38 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	13,501 plus 57.72 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	19,273 plus 17.44 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	24,505 plus 33.77 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	41,390 plus 8.72 for each additional 100 s.f. or fraction thereof
Educational Buildings	Pre-schools, daycare facilities, Private Schools	1,000	6,117 plus 75.65 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	9,143 plus 25.44 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	10,415 plus 65.39 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	16,954 plus 18.53 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	22,513 plus 31.64 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	38,334 plus 9.27 for each additional 100 s.f. or fraction thereof
Factory Buildings	Warehouse, warehouse/office & similar use (low hazard)	1,000	5,703 plus 138.50 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	11,243 plus 37.18 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	13,102 plus 57.11 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	18,813 plus 24.18 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	26,066 plus 24.98 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	38,555 plus 12.09 for each additional 100 s.f. or fraction thereof

Square
Footage

Occupancy Type

Classification

Factory Buildings	Bakeries, dry-cleaning, cabinet/woodworking, printing	1,000	5,845 plus	111.75	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	10,315 plus	65.46	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	13,588 plus	71.95	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	20,783 plus	18.69	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	28,179 plus	28.84	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	40,808 plus	9.35	for each additional 100 s.f. or fraction thereof
Hazardous Occupancy	Semi-conductor, fabrication facilities, repair garage	1,000	5,822 plus	129.45	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	11,000 plus	56.58	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	13,829 plus	60.26	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	19,855 plus	19.99	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	25,852 plus	30.94	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	41,324 plus	10.00	for each additional 100 s.f. or fraction thereof
Hazardous Occupancy	Moderate explosion -extreme explosion and chemical	1,000	6,492 plus	145.13	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	12,297 plus	147.60	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	19,677 plus	51.69	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	24,846 plus	21.38	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	31,261 plus	27.25	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	44,884 plus	10.69	for each additional 100 s.f. or fraction thereof
Institutional Buildings	Assisted living, nursing homes & similar use	1,000	6,448 plus	190.63	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	14,073 plus	71.66	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	17,656 plus	54.70	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	23,126 plus	33.90	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	33,296 plus	20.34	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	51,079 plus	10.17	for each additional 100 s.f. or fraction thereof
Merchant Building	Wholesale & retail stores	1,000	4,733 plus	142.05	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	10,415 plus	47.94	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	12,813 plus	62.49	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	19,062 plus	23.07	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	25,984 plus	13.84	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	42,395 plus	6.92	for each additional 100 s.f. or fraction thereof
Merchant Building	Drug stores, department stores & similar use	1,000	5,443 plus	110.15	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	9,849 plus	101.38	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	14,918 plus	74.02	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	22,320 plus	20.24	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	28,392 plus	38.90	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	47,843 plus	10.12	for each additional 100 s.f. or fraction thereof
Merchant Building	Supermarket, big box & similar use	1,000	5,708 plus	148.08	for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	11,631 plus	140.62	for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	18,662 plus	58.55	for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	24,517 plus	18.84	for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	30,170 plus	34.73	for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	47,534 plus	9.42	for each additional 100 s.f. or fraction thereof

Classification	Occupancy Type	Square Footage
Residential Buildings	Single family dwelling unit - custom	1,000 plus 149.00 for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.
		1,501 plus 2,706 for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.
		2,001 plus 3,147 for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f.
		2,501 plus 3,667 for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.
		3,001 plus 4,251 for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f.
		3,501 plus 4,825 for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.
		4,001 plus 5,252 for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f.
		4,501 plus 6,172 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001 plus 7,444 for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f.
		6,001 plus 8,511 for each additional 100 s.f. or fraction thereof
Residential Buildings	Master plans (plan review only, per model plan)	1,000 plus 30.28 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001 plus 15.14 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
Residential Buildings	Single Family Dwelling, Production - repeat	1,000 plus 68.00 for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.
		1,501 plus 64.00 for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.
		2,001 plus 62.00 for each additional 100 s.f. or fraction thereof, to and including 2,500 s.f.
		2,501 plus 60.00 for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.
		3,001 plus 56.00 for each additional 100 s.f. or fraction thereof, to and including 3,500 s.f.
		3,501 plus 52.00 for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.
		4,001 plus 48.00 for each additional 100 s.f. or fraction thereof, to and including 4,500 s.f.
		5,001 plus 37.00 for each additional 100 s.f. or fraction thereof
Residential Buildings	MFR apartment, Condo & similar	1,000 plus 412.20 for each additional 100 s.f. or fraction thereof, to and including 1,500 s.f.
		1,501 plus 6,803 for each additional 100 s.f. or fraction thereof, to and including 2,000 s.f.
		2,001 plus 8,371 for each additional 100 s.f. or fraction thereof, to and including 3,000 s.f.
		3,001 plus 9,858 for each additional 100 s.f. or fraction thereof, to and including 4,000 s.f.
		4,001 plus 11,290 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001 plus 12,161 for each additional 100 s.f. or fraction thereof, to and including 6,000 s.f.
		6,001 plus 13,714 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001 plus 15,302 for each additional 100 s.f. or fraction thereof
Residential Buildings	Hotel, motel & similar use	1,000 plus 6,528 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001 plus 9,826 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001 plus 20,891 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001 plus 25,866 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001 plus 32,756 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
100,001 plus 55,210 for each additional 100 s.f. or fraction thereof		

Classification	Occupancy Type	Square Footage		
Storage Building	Open parking garage & similar use	1,000	5,046 plus	88.43 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	8,583 plus	66.76 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	11,926 plus	46.57 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	16,578 plus	19.55 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	22,442 plus	21.32 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	33,101 plus	9.78 for each additional 100 s.f. or fraction thereof
Storage Building	Enclosed parking garage, repair & similar use	1,000	4,751 plus	109.43 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	9,128 plus	74.74 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	12,865 plus	42.27 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	17,092 plus	23.60 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	24,172 plus	24.60 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	36,471 plus	11.80 for each additional 100 s.f. or fraction thereof
Storage Building	Warehouse, & warehouse/office & similar use (low hazard)	1,000	5,142 plus	59.40 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f.
		5,001	7,518 plus	83.14 for each additional 100 s.f. or fraction thereof, to and including 10,000 s.f.
		10,001	12,765 plus	51.22 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f.
		20,001	17,887 plus	15.18 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f.
		50,001	22,442 plus	24.83 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f.
		100,001	34,859 plus	7.59 for each additional 100 s.f. or fraction thereof

Classification	Occupancy Type	Square Footage
"U" Occupancy Building	Garage, shop, accessory to residential wood frame	400 1,201
"U" Occupancy Building	Covered porch	400 1,201
"U" Occupancy Building	Carport	400 1,201
"U" Occupancy Building	Patio - custom covered	400 1,201
"U" Occupancy Building	Patio - sunroom enclosed	400 1,201
"U" Occupancy Building	Patio, awing third party standard	400 1,201
"U" Occupancy Building	Commercial canopy	400 1,201
"U" Occupancy Building	Shade structure (50% open to atmosphere)	400 1,201
Tl - Major	New or first time Tenant Improvement	1,000 5,001 10,001 20,001 50,001 100,001
Tl - Minor	Subsequent - change in use Tenant Improvement	1,000 5,001 10,001 20,001 50,001 100,001
		900 plus 45.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 1,260 plus 22.50 for each additional 100 s.f. or fraction thereof
		600 plus 30.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 840 plus 15.00 for each additional 100 s.f. or fraction thereof
		740 plus 37.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 1,036 plus 18.50 for each additional 100 s.f. or fraction thereof
		800 plus 40.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 1,120 plus 20.00 for each additional 100 s.f. or fraction thereof
		880 plus 44.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 1,232 plus 22.00 for each additional 100 s.f. or fraction thereof
		640 plus 32.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 896 plus 16.00 for each additional 100 s.f. or fraction thereof
		865 plus 43.25 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 1,211 plus 21.67 for each additional 100 s.f. or fraction thereof
		420 plus 21.00 for each additional 100 s.f. or fraction thereof, to and including 1,200 s.f. 588 plus 10.50 for each additional 100 s.f. or fraction thereof
		1,877 plus 36.35 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. 3,331 plus 19.18 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. 4,290 plus 32.39 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. 7,529 plus 7.87 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. 9,890 plus 8.70 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. 14,238 plus 3.94 for each additional 100 s.f. or fraction thereof
		1,678 plus 12.98 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. 2,197 plus 9.86 for each additional 100 s.f. or fraction thereof, to and including 5,000 s.f. 2,690 plus 11.15 for each additional 100 s.f. or fraction thereof, to and including 20,000 s.f. 3,805 plus 8.53 for each additional 100 s.f. or fraction thereof, to and including 50,000 s.f. 6,363 plus 4.59 for each additional 100 s.f. or fraction thereof, to and including 100,000 s.f. 8,660 plus 2.30 for each additional 100 s.f. or fraction thereof

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2011-106**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

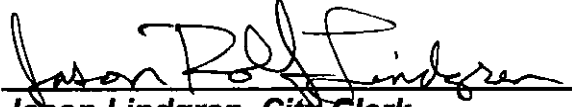
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 8, 2011 by the following vote:

AYES : **COUNCILMEMBERS:** *Detrick, Cooper, Davis, Hume, Scherman*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*


Jason Lindgren, City Clerk
City of Elk Grove, California