COUNTY OF SUTTER
2012 Fee Schedule

Department: PUBLIC WORKS

NOTE: See Attached Fee Schedule Service Description

Fee Name / Description	Current Fee	Proposed Fee	Remarks
Mapping / Survey Services			
Tentative Map (1-4 lots Res./Ag.)	T&M	T&M	$680 deposit
Tentative Map (Com./Ind. Or > 4 lots)	T&M	T&M	$2,200 + $25/lot over 25 lots deposit
Parcel Map	T&M	T&M	$2100 deposit
Final Map	T&M	T&M	$2,400 + $25/lot over 25 lots deposit
Record of Survey	T&M	T&M	$590 deposit
Lot Line Adjustment	T&M	$100	
Survey Monument Preservation Fund	$10	$10	Prescribed by State Law
Record Search	T&M	T&M	$100 Deposit
Road Abandonment	$500	$500	
Planning Application Review			
Pre-Application Meeting	T&M	T&M	$330 deposit
Planned Development Plan w/o Rezone	T&M	T&M	$550 deposit
Amendment to Planned Development Plan	T&M	T&M	$550 deposit
Design Review w/o Mapping	T&M	T&M	$550 deposit
Use Permit	T&M	T&M	$550 deposit
Variance	T&M	T&M	$550 deposit
Rezone w/o Mapping	T&M	T&M	$550 deposit
Surface Mining Permit	T&M	T&M	$1650 deposit
Specific Plan / Specific Plan Amendment	T&M	T&M	
General Plan Amendment	T&M	T&M	
Floodplain Management Permits			
Grading Permit <= 1,000 CY	T&M	T&M	$350 deposit
Grading Permit > 1,000 CY	T&M	T&M	$550 deposit
FEMA Flood Insurance Map Section Prep	$125	$125	
FEMA Letter - CLOMR,LOMR < 5acres	$125	$125	
FEMA Letter - CLOMR,LOMR > 5acres	T&M	T&M	$250 deposit
Elevation Certificate Review	$120	$120	
Encroachment Permits (Improvements <=$10,000)			
Encroachment Permit - No Fee	$0	$0	
Encroachment Permit	$400	$400	
Encroachment Permit - Annual Utility	$1,050	$1,050	

Improvement Plans Permits (Improvements >$10,000)			
Plan Check - First $200,000 of Value	T&M	T&M	Deposit 5% of Engineer's Estimate
- Value above $200,000	T&M	T&M	Deposit 1.5% of Engineer's Estimate
Construction Inspection	T&M	T&M	Deposit 3% of Engineer's Estimate
Transportation Permits			
Transportation Permit (single trip)	$16	$16	Prescribed by State Law
Transportation Permit (annual/blanket)	$90	$90	Prescribed by State Law
Interstate Truck Route Request	T&M	T&M	$100 deposit
Photocopying Fees			
24x36 inch bond paper	$2.00	$2.00	
18x26 inch bond paper	$2.00	$2.00	
11x17 inch color copies	$1.50	$1.50	
8.5x14 inch color copies	$1.50	$1.50	
8.5x11 inch color copies	$1.00	$1.00	
Other Copies charged per Clerk / Recorder's schedule or outsourced at actual cost.			

EXHIBIT A EFFECTIVE 3/1/2011

FEE SCHEDULE SERVICE DESCRIPTION

FEE COLLECTION AND REFUNDS. For fee schedule items managed on a Time and Materials basis (T&M), an initial deposit will be collected at the time an application is accepted by the Public Works Department. Staff will track time and expenses against the project. When the deposit amount is depleted to 10% of the initial deposit, a request for additional deposit funds will be issued based upon the estimated remaining work. Work will cease on the project when the deposit is depleted and will not commence until additional deposit funds are received. At project closeout, the project costs will be reconciled with the deposit(s) and a refund check issued, if applicable.

HOURLY RATES. Hourly rates are revised each fiscal year using a method generally accepted accounting practices. Hourly rates for Public Works staff are based on determining productive hours which are total hours in a year minus time spent on vacation, sick leave, training, holidays, and administrative time. The productive hours are divided into the total salary and benefit cost for each individual to determine the base hourly rate. Added to the base hourly rate is the hourly prorated cost of program overhead, department overhead, and County overhead to arrive at the hourly rate for each person.

INACTIVE APPLICATIONS/ACTIONS. Except where otherwise specified in the specific application/action, mapping, planning, plan checks, permits, and permit actions where no significant activity (no submission addressing County comments/notes from last review/map check) has occurred for 180 calendar days will be deemed inactive and the Owner/Developer will be billed for the costs incurred by the County to that date, and refunds issued where appropriate. A completely new submission will be required with new fees/deposits due to the restart of the approval process. Projects demonstrating activity not involving Sutter County are not considered inactive.

MAPPING / SURVEY WORK:

The fees listed for Mapping / Survey Work are in addition to the Community Services Department fees for processing many of these same map related items. Please note that the County does not prepare the engineering and surveying documents required to complete these projects, and only reviews technical information prepared by an owner-hired, licensed professional. The following is a brief description of what is included in these services:

Tentative Map
Fee includes: a site visit to check the project and roadways servicing the project, attendance at Subdivision Advisory Meetings, technical correctness review of the map in terms of identification of parcels, easements, right-of-way, and the consistency of proposed lots with planning and zoning requirements, drafting of project conditions, and attendance at Planning Commission meetings.

Parcel Map and Final Map
Fee includes checking the map against the approved Tentative Map and project conditions, and checking the map for technical correctness with the Subdivision Map Act and survey records. The County Surveyor performs a horizontal control survey for each map at cost. The applicant may perform the horizontal control survey using a Licensed Land Surveyor in a manner acceptable to the County Surveyor.

Once a Parcel Map is deemed technically correct, complete map signatures and record the map. Once a Final Map is deemed technically correct, forward to the Board of Supervisors for approval, and, once approved, record the map. This fee does not include the County Recorder's fees for recordation, but does include staff time to process the map for signatures and coordinate with the recorder.

Record of Survey
Review fee includes checking the map for technical correctness, and after it is deemed technically correct, record the document. The County Surveyor performs a horizontal control survey for each Record of Survey in completing his due diligence during the technical review. Work required for the horizontal control survey is not charged to the applicant.

Lot Line Adjustment
Review fee includes coordinating with the Community Development to ensure that the action is consistent with planning and zoning ordinances, checking the Lot Line Adjustment and resultant legal descriptions for technical correctness, and recording the documents. This fee does not include the County Recorder's fees for recordation, but does include staff time to coordinate with the recorder.

Survey Monument Preservation Fund
This is a fee set by state law. The fee is used by the County to preserve existing survey monuments.

Record Search
Fee includes staff time to search for survey maps and documents and other public works record documents. This fee does not apply to Public Records Act requests, which must be submitted to the County Clerk.

Road Abandonment
Fee includes a survey record search, site visit, approval by the County Board of Supervisors, and recording required documents to complete the abandonment.

PLANNING APPLICATION REVIEW:

The fees listed for Planning Application Review are in addition to the Community Services Department fees for processing many of these same planning items. If multiple planning application actions are taken at the same time for a project, each planning application fee deposit will be collected. Please note that the County does not prepare the engineering and surveying documents required to complete these projects, and only reviews technical information prepared by an owner-hired, licensed professional. The following is a brief description of what is included in these services:

Pre-Application Review Meeting
Fee includes time to perform preliminary research and review on a potential project at the request of an applicant. This work will be kept on file for 180 days and used for a subsequent project application.

Planned Development Plan w/o a Rezone, Amendment to Planned Development Plan, Design Review w/o Mapping, Use Permit, Variance, Rezone w/o Mapping, Surface Mining Permit,
Fees for these application types include the review of an application and the development of project conditions to address the engineering requirements and concerns of Sutter County and the Public Works Department, which are primarily related to transportation, drainage, and street improvements. The fees include a site visit, the development of project conditions, and attendance at Community Development Department staff meetings, Subdivision Advisory Meetings (if required), Planning Commission meetings, and Sutter County Board of Supervisors meetings.

Specific Plan / Specific Plan Amendment, and General Plan Amendment
Fees for a Specific Plan / Specific Plan Amendment and General Plan Amendment will be charged on a time and materials basis utilizing County staff hourly rates and materials at cost.

FLOODPLAIN MANAGEMENT PERMITS

Grading Permit
Review and approval of grading on private property as required by County Code Chapter 1770. Fee includes processing the permit, a review of pertinent plans and details, a site visit, and inspection during project construction.

FEMA Flood Insurance Rate Map Section
Preparation of a flood insurance map section is a full-scale section of a FEMA Flood Insurance Rate Map (FIRM) [FIRMette]. Preparation fee includes identifying the current FIRM, locating the parcel on the FIRM, physically creating the FIRMette document, adding text and pertinent information (such as parcel location), and writing an accompanying verification letter. The fee may be waived for individual property owners.

FEMA Letters of Map Change
The fee includes County review of and certification of Community Concurrence for a Conditional Letter of Map Revision [CLOMR] or a Letter of Map Revision [LOMR].

Elevation Certificate Review
Fee includes a review of an Elevation Certificate for consistency with FEMA requirements. It covers three reviews: before construction, during construction and construction completion.

ENCROACHMENT AND IMPROVEMENTS (Improvements <=$10,000):

Encroachment Permit – No Fee
This permit applies to the repair / replacement in-kind of any existing residential driveway culvert, driveway, or sidewalk. There is no fee for this permit. Services provided include processing the permit, performing a site visit and review of the planned work, and inspection of the project during construction.

Encroachment Permit
This permit applies to any other work performed in the public right-of-way that amounts to $10,000 or less (excepting repair/replacement of residential driveways and sidewalk). Examples of this are a new commercial driveway, and the construction of new curb, gutter, and sidewalk. The fee includes processing the permit, a review of pertinent plans and details, a site visit, and

inspection during project construction.

Encroachment Permit – Annual Utility
This permit includes maintenance and repair by utility companies on their existing system or for the installation of new services. The fee includes review of pertinent plans and details, a site visit, and inspection during construction. Construction of new utility infrastructure requires a separate permit and fee payment.

IMPROVEMENT PLANS PERMITS (Improvements >$10,000):

Plan Check Fees
The fee includes the technical review of the plans for consistency with Sutter County Standards, clarity of the plans, and the use of sound engineering practices for work in the County Right-of-Way and for selected private improvements subject to regulatory review.

A plan check deposit is due prior to first plan check. Total plan check fees must be paid prior to approval of plans.

The plan check fee is charged on a time and materials basis with a deposit. The deposit is comprised of 5% of first $200,000 (or portion thereof) of the approved engineer's construction cost estimate or contract bid amount for public improvements, plus 1.5% of the approved estimate or contract amount exceeding $200,000.

Construction Inspection
The fee is charged on a time and materials basis with a deposit based upon 3% of the value of the public improvements. Inspection includes site visits by an inspector for consistency of the construction with the approved plans and Sutter County Standards. Fees are due prior to construction of the work shown in the Public Improvement Plans.

TRANSPORTATION PERMITS:

Transportation permits are charged at rates limited by state law. Interstate Truck Route requests are performed on a T&M basis.

PHOTOCOPYING FEES:

The fees for photocopying include staff time to make the copies and are based upon typical local reproduction rates for oversized and color copies. Other black and white copies are charged at rates listed in Board resolution No. 03-009, adopted 2/25/03, entitled "Board of Supervisors Photocopy Fee Schedule (Resolution 03-009)". Staff time spent to research a document is charged as a Record Search in the fees listed above under Mapping / Survey Work. Reproduction may be outsourced to an outside vendor and charged at cost.