

**CITY OF MONTCLAIR
AGENDA FOR CITY COUNCIL, SUCCESSOR AGENCY,
MONTCLAIR HOUSING CORPORATION, MONTCLAIR
HOUSING AUTHORITY, AND MONTCLAIR COMMUNITY
FOUNDATION MEETINGS**

To be held in the Council Chambers
5111 Benito Street, Montclair, California

January 4, 2016

7:00 p.m.

As a courtesy please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

The CC/SA/MHC/MHA/MCF meetings are now available in audio format on the City's website at www.cityofmontclair.org and can be accessed the day following the meeting after 10:00 a.m.

Page No.

- I. CALL TO ORDER** – City Council, Successor Agency and Montclair Housing Corporation Boards of Directors, Montclair Housing Authority Commissioners, and Montclair Community Foundation Board of Directors

II. INVOCATION

In keeping with our long-standing tradition of opening our Council meetings with an invocation, this meeting may include a nonsectarian invocation. Such invocations are not intended to proselytize or advance any faith or belief or to disparage any faith or belief. Neither the City nor the City Council endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS – None

VI. PUBLIC COMMENT

This section is intended to provide members of the public with an opportunity to comment on any subject that does not appear on this agenda. Each speaker will be afforded five minutes to address the City Council Members, Successor Agency Board of Directors, Montclair Housing Corporation Board of Directors, Montclair Housing Authority Commissioners, and Montclair Community Foundation Board of Directors. (Government Code Section 54954.3)

Under the provisions of the Brown Act, the Council/Successor Agency Board/MHC Board/MHA Commission/MCF Board is prohibited from taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS

- A.** Second Reading – Consider Adoption of Ordinance No. 15-955 Amending Chapter 11.10 of the Montclair Municipal Code Prohibiting Medical Marijuana Dispensaries, Cultivation of Marijuana, and All Commercial Medical Marijuana Uses in the City [CC]

- B. Consider Adoption of Resolution No. 16-3107 Amending the Master User Fee Schedule [CC] 14

VIII. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. Minutes of the Regular Joint Council/Successor Agency Board/MHC Board/MHA Commission/MCF Board Meeting of December 21, 2015 [CC/SA/MHC/MHA/MCF]
- B. Administrative Reports
 - 1. Consider Approval of Warrant Register [CC] 71
- C. Agreements - None
- D. Resolutions - None

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE - None

XI. COMMUNICATIONS

- A. City Department Reports
 - 1. Police Department
 - a. Police Department Annual Achievement Award Recipient
 - 2. Community Development Department
 - a. Development Projects Update
- B. City Attorney
 - 1. Closed Session Pursuant to Government Code Section 54956.8 Regarding Real Property Negotiations
 - Properties: Assessor's Parcel Nos. 1011-012-02, 1011-012-09, 1012-101-05, & 1012-080-09
 - Agency Negotiator: Michael C. Hudson, Public Works Director/City Engineer
 - Negotiating Parties: City of Montclair and Union Pacific Railroad
 - Under Negotiation: Recommendations Regarding Acquisition of Easements on Subject Properties in Conjunction with Monte Vista Avenue/Union Pacific Grade Separation Project.
 - 2. Closed Session Pursuant to Government Code Section 54956.9(d)(1) Regarding Pending Litigation

Montclair v. Beltran

- 3. Closed Session Pursuant to Government Code Section 54956.9(d)(4) Regarding Potential Litigation

1 Potential Case

- 4. Closed Session Pursuant to Government Code Section 54957.6 Regarding Conference with Designated Labor Negotiator Edward C. Starr

Agency: City of Montclair

Employee Management

Associations: Montclair City Confidential Employees Association
Montclair General Employees Association
Montclair Fire Fighters Association
Montclair Police Officers Association

C. City Manager/Executive Director

D. Mayor/Chairman

E. Council/SA Board/MHC Board/MHA Commissioners/MCF Board

F. Committee Meeting Minutes *(for informational purposes only)*

- 1. Minutes of the Personnel Committee Meeting of December 21, 2015

72

XII. ADJOURNMENT OF SUCCESSOR AGENCY BOARD OF DIRECTORS, MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS, MONTCLAIR HOUSING AUTHORITY COMMISSIONERS, AND MONTCLAIR COMMUNITY FOUNDATION BOARD OF DIRECTORS

(At this time, the City Council will meet in Closed Session regarding real property negotiations, pending and potential litigation, and labor negotiations.)

XIII. CLOSED SESSION ANNOUNCEMENTS

XIV. ADJOURNMENT OF CITY COUNCIL

The next regularly scheduled City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation meetings will be held on Tuesday, January 19, 2016, at 7:00 p.m. in the Council Chambers.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board after distribution of the Agenda packet are available for public inspection in the Office of the City Clerk located at 5111 Benito Street, Montclair, California, between 7:00 a.m. and 6:00 p.m., Monday through Thursday.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (909) 625-9416. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

I, Andrea M. Phillips, Deputy City Clerk, hereby certify that I posted, or caused to be posted, a copy of this Agenda not less than 72 hours prior to this meeting on the bulletin board adjacent to the north door of Montclair City Hall on December 22, 2015.

AGENDA REPORT

SUBJECT: <u>SECOND READING</u> - CONSIDER ADOPTION OF ORDINANCE NO. 15-955 AMENDING CHAPTER 11.10 OF THE MONTCLAIR MUNICIPAL CODE PROHIBITING MEDICAL MARIJUANA DISPENSARIES, CULTIVATION OF MARIJUANA, AND ALL COMMERCIAL MEDICAL MARIJUANA USES IN THE CITY	DATE: January 4, 2016
	SECTION: PUBLIC HEARINGS
	ITEM NO.: A
	FILE I.D.: SUB100
	DEPT.: COMMUNITY DEV.

REASON FOR CONSIDERATION: Amendments to the Municipal Code require public hearing review and approval by the City Council.

BACKGROUND: On October 9, 2015, Governor Brown signed into law the Medical Marijuana Regulation and Safety Act (MMRSA). The MMRSA consists of three separate pieces of legislation - Assembly Bill 266, Assembly Bill 243, and Senate Bill 643 - establishing a statewide regulatory scheme headed by the Department of Consumer Affairs governing the cultivation, processing, testing, distribution, and transporting of medical marijuana to qualified patients. Each bill has a different function but contain overlapping, identical language regarding certain aspects of medical marijuana control. The MMRSA does not mandate the City to allow cultivation, medical marijuana dispensaries, or mobile medical marijuana dispensaries.

The adoption of Ordinance No. 07-891 by the City Council in March 2007 banned the establishment of medical marijuana dispensaries within the City. With the passage of MMRSA, two areas of the new law require immediate attention by the City regarding deliveries/mobile dispensaries and cultivation.

The proposed ordinance is intended to affirm and clarify the previously approved prohibition of medical marijuana dispensaries in the City to be consistent with State law and include medical marijuana cultivation and deliveries as specifically prohibited land uses. If the proposed ordinance is adopted by the City Council, Chapter 11.10 of the Montclair Municipal Code would be amended accordingly.

Key Provisions of the MMRSA Regarding Local Control

The following provisions contained in the Medical Marijuana Regulation and Safety Act (2015) indicate the intent of law to expressly protect local licensing, zoning ordinances, and local actions taken under its constitutional police power.

- Local authority to prohibit or regulate remains intact under the new law: AB 266 (Section 19315(a)) states that nothing in the approved legislation shall be interpreted to supersede or limit existing local authority for law enforcement

Prepared by: <u>Steve Lustrro</u>	Fiscal Impact Finance Review: <u>Donald L. Parker</u>
Proofed by: <u>Diana Embree</u>	Reviewed and Approved By: <u>Steve Lustrro</u>

activity, enforcement of local zoning requirements or local ordinances, or enforcement of local permit or licensing requirements; and

- Deliveries allowed if not prohibited by local authority: AB 266 (Section 19340(a)) indicates that deliveries can only be made by a dispensary and in a city, county, or city and county that does not explicitly prohibit it by local ordinance; and
- Cultivation can be prohibited if ordinance is effective by March 1, 2016: AB 243 (Section 11362(b)(4)) allows a city or county to adopt land use regulations or ordinances to expressly prohibit the cultivation of marijuana provided that such regulations or ordinance are effective by March 1, 2016, after which the State becomes the sole licensing authority; and
- Dual licensing (state and local) required: SB 643 (Section 19322(a)) requires that any medical marijuana application for a state license only be issued to persons that have first obtained a license, permit, or authorization by a local jurisdiction.

Summary of Proposed Ordinance

It is the purpose and intent of proposed Ordinance No. 15-955 to promote the health, safety, and general welfare of the residents and businesses within the City of Montclair by prohibiting the cultivation and distribution of medical marijuana substances or products, which are not currently addressed by the existing ordinance. Without the changes, the City would surrender its authority to regulate medical marijuana uses within the City's corporate boundaries and allow the State to be the sole licensing authority for such uses and activities.

With the proposed ordinance, Section 11.10.030 of the Montclair Municipal Code would be amended to read as follows:

11.10.030 Prohibited uses.

A. Unlawful Uses. Uses that are unlawful under federal or state law shall not be treated as permitted uses, and shall not be determined to be similar to any uses permitted pursuant to this Title.

B. Dispensaries prohibited. No medical marijuana or cannabis dispensary as defined in Section 11.02.010 of the Montclair Municipal Code or Business & Professions Code §19300.5(n), as the same may be amended from time to time, shall be permitted in any zone within the City of Montclair. For purposes of this Section, "Dispensary" shall also include a cooperative or a mobile distribution facility. "Dispensary" shall not include the following uses: (1) a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; (2) a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; (3) a residential care facility for persons with chronic life-threatening illnesses licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; (4) a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; or (5) a residential hospice or home health agency licensed pursuant to Chapter 8 of Division 2 of the California Health and Safety Code.

C. Commercial marijuana activities prohibited. Commercial cannabis activities of all types, including the cultivation, delivery, dispensing, possession, manufacture, processing, storing, laboratory testing, labeling, transport, distribution, transfer, or sale of medical cannabis or a medical cannabis product all as defined under Business &

Professions Code §19300.5, as the same may be amended from time to time, are expressly prohibited in all zones and all specific plan areas in the City of Montclair. No person shall establish, operate, conduct or allow a commercial cannabis activity anywhere within the City.

D. Deliveries of medical marijuana prohibited. To the extent not already covered by subsection C above, all deliveries of medical cannabis, as defined under Business & Professions Code §19300.5 as the same may be amended from time to time, are expressly prohibited within the City of Montclair, including the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed, that enables qualified patients or primary caregivers to arrange for or facilitate the commercial transfer by a licensed dispensary of medical cannabis or medical cannabis products. No person shall conduct any deliveries that either originate or terminate within the City.

E. Cultivation of marijuana prohibited. To the extent not already covered by subsection C above, all cultivation of cannabis or marijuana for commercial or non-commercial purposes, including cultivation by a qualified patient or a primary caregiver, is expressly prohibited in all zones and all specific plan areas in the City of Montclair. No person, including a qualified patient or primary caregiver, shall cultivate any amount of cannabis in the City, even for medical purposes. Cultivation shall include any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of cannabis.

F. Intent. This Section is meant to prohibit all medical marijuana or commercial cannabis activities, including, but not limited to, those for which a State license is required. Accordingly, the City shall not issue any permit, license or other entitlement for any activity for which a State license is required under the Medical Marijuana Regulation and Safety Act.

Summary of Related Legislation and Court Cases

- In 1996, the voters of the State of California approved Proposition 215, the Compassionate Use Act of 1996 ("the Act"). The Act decriminalized the use of marijuana for medical purposes under State law.
- In 2004, Gov. Gray Davis signed SB 420, the Medical Marijuana Protection Act (MMP), which established an identification card system for medical marijuana patients as codified in Health and Safety Code §11362.5, et seq.
- The United States Supreme Court decision in *Gonzales v. Raich* (June 6, 2005), declares that Congress, under the Commerce clause of the United States Constitution, has the authority and, under the CSA, power to prohibit local cultivation and use of marijuana even though it would be in compliance with California law.
- In 2013, the California Supreme Court ruled unanimously in the City of Riverside v. Inland Empire Patients Health & Wellness Ctr., Inc., 56 Cal.4th 729 (2013), that the Compassionate Use Act of 1996 and the Medical Marijuana Act (Health & Safety Code §11362.7) do not preempt local ordinances that completely prohibit medical marijuana dispensaries within a local jurisdiction's borders. Additionally, in Maral v. City of Live Oak (2013) 221 Cal.App.4th 975, the Court of Appeal held that "there is no right – and certainly no constitutional right – to cultivate medical marijuana..." The Court in Maral affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.

- On October 9, 2015, the Governor signed into law the Medical Marijuana Regulation and Safety Act (MMRSA) comprised of three pieces of legislation – Assembly Bill 266, Assembly 243, and Senate Bill 643.
- AB 266 (Section 19315(a)) specifically states that nothing in the approved legislation shall be interpreted to supersede or limit existing local authority for law enforcement activity, enforcement of local zoning requirements or local ordinances, or enforcement of local permit or licensing requirements.

ANALYSIS: Staff believes the proposed ordinance to affirm the current prohibition of medical marijuana dispensaries, including the added provisions to prohibit the cultivation and delivery of medical marijuana substances or products within the City is appropriate. Since the passage of Proposition 215 in 1996, medical marijuana dispensary uses have been the source of much controversy for counties and cities seeking to prohibit and/or regulate their operations. The City of Montclair has avoided much of the adverse impacts associated with this use in large part because dispensaries are not a permitted use to begin with. Fortunately, the MMRSA retains the right of local jurisdiction authorities to determine what uses of land are appropriate within its borders.

In cities where medical marijuana dispensaries are allowed, evidence shows that they are often targets for violent crime as well as fronts for drug traffickers and money laundering for organized crime. Anecdotal evidence suggests that medical marijuana dispensaries are subject to significantly higher incidences of burglaries and robberies at a site than other businesses, including robberies of patrons leaving the dispensaries, loitering and nuisance activities in and around the sites, and persons without medical need attempting to purchase marijuana at the sites.

Although dispensaries have been prohibited in Montclair since 2007, approximately 10–12 illegal dispensaries have been set up since that time at various locations within the City. In each case, the dispensary was opened in a surreptitious manner. In a few cases, dispensaries opened under false pretenses by describing themselves as another type of business, suggesting that provision of medical marijuana to qualified patients was not their top priority or focus.

Medical marijuana dispensaries also pose a number of other impacts to adjacent properties and uses. Usually the City becomes aware of an illegal dispensary when a complaint is received or unusual activity is noticed by City staff. When investigated further, staff typically observes the following: inordinately high numbers of vehicles and pedestrians entering and leaving a site, various parking violations, strong odors, the presence of intimidating security personnel guarding doors, and unpermitted building modifications.

With regard to cultivation of medical marijuana, staff believes the prohibition is necessary to be consistent with the prohibition of dispensaries. Many of the same adverse characteristics surrounding dispensaries would also be potential issues if the cultivation of marijuana was to be permitted. Given the high cash value of marijuana and its products being an attractive target for theft and trespassing, other criminal activity is highly probable whether marijuana is cultivated outdoors or within an enclosed structure/building. As such, the level of security utilized by these businesses would also be a concern. Some of the security measures that would likely be utilized to protect cultivation operations include the use of armed security guards, cameras,

walls/fences, etc. Except for some banks, most, if not all, other businesses within the City do not require such extensive security measures.

Other potential issues include the high use of energy and, in particular, water needed to grow marijuana plants. According to the Mendocino County *Press Democrat*, "Researchers estimate each plant consumes 6 gallons of water a day...over the average 150-day growing cycle for outdoor plants (Apr. 16, 2014)." The high use of water is an important factor to consider given the water conservation measures being mandated to address California's current drought and expected climate change impacts.

Conclusion

The secondary effects associated with the operation of dispensaries, along with cultivation and distribution of medical marijuana substances and products would adversely impact the health, safety, and welfare of the City's residents and businesses. Citywide prohibition is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, high water usage, malodorous smells and indoor electrical fire hazards that may result from such activities. Further, as recognized by the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, marijuana cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. Adopting the proposed ordinance would reinforce the City's ability to maintain local control and determine for the purposes of public health and safety, the appropriate types of land uses allowed within the City's jurisdiction.

At its meeting on November 23, 2015, the Planning Commission unanimously recommended City Council adoption of Ordinance No. 15-955.

FISCAL IMPACT: There would be no fiscal impact to the City's General Fund as a result of adoption and implementation of Ordinance No. 15-955.

RECOMMENDATION: Staff recommends the City Council adopt Ordinance No. 15-955 amending Chapter 11.10 of the Montclair Municipal Code prohibiting medical marijuana dispensaries, cultivation of marijuana, and all commercial medical marijuana uses in the City.

ORDINANCE NO. 15-955

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTCLAIR, CALIFORNIA AMENDING SECTION 11.10.030 OF THE MONTCLAIR MUNICIPAL CODE PROHIBITING MEDICAL MARIJUANA DISPENSARIES, CULTIVATION OF MARIJUANA AND ALL COMMERCIAL MEDICAL MARIJUANA USES IN THE CITY

THE CITY COUNCIL OF THE CITY OF MONTCLAIR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings and Purpose. The City Council finds and declares as follows:

A. In 1996, the voters of the State of California approved Proposition 215 (codified as California Health and Safety Code §11362.5 and entitled "The Compassionate Use Act of 1996" or "CUA").

B. The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to use it without fear of criminal prosecution under limited, specified circumstances. The proposition further provides that "nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of marijuana for non-medical purposes." The ballot arguments supporting Proposition 215 expressly acknowledged that "Proposition 215 does not allow unlimited quantities of marijuana to be grown anywhere."

C. In 2004, the Legislature enacted Senate Bill 420 (codified as California Health & Safety Code §11362.7 et seq. and referred to as the "Medical Marijuana Program" or "MMP") to clarify the scope of Proposition 215 and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to "[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective" and to civilly and criminally enforce such ordinances.

D. On March 5, 2007, the Montclair City Council unanimously adopted Ordinance No. 07-891 to prohibit medical marijuana dispensaries within any zone within the corporate boundaries of the City of Montclair.

E. In City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. (2013) 56 Cal.4th 729, the California Supreme Court held that "[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land..." Additionally, in Maral v. City of Live Oak (2013) 221 Cal.App.4th 975, the Court of Appeal held that "there is no right - and certainly no constitutional right - to cultivate medical marijuana..." The Court in

Maral affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.

F. The Federal Controlled Substances Act, 21 U.S.C. §801 et seq., classifies marijuana as a Schedule 1 Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful under federal law for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense, marijuana. The Federal Controlled Substances Act contains no exemption for medical purposes, although there is recent case law that raises a question as to whether the Federal Government may enforce the Act where medical marijuana is allowed.

G. On October 9, 2015, Governor Brown signed three bills into law (AB 266, AB 243, and SB 643), which collectively are known as the Medical Marijuana Regulation and Safety Act (hereafter “MMRSA”). The MMRSA set up a State licensing scheme for commercial medical marijuana uses while protecting local control by requiring that all such businesses must have a local license or permit to operate in addition to a State license. The MMRSA allows the City to completely prohibit commercial medical marijuana activities.

H. The City Council finds that commercial medical marijuana activities, as well as cultivation for personal medical use as allowed by the CUA and MMP, can adversely affect the health, safety, and well-being of City residents. Citywide prohibition is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, high water usage, malodorous smells and indoor electrical fire hazards that may result from such activities. Further, as recognized by the Attorney General’s August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, marijuana cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.

I. The limited immunity from specified state marijuana laws provided by the Compassionate Use Act and Medical Marijuana Program does not confer a land use right or the right to create or maintain a public nuisance.

J. The MMRSA contains language that requires the City to prohibit cultivation uses by March 1, 2016 either expressly or otherwise under the principles of permissive zoning, or the State will become the sole licensing authority. The MMRSA also contains language that requires delivery services to be expressly prohibited by local ordinance, if the City wishes to do so. The MMRSA is silent as to how the City must prohibit other type of commercial medical marijuana activities.

K. While the City Council believes that cultivation and all commercial medical marijuana uses are prohibited under the City’s permissive zoning regulations, it desires to enact this ordinance to expressly make clear that all such uses are prohibited in all zones throughout the City.

L. This Ordinance is consistent with the City's General Plan and each element thereof.

M. The Planning Commission conducted a duly noticed public hearing on November 23, 2015, at which time it considered all evidence presented, both written and oral and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this Ordinance.

N. The City Council held a duly noticed public hearing on this Ordinance on December 21, 2015, at which time it considered all evidence presented, both written and oral.

SECTION 2. Authority. This ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution, the Compassionate Use Act, the Medical Marijuana Program, and the Medical Marijuana Regulation and Safety Act.

SECTION 3. Section 11.10.030 of the Montclair Municipal Code is hereby repealed and replaced in its entirety as follows:

11.10.030 Prohibited uses.

A. Unlawful Uses. Uses that are unlawful under federal or state law shall not be treated as permitted uses, and shall not be determined to be similar to any uses permitted pursuant to this Title.

B. Dispensaries prohibited. No medical marijuana or cannabis dispensary as defined in Section 11.02.010 of the Montclair Municipal Code or Business & Professions Code §19300.5(n), as the same may be amended from time to time, shall be permitted in any zone within the City of Montclair. For purposes of this Section, "Dispensary" shall also include a cooperative or a mobile distribution facility. "Dispensary" shall not include the following uses: (1) a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; (2) a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; (3) a residential care facility for persons with chronic life-threatening illnesses licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; (4) a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; or (5) a residential hospice or home health agency licensed pursuant to Chapter 8 of Division 2 of the California Health and Safety Code.

C. Commercial marijuana activities prohibited. Commercial cannabis activities of all types, including the cultivation, delivery, dispensing, possession, manufacture, processing, storing, laboratory testing, labeling, transport, distribution, transfer, or sale of medical cannabis or a medical cannabis product all as defined under Business & Professions Code §19300.5, as the same may be amended from time to time, are expressly prohibited in all zones and all specific plan areas in the City of Montclair. No person shall establish, operate, conduct or allow a commercial cannabis activity anywhere within the City.

D. Deliveries of medical marijuana prohibited. To the extent not already covered by subsection C above, all deliveries of medical cannabis, as defined under Business &

Professions Code §19300.5, as the same may be amended from time to time, are expressly prohibited within the City of Montclair, including the use by a dispensary of any technology platform owned and controlled by the dispensary, or independently licensed, that enables qualified patients or primary caregivers to arrange for or facilitate the commercial transfer by a licensed dispensary of medical cannabis or medical cannabis products. No person shall conduct any deliveries that either originate or terminate within the City.

E. Cultivation of marijuana prohibited. To the extent not already covered by subsection C above, all cultivation of cannabis or marijuana for commercial or non-commercial purposes, including cultivation by a qualified patient or a primary caregiver, is expressly prohibited in all zones and all specific plan areas in the City of Montclair. No person, including a qualified patient or primary caregiver, shall cultivate any amount of cannabis in the City, even for medical purposes. Cultivation shall include any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of cannabis.

F. Intent. This Section is meant to prohibit all medical marijuana or commercial cannabis activities, including, but not limited to, those for which a State license is required. Accordingly, the City shall not issue any permit, license or other entitlement for any activity for which a State license is required under the Medical Marijuana Regulation and Safety Act.

SECTION 4. Nothing in this Ordinance shall be interpreted to mean that the City's permissive zoning scheme allows any other use not specifically listed therein.

SECTION 5. CEQA. This ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, which exempts minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density, and Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The City's permissive zoning provisions already prohibit all uses that are being expressly prohibited by this ordinance. Therefore, this ordinance has no impact on the physical environment as it will not result in any changes.

SECTION 6. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. To the extent the provisions of the Montclair Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions

shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 8. This Ordinance shall be in full force and effect thirty (30) days after passage.

SECTION 9. The City Clerk shall certify to the passage of this Ordinance and cause the same to be posted pursuant to Government Code Section 36933.

APPROVED AND ADOPTED this XX day of XX, 2016.

Mayor

ATTEST:

Deputy City Clerk

I, Andrea M. Phillips, Deputy City Clerk of the City of Montclair, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 15-955 of said City, which was introduced at a regular meeting of the City Council held on the XX day of XX, 2015, and finally passed not less than five (5) days thereafter on the XX day of XX, 2016, by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Andrea M. Phillips
Deputy City Clerk

AGENDA REPORT

SUBJECT: CONSIDER ADOPTION OF RESOLUTION
NO. 16-3107 AMENDING THE MASTER
USER FEE SCHEDULE

DATE: January 4, 2016

SECTION: PUBLIC HEARINGS

ITEM NO.: B

FILE I.D.: FLP280

DEPT.: ADMIN. SVCS.

REASON FOR CONSIDERATION: In 2014, the City Council adopted Resolution No. 14-3022 amending and adopting the Master User Fee Schedule. In order to effectively implement and administer the purpose and intent of the Master User Fee Schedule, staff has found it necessary to annually revise certain portions of the fee schedule to provide more accurate user fees.

A copy of proposed Resolution No. 16-3107 amending the Master User Fee Schedule and *Exhibit A: Proposed Master User Fee Revisions* to Resolution No. 16-3107 are attached for the City Council's review and consideration. A copy of the current Master User Fee Schedule is also included in the City Council's agenda packet for reference.

BACKGROUND: In 2003, the City Council directed staff to develop a uniform policy for establishing and recovering user fees and further directed that, to the extent possible, such fees be consolidated into a single resolution subject to annual review.

In 2006, the City Council adopted Resolution No. 06-2670 amending and adopting the Master User Fee Schedule as well as a User Fee Cost Recovery Policy. In 2007, pursuant to Resolution No. 06-2670, the City entered into an Agreement with Wohlford Consulting to conduct a cost allocation and user fee study that would allow the City to adjust fees based on a Cost-of-Service Study. In 2013, the City Council adopted Resolution No. 13-2994 amending and adopting the Master User Fee Schedule and in 2014 adopted Resolution 14-3022 further amending and adopting the Master User Fee Schedule.

User Fee Cost Recovery Policy

The User Fee Cost Recovery Policy establishes procedures that produce uniformity in developing City user fees and for consolidation of all City user fees into one Master User Fee Schedule for update and presentation to the City Council for approval on an annual basis.

It is the policy of the City to establish that fees be maintained to ensure associated costs for the delivery of specified services are appropriately charged to consumers to

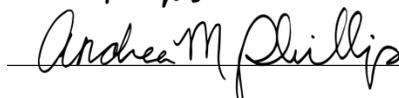
Prepared by:



Fiscal Impact
Finance Review:



Proofed by:



Reviewed and
Approved By:



limit the cost burden on the City's General Fund. Further, cost-recovery levels for any user fee established by resolution of the City Council shall not exceed 100 percent of the actual cost for the service in question.

User fees represent a significant and growing portion of local government revenue as traditional revenue sources have decreased. As competition for tax resource allocation increases and interest in privatization of public services grows, fees and charges will continue to assume a larger role in the diversification of municipal revenue sources.

User fees are considered "special benefits" which are defined as payments made by consumers in direct exchange for government services rendered. User fees are payments for publicly provided services that benefit a specific individual or group of individuals and exhibit "public good" characteristics. Further, user fees are fees that are charged for appropriate services that are of special benefit to individuals or groups.

Wohlford Consulting: Cost-of-Service Study

In 2007, the City Council engaged Wohlford Consulting to conduct a long-term objective analysis of incurred costs in support of various user fee related activities. Wohlford Consulting is a firm with extensive experience in conducting detailed cost-of-service studies of user fee activities. The consultant's focus was to determine the full cost of providing specific services to the public, identify current fee levels, and determine the cost-impact of subsidies provided by the City for various services. Wohlford Consulting was also tasked with providing recommendations for appropriate fee ranges and development of a revised Master User Fee Schedule.

Wohlford Consulting used a unit cost buildup methodology to identify the full cost for individual fee activities in its Cost of User Fee Study. The study conducted by Wohlford Consulting took over three years to complete and the results of the study were presented to the Council in October 2011 at a workshop meeting.

Fee Comparison with Other Cities

Along with the Cost-of-Service Study conducted by Wohlford Consulting, the Administrative Services Department conducted a comprehensive survey in 2013 of neighboring cities to compare fee service levels and fee structures. A fee comparison component between municipal agencies was not part of the original Cost-of-Service Study completed by Wohlford Consulting.

When calculating proposed fees for Montclair's Master User Fee Schedule revision in 2014, staff determined that a blended or hybrid approach was appropriate for determining the cost for each specific user fee. The blended/hybrid approach for calculating each user fee took into consideration a variety of factors including the following:

- ✓ Current cost information,
- ✓ Fee levels charged by surrounding agencies,
- ✓ Market sensitivity,
- ✓ Historically subsidized programs,
- ✓ Recommendations made by Wohlford Consulting, and
- ✓ Local conditions

The hybrid/blended approach departed from both the singular direction of the Wohlford study and the limited reliability of assessing user fees based on neighboring community fees.

In the final analysis, the proposed 2014 Master User Fee Schedule revisions were calculated based on cost information, fee levels charged by neighboring municipal agencies, market sensitivity, historically subsidized programs, and recommendations made by Wohlford Consulting.

On March 17, 2014, the City Council adopted Resolution No. 14-3022 amending and adopting the Master User Fee Schedule.

Proposed 2015 Master User Fee Schedule Revisions/Increases

In administering the Master User Fee Schedule, staff has identified several user fees that need to be revised, added or removed in order to provide a more accurate user fee schedule and provide for any corrections or clerical errors relating to the adoption of Resolution No. 14-2022. Furthermore, pursuant to Resolution No. 06-2670 and the User Fee Cost Recovery Policy, the City is required to annually review and consider adjustments as necessary to take into account changes in user fee service costs and inflation.

In certain circumstances, these proposed fee revisions are necessary to comply with changes that have occurred in county, state, or federal law over the course of the prior year. Furthermore, these revisions include adjustments to units of measurement for certain fees, clarifications to individual user fees, addition of fees that were inadvertently omitted, and the addition of new fees to cover new programs or services.

Fees that were inadvertently omitted from the prior Master User Fee Schedule include fees related to:

1. Building Miscellaneous – Plan Check and Inspection Check: Examiner Fees
2. Business License – Vendor: Swap Meet Fees
3. Business License – Application for Special Permit: Entertainment, Dance, or Public Assembly Fees and Commercial Filming/Photo Shoot Permit Fees
4. Engineering – Sewer Connection: Pavement Cut Fees
5. General and Miscellaneous: General Notary Service Fees
6. Planning – Legal/Consultant Service: Reimbursement Agreement Legal/Consultant Fees
7. Police Miscellaneous – Entertainment, Dance, or Public Assembly Fees.

In total, nine (9) fees were inadvertently omitted from the prior Master User Fee Schedule adopted in 2014. These fees are incorporated in the proposed revision to the Master User Fee Schedule, identified herein as *Exhibit A: Proposed Master User Fee Revisions*. **Table 1** below identifies the nine fees which were inadvertently omitted.

**Table 1
Inadvertently Omitted Fees**

<u>Building Misc.</u>	<u>Current Fee</u>
Plan Check Examiner	\$93.50 Per Hr
Inspection Examiner	\$93.50 Per Hr
<u>Business License</u>	
Swap Meet	\$0.50 per Rental Space for each day of operation + \$75 per quarter
Entertainment, Dance, or Public Assembly	\$25 Annually
Commercial Filming/Photo Shoot	\$100 Per Day
<u>Engineering Sewer</u>	
Pavement Cut	\$200 Deposit
<u>General and Misc.</u>	
General Notary Service	\$10
<u>Planning</u>	
Reimbursement Agreement Legal/Consultant Service	Actual Cost
<u>Police Misc.</u>	
Entertainment, Dance, or Public Assembly	\$25 Annually

It should be noted that the majority of fee revisions being proposed are related to fee adjustments, elimination of fees, unit amount clarifications, and fees that were inadvertently omitted from the 2014 Master User Fee Schedule (discussed above). For example, the Inland Valley Humane Society & SPCA (IVHS) is recommending an initial fee adjustment to existing dog license fees for both altered and unaltered rates.

The only new fees proposed for consideration are related to Human Services/Information Technology Equipment Rental fees and fees related to the Community Garden.

New user fees being proposed fall within the City of Montclair’s statutory authority to impose fees, charges, and rates under its regulatory and police power as authorized pursuant to California Government Code Section 66000. The California Constitution allows municipalities to recover the "costs reasonably borne" for all services provided to the community.

Proposed Fee Adjustment: Inland Valley Humane Society & SPCA

The Inland Valley Humane Society & SPCA (IVHS) has recently adopted a new strategy known as "Getting 2 Zero" a model program aimed at helping end the euthanasia of healthy, treatable, and adoptable animals. The goal of this program is to help reduce the number of animals that are euthanized.

Pursuant to California Penal Code §599d "it is the policy of the State of California that no animal should be euthanized if it can be adopted into a suitable home" and "no treatable animal should be euthanized."

On June 15, 2015, the City Council adopted Resolution No. 15-3079 supporting the IVHS's "Getting 2 Zero" program and establishing the City's commitment to the goals and objectives to eliminate the euthanasia of adoptable animals.

By encouraging the spaying and neutering of animals, the IVHS aims to reduce the amount of unwanted breeding and help reduce the number of strays. The IVHS is recommending an initial fee adjustment to existing dog license fees for both altered and unaltered rates in order to help fund programs aimed at supporting the goals of "Getting 2 Zero." **Table 2** below identifies the proposed fee adjustments for existing dog license fees.

**Table 2
Proposed Fee Adjustments: Dog License Fee**

<u>Dog License Fees</u>	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Fee Difference</u>
Unaltered	\$40.00	\$50.00	\$10.00
Altered	\$20.00	\$25.00	\$5.00
Senior Unaltered	\$40.00	\$50.00	\$10.00

It should be noted that as part of the proposed Master User Fee Revision, staff is recommending the inclusion of all fees charged by the IVHS in the City's Master User Fee Schedule. In order to provide a more accurate listing of fees charged by contracting agencies, on behalf of the City, staff recommends the inclusion of fees charged by contracting agencies in the Master User Fee Schedule.

Proposed New Fees: Human Services/Information Technology Equipment Rentals and Community Garden Plot Rentals

As part of the Human Services Facility Rental program, the Human Services Department in conjunction with Information Technology Services (IT), is proposing charging fees for the rental of various IT equipment. These fees would be charged to those individuals or organizations renting out City facilities and who elect to use IT equipment. The IT equipment fees being proposed would include the following items presented in **Table 3** on the following page.

Table 3
Proposed Human Services/Information Technology
Equipment Rental Fees

<u>IT Equipment Fee</u>	<u>Current Fee</u>	<u>Proposed Fee</u>	<u>Fee Difference</u>
Podium/Microphone	\$0.00	\$20.00	\$20.00
Wireless Microphone	\$0.00	\$25.00	\$25.00
Laptop	\$0.00	\$25.00	\$25.00
Projector	\$0.00	\$25.00	\$25.00
Portable Projection Screen	\$0.00	\$20.00	\$20.00
IT Staff Supervision	\$0.00	\$50 Per Hr.	\$50 Per Hr.

It should be noted that utilization of IT equipment would require IT Staff to setup and take down equipment necessitating a minimum of two hours for IT Staff supervision for the rental of IT equipment.

Community Garden Plot Rentals

In 2010, Healthy Montclair embarked on a GIS Health Needs Assessment to pinpoint the needs of the Community. Through GIS mapping, Healthy Montclair developed three focus areas to help increase access to healthy food, physical activity, and health care. While targeting the first focus area of increasing access to healthy food, the Montclair Community Garden was developed.

The Montclair Community Garden opened on June 20, 2015 with the help of several key partners and community members who were actively involved in planning sessions, work meetings, and provided hours of actual manual labor to make the garden a reality. The Montclair Community Garden consists of 26 garden plots, a sink for clean up, and a shed where gardening tools and equipment are stored.

The Human Services Department is proposing charging fees for the rental of garden plots based on garden plot size. Currently, the Montclair Community Garden provides two garden plot sizes 4' x 16' and 4' x 25'. The proposed fees would help cover the cost of the garden tools and equipment, water usage, etc. The proposed fees would be charged to those individuals or organizations renting out garden plots and would be charged annually. **Table 4** below identifies the fees being proposed.

Table 4
Proposed Human Services Community Garden Plot Fees

<u>Plot Size</u>	<u>Proposed Fee</u>
4' x 16'	\$35.00
4' x 25'	\$50.00

Summary of Proposed Master User Fee Revision – Exhibit A

Attached as *Exhibit A* to Resolution No. 16-3107 is the proposed Master User Fee Schedule Revisions. The proposed Master User Fee Schedule Revisions contain current user-related fees that are being recommended for revision, the reason for the recommend revision, any increase or decrease in the user fee being revised, new user fee recommendations, and the reason for any new user fees being recommended. The Master User Fee Schedule Revisions are in order by department and fee number.

If adopted by the City Council, Resolution No. 16-3107 would allow the City’s current Master User Fee Schedule to be amended with the proposed revisions included in *Exhibit A*, superseding all user fees included in the exhibit. Furthermore, if approved, Resolution No. 16-3107 would not supersede any user fees not included in *Exhibit A*.

FISCAL IMPACT: Pursuant to Resolution No. 06-2670, the City requires that fees be maintained to ensure associated costs for the delivery of specified services are appropriately charged to consumers to limit the cost burden on the City’s General Fund. The proposed Master User Fee Schedule Revisions include various revisions of current user fees, removal of current user fees, and various clerical clarifications.

If adopted, Resolution 16-3107 amending the Master User Fee Schedule would have an unknown, but positive fiscal impact in the amount of revenue received from services for which the City charges fees.

As stated earlier, the majority of the revisions being proposed relate to the correction of clerical errors, adjustments of unites of measurement for certain fees, and fees that were inadvertently omitted from the prior Master User Fee Schedule. The only new fees being proposed are those related to Human Services/Information Technology Equipment Rental fees.

RECOMMENDATION: Staff recommends the City Council adopt Resolution 16-3107 amending the Master User Fee Schedule.

Master User Fee Schedule 2014

Business License Fees		
	Fee Title	Current Fee
1	Administrative Fees:	
2	Business License Application Fee	\$ 5.00
3	Business License Renewal Fee	\$ 5.00
4	Duplicate Business License Certificate	\$ 5.00
5	Business License Listing (Complete)	\$ 50.00
6	Business License Listing (New)	\$5.00 for Each Month Requested
7	Gross Receipts:	
8	Retail, Wholesale and Misc. Fee Rate	\$50.00 + \$0.30 for Each \$1,000.00 of Gross Receipts to a Maximum of \$12,000.00
9	Professions & Semi-Professions	\$35.00 + \$0.60 for Each \$1,000.00 of Gross Receipts, or any Fraction Thereof
10	Hypnotism	\$25.00 Non-Refundable Permit Application Fee + \$500.00 Surety Bond
11	Renting, Leasing or Subleasing Office, Store, Warehouse or Storage Space	\$50.00 + \$0.30 for Each \$1,000.000 of Gross Receipts
12	Contractors Out-of-Town	\$20.00 Per Qtr., or \$80.00 Annually + \$0.40 for Each \$1,000.00 of Gross Receipts
13	Contractors In-Town	\$80.00 Annually + \$0.30 for Each \$1,000.00 of Gross Receipts
14	Entertainment and Amusement	\$40.00 + \$0.80 for Each \$1,000.00 of Gross Receipts
15	Manufacturing, Processing, Administrative Headquarters, Warehousing Only	\$50.00 + \$0.30 for Each \$1,000.00 of Gross Payroll, or any Fraction Thereof
16	Flat Fee: Renting, Leasing or Subleasing Living Quarters	
17	Hotels, Motels, Apartments, Houses, Duplex or Triplex Units, Rooming Housing (2+ rooms) or Any Other Multiple Living Quarter Arrangements	\$40.00 for the First 1-3 Units, \$5.00 for Each Additional Unit *
18	Any Combination of Three or More Single Family Homes; Townhomes; Condominiums; or Single Room for Let	\$20.00 for Each Separate Single Family Home, Townhome, Condo or Single Room for Rent
19	Mobile Home Parks or Trailer Courts	\$1.50 for Each Mobile Home or Trailer Space Located Within the Mobile Home Park or Trailer Court (minimum \$40.00)
20	* Unit shall mean a single room, apartment, or living accommodation that is constituent of a whole	
21	Flat Fee: Entertainment & Amusement	
22	Video Game Machines (Arcade locations)	\$100.00 for Each Machine Annually
23	Amusement Machines (Arcade locations—other than video)	\$25.00 for Each Machine Annually
24	Video Machines (Other than arcades)	\$75.00 for Each Machine Annually
25	Amusement Machines (Other than arcades)	\$20.00 for Each Machine Annually
26	Carnivals	\$200.00 Per Day
27	Circuses	\$300.00 Per Day
28	Dance Clubs	\$5.00 for Each Day of Operation + \$30.00 Per Qtr. + \$3.00 Per Night Permit Fee + \$20.00 Per Qtr. Permit Fee
29	Exhibitions	\$15.00 Per Day
30	Flat Fee:	
31	Vending: Delivery by Vehicle	\$75.00 Per Vehicle Annually
32	Advertising Billboards	\$250.00 Per Panel Annually
33	Advertising Distributors	\$100.00 Per Day to Distribute Handbills, Circulars, Advertising Samples or Similar Devices
34	Ambulances	\$60.00 Per Vehicle Annually + \$40.00 Permit Application Fee
35	Auctioneers	\$100.00 Annually for Each Auctioneer
36	Fortune Telling	\$75.00 Annually + \$25.00 Permit Fee + Posting \$500.00 Surety Bond
37	Ice Cream Vendor	\$50.00 Annually Per Vehicle Operated
38	Public Baths, Massage Parlors, and Massage Therapists	\$285.00 Annually + \$50.00 Permit Application Fee
39	Soliciting, Canvassing, and Peddling	\$50.00 Annually for Each Solicitor or \$250.00 Annually for a Principal Solicitor's Permit + \$25.00 Application Fee + Post \$500.00 Surety Bond
40	Bingo Games	\$25.00 Annually
41	Swap Meet	\$0.50 Per Rental Space for Each Day of Operation
42	Vending, Television, and Music Machines	\$25.00 Annually for Each Machine
43	Closing Out-Sale	\$50.00 for a Period Not Exceeding 30 Days or \$100.00 Not to Exceed 100 Days or \$125.00 Not to Exceed 90 Days
44	Public Utilities	Refers to Gross Receipts: Retail, Wholesale, and Misc.
45	Flat Fee: Taxicab; Automobiles for Hire	
46	Fleet Size: 1-20	Individual Rate Per Taxicab of \$25.00/Maximum \$500.00
47	Fleet Size: 21-40	\$ 650.00
48	Fleet Size: 41-60	\$ 750.00
49	Fleet Size: 61-80	\$ 850.00

Master User Fee Schedule 2014

Business License Fees			
	Fee Title		Current Fee
50	Fleet Size: 81-100	\$	950.00
51	Fleet Size: Over 100	\$	1,100.00

Master User Fee Schedule 2014

Building: New Construction Inspection Fees				Inspection	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		2,000	\$	2,276.74	
		8,000	\$	3,371.40	
1	A-1	Assembly Group: Theaters	20,000	\$	5,184.94
			40,000	\$	5,870.58
			100,000	\$	6,110.64
			1,000	\$	2,391.27
			4,000	\$	4,650.00
2	A-2	Assembly Group: Churches, restaurants	10,000	\$	5,650.00
			20,000	\$	6,876.97
			50,000	\$	7,292.51
			250	\$	540.49
			1,000	\$	1,181.49
3	A	Assembly Group-TI	2,500	\$	1,747.31
			5,000	\$	2,296.96
			12,500	\$	3,045.93
			500	\$	2,397.12
			2,000	\$	3,102.57
4	A-3	Church and Religious Bldg-Complete	5,000	\$	5,091.11
			10,000	\$	6,436.26
			25,000	\$	7,591.97
			250	\$	1,560.66
			1,000	\$	1,942.83
5	R-4	Congregate Care-Complete	2,500	\$	2,836.57
			5,000	\$	3,952.62
			12,500	\$	5,509.53
			250	\$	754.10
			1,000	\$	917.09
6	A-3	Church and Religious Bldg-TI	2,500	\$	1,829.47
			5,000	\$	3,205.60
			12,500	\$	4,413.22
			1,000	\$	3,286.25
			4,000	\$	4,510.30
7	E	Educational Building-Complete	10,000	\$	5,610.51
			20,000	\$	6,857.90
			50,000	\$	7,928.91
			250	\$	861.04
			1,000	\$	1,514.15
8	E	Educational Building-TI	2,500	\$	2,934.23
			5,000	\$	3,662.19
			12,500	\$	4,212.25
			500	\$	1,881.36
			2,000	\$	2,351.07
9	S-2	Parking Garage-Complete	5,000	\$	4,476.86
			10,000	\$	5,454.11
			25,000	\$	6,333.33
			1,000	\$	5,813.74
			4,000	\$	6,205.56
10	R-1	Hotel Low/Mid Rise-Complete	10,000	\$	6,655.65
			20,000	\$	8,849.02
			50,000	\$	9,399.87
			1,000	\$	4,655.32
			4,000	\$	4,953.10
11	R-1	Hotel Low/Mid Rise-Shell	10,000	\$	5,288.80
			20,000	\$	6,506.39
			50,000	\$	7,509.68
			250	\$	2,598.66
			1,000	\$	2,724.04
12	R-1	Hotel Low/Mid Rise-TI	2,500	\$	2,877.58
			5,000	\$	3,599.53
			12,500	\$	4,124.23
			500	\$	2,646.54
			2,000	\$	2,972.37
15	B	Offices, etc.-Complete	5,000	\$	4,076.02

Master User Fee Schedule 2014

Building: New Construction Inspection Fees				Inspection	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		10,000	\$	5,221.22	
		25,000	\$	6,357.13	
		500	\$	1,749.55	
		2,000	\$	2,058.67	
18	B	Offices, etc.–Shell	5,000	\$	2,844.84
			10,000	\$	3,646.31
			25,000	\$	4,183.53
			150	\$	1,032.14
			600	\$	1,086.25
19	B	Offices, etc.–TI	1,500	\$	1,352.56
			3,000	\$	1,756.21
			7,500	\$	2,159.84
			1,000	\$	4,524.72
			4,000	\$	4,853.85
20	F–1	Industrial Building–Complete	10,000	\$	5,212.59
			20,000	\$	6,328.54
			50,000	\$	7,325.03
			1,000	\$	1,900.44
			4,000	\$	2,491.24
21	F–1	Industrial Building–Shell	10,000	\$	3,213.09
			20,000	\$	5,375.05
			50,000	\$	6,211.27
			500	\$	1,386.28
			2,000	\$	1,527.33
22	F–1	Industrial Building–TI	5,000	\$	2,690.31
			10,000	\$	3,300.37
			25,000	\$	3,797.27
			500	\$	1,771.68
			2,000	\$	2,506.21
23	S–1	Repair Garage & Service St–Complete	5,000	\$	4,185.94
			10,000	\$	5,156.45
			25,000	\$	5,947.95
			500	\$	1,339.35
			2,000	\$	1,736.27
24	S–1	Repair Garage & Service St–Shell	5,000	\$	2,924.14
			10,000	\$	4,801.56
			25,000	\$	5,546.53
			100	\$	913.24
			400	\$	1,016.55
25	S–1	Repair Garage & Service St–TI	1,000	\$	1,792.21
			2,000	\$	2,235.44
			5,000	\$	3,645.87
			500	\$	2,298.70
			2,000	\$	2,873.65
26	M	Retail Sales–Complete	5,000	\$	3,787.62
			10,000	\$	5,609.43
			25,000	\$	6,510.53
			500	\$	1,789.43
			2,000	\$	1,955.05
27	M	Retail Sales–Shell	5,000	\$	3,914.07
			10,000	\$	4,818.09
			25,000	\$	5,576.36
			200	\$	1,160.18
			800	\$	1,349.47
			1,500	\$	1,914.50
28	M	Retail Sales–TI	3,000	\$	2,480.84
			6,000	\$	3,054.64
			10,000	\$	3,532.25
			1,000	\$	2,671.92
			4,000	\$	3,570.44
29		Warehouse–Complete	10,000	\$	4,897.83
			20,000	\$	5,982.44
			50,000	\$	6,919.24

Master User Fee Schedule 2014

Building: New Construction Inspection Fees				Inspection	
	ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee
			1,000	\$	3,496.74
			4,000	\$	4,801.74
30	I-1	Medical/24 Hour Care-Complete	10,000	\$	6,230.44
			20,000	\$	7,560.23
			50,000	\$	8,754.88
			1,000	\$	2,539.68
			4,000	\$	4,837.46
31	I-1	Medical/24 Hour Care-Shell	10,000	\$	5,169.01
			20,000	\$	6,340.98
			50,000	\$	7,317.98
			100	\$	1,078.15
			400	\$	1,337.71
32	I-1	Medical/24 Hour Care-TI	1,000	\$	2,791.71
			2,000	\$	3,458.01
			5,000	\$	3,964.15
			1,000	\$	3,182.62
			4,000	\$	5,574.44
33	B	Medical Offices-Complete	10,000	\$	6,002.10
			20,000	\$	7,245.70
			50,000	\$	8,408.84
			1,000	\$	2,199.11
			4,000	\$	3,496.90
34	B	Medical Offices-Shell	10,000	\$	4,823.25
			20,000	\$	5,877.32
			50,000	\$	6,801.17
			250	\$	1,114.62
			1,000	\$	2,240.01
35	B	Medical Offices-TI	2,500	\$	2,384.19
			5,000	\$	2,928.26
			12,500	\$	4,369.34
			250	\$	1,599.08
			1,000	\$	1,973.22
36	I-4	Day Care Facility-Complete	2,500	\$	2,811.27
			5,000	\$	3,584.11
			12,500	\$	4,097.99
			100	\$	625.31
			400	\$	1,213.39
37	I-4	Day Care Facility-TI	1,000	\$	2,022.34
			2,000	\$	2,662.80
			5,000	\$	4,245.43
			500	\$	2,965.86
			2,000	\$	4,026.31
38	H	Hazardous H-Complete	5,000	\$	5,052.14
			10,000	\$	6,228.14
			25,000	\$	10,978.06
			500	\$	1,895.63
			2,000	\$	3,392.91
39	H	Hazardous H-Shell	5,000	\$	3,606.85
			10,000	\$	4,473.21
			25,000	\$	5,144.44
			100	\$	1,561.19
			400	\$	1,702.24
40	H	Hazardous H-TI	1,000	\$	2,867.30
			2,000	\$	3,552.35
			5,000	\$	4,079.79
			50	\$	477.15
			200	\$	592.02
41	U	Accessory Building-Commercial	500	\$	1,486.74
			1,000	\$	1,898.45
			2,500	\$	2,179.79
			50	\$	252.00
			200	\$	482.85
42	U	Commercial Carport	500	\$	713.76

Master User Fee Schedule 2014

Building: New Construction Inspection Fees				Inspection	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		1,000	\$	1,839.55	
		2,500	\$	2,113.59	
		1,000	\$	3,779.36	
		4,000	\$	4,861.47	
43	R-2	Apartment Building	10,000	\$	6,324.40
			20,000	\$	7,884.38
			50,000	\$	9,734.02
			100	\$	1,883.67
			400	\$	2,040.40
44	R-2	Multi Family Residential-Addition	1,000	\$	2,224.86
			2,000	\$	3,048.05
			5,000	\$	4,657.63
			200	\$	764.42
			800	\$	1,411.07
45	R-2	Multi Family Residential-Remodel	2,000	\$	3,103.53
			4,000	\$	3,879.56
			10,000	\$	4,467.88
			1,000	\$	1,720.56
			2,000	\$	2,236.70
46	IRC SFD	Single Family (custom or model)	3,000	\$	3,040.85
			5,000	\$	4,640.22
			7,500	\$	4,892.19
			667	\$	1,274.13
			1,333	\$	1,700.78
47	IRC SFD	Single Family-Production / Repeat	2,000	\$	2,236.70
			3,333	\$	3,308.54
			5,000	\$	4,648.34
			800	\$	1,287.14
			1,600	\$	1,397.93
48	R-3	Manufactured Home-Complete	2,400	\$	1,508.71
			4,000	\$	1,593.79
			6,000	\$	1,704.58
			667	\$	1,588.11
			1,333	\$	1,780.06
49	R-3	Prefabricated Dwelling-Complete	2,000	\$	2,177.04
			3,333	\$	2,734.98
			5,000	\$	1,655.01
			800	\$	1,287.14
			1,600	\$	1,397.93
50		Modular Building-Complete	2,400	\$	1,508.71
			4,000	\$	1,593.79
			6,000	\$	1,704.58
			1,667	\$	952.49
			3,333	\$	1,063.27
51		Manufactured Building-Foundation	5,000	\$	1,174.06
			8,333	\$	1,259.14
			12,500	\$	1,369.93
			267	\$	781.42
			533	\$	826.72
52	U	Residential Garage	800	\$	1,001.25
			1,333	\$	1,251.51
			2,000	\$	1,741.15
			120	\$	434.98
			240	\$	460.19
53	U	Accessory Building-Residential	360	\$	596.71
			600	\$	639.25
			900	\$	699.74

Master User Fee Schedule 2014

Building: New Construction Plan Check Fees				Plan Check	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		2,000	\$	2,276.74	
		8,000	\$	3,371.40	
1	A-1	Assembly Group: Theaters	20,000	\$	5,184.94
			40,000	\$	5,870.58
			100,000	\$	6,110.64
			1,000	\$	2,391.27
			4,000	\$	4,650.00
2	A-2	Assembly Group: Churches, restaurants	10,000	\$	5,650.00
			20,000	\$	6,876.97
			50,000	\$	7,292.51
			250	\$	540.49
			1,000	\$	1,181.49
3	A	Assembly Group-TI	2,500	\$	1,747.31
			5,000	\$	2,296.96
			12,500	\$	3,045.93
			500	\$	2,397.12
			2,000	\$	3,102.57
4	A-3	Church and Religious Bldg-Complete	5,000	\$	5,091.11
			10,000	\$	6,436.26
			25,000	\$	7,591.97
			250	\$	1,560.66
			1,000	\$	1,942.83
5	R-4	Congregate Care-Complete	2,500	\$	2,836.57
			5,000	\$	3,952.62
			12,500	\$	5,509.53
			250	\$	754.10
			1,000	\$	917.09
6	A-3	Church and Religious Bldg-TI	2,500	\$	1,829.47
			5,000	\$	3,205.60
			12,500	\$	4,413.22
			1,000	\$	3,286.25
			4,000	\$	4,510.30
7	E	Educational Building-Complete	10,000	\$	5,610.51
			20,000	\$	6,857.90
			50,000	\$	7,928.91
			250	\$	861.04
			1,000	\$	1,514.15
8	E	Educational Building-TI	2,500	\$	2,934.23
			5,000	\$	3,662.19
			12,500	\$	4,212.25
			500	\$	1,881.36
			2,000	\$	2,351.07
9	S-2	Parking Garage-Complete	5,000	\$	4,476.86
			10,000	\$	5,454.11
			25,000	\$	6,333.33
			1,000	\$	5,813.74
			4,000	\$	6,205.56
10	R-1	Hotel Low/Mid Rise-Complete	10,000	\$	6,655.65
			20,000	\$	8,849.02
			50,000	\$	9,399.87
			1,000	\$	4,655.32
			4,000	\$	4,953.10
11	R-1	Hotel Low/Mid Rise-Shell	10,000	\$	5,288.80
			20,000	\$	6,506.39
			50,000	\$	7,509.68
			250	\$	2,598.66
			1,000	\$	2,724.04
12	R-1	Hotel Low/Mid Rise-TI	2,500	\$	2,877.58
			5,000	\$	3,599.53
			12,500	\$	4,124.23
			500	\$	2,646.54
			2,000	\$	2,972.37
15	B	Offices, etc.-Complete	5,000	\$	4,076.02

Master User Fee Schedule 2014

Building: New Construction Plan Check Fees				Plan Check	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		10,000	\$	5,221.22	
		25,000	\$	6,357.13	
		500	\$	1,749.55	
		2,000	\$	2,058.67	
18	B	Offices, etc.–Shell	5,000	\$	2,844.84
			10,000	\$	3,646.31
			25,000	\$	4,183.53
			150	\$	1,032.14
			600	\$	1,086.25
19	B	Offices, etc.–TI	1,500	\$	1,352.56
			3,000	\$	1,756.21
			7,500	\$	2,159.84
			1,000	\$	4,524.72
			4,000	\$	4,853.85
20	F–1	Industrial Building–Complete	10,000	\$	5,212.59
			20,000	\$	6,328.54
			50,000	\$	7,325.03
			1,000	\$	1,900.44
			4,000	\$	2,491.24
21	F–1	Industrial Building–Shell	10,000	\$	3,213.09
			20,000	\$	5,375.05
			50,000	\$	6,211.27
			500	\$	1,386.28
			2,000	\$	1,527.33
22	F–1	Industrial Building–TI	5,000	\$	2,690.31
			10,000	\$	3,300.37
			25,000	\$	3,797.27
			500	\$	1,771.68
			2,000	\$	2,506.21
23	S–1	Repair Garage & Service St–Complete	5,000	\$	4,185.94
			10,000	\$	5,156.45
			25,000	\$	5,947.95
			500	\$	1,339.35
			2,000	\$	1,736.27
24	S–1	Repair Garage & Service St–Shell	5,000	\$	2,924.14
			10,000	\$	4,801.56
			25,000	\$	5,546.53
			100	\$	913.24
			400	\$	1,016.55
25	S–1	Repair Garage & Service St–TI	1,000	\$	1,792.21
			2,000	\$	2,235.44
			5,000	\$	3,645.87
			500	\$	2,298.70
			2,000	\$	2,873.65
26	M	Retail Sales–Complete	5,000	\$	3,787.62
			10,000	\$	5,609.43
			25,000	\$	6,510.53
			500	\$	1,789.43
			2,000	\$	1,955.05
27	M	Retail Sales–Shell	5,000	\$	3,914.07
			10,000	\$	4,818.09
			25,000	\$	5,576.36
			200	\$	1,160.18
			800	\$	1,349.47
			1,500	\$	1,914.50
28	M	Retail Sales–TI	3,000	\$	2,480.84
			6,000	\$	3,054.64
			10,000	\$	3,532.25
			1,000	\$	2,671.92
			4,000	\$	3,570.44
29		Warehouse–Complete	10,000	\$	4,897.83
			20,000	\$	5,982.44
			50,000	\$	6,919.24

Master User Fee Schedule 2014

Building: New Construction Plan Check Fees				Plan Check	
	ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee
			1,000	\$	3,496.74
			4,000	\$	4,801.74
30	I-1	Medical/24 Hour Care-Complete	10,000	\$	6,230.44
			20,000	\$	7,560.23
			50,000	\$	8,754.88
			1,000	\$	2,539.68
			4,000	\$	4,837.46
31	I-1	Medical/24 Hour Care-Shell	10,000	\$	5,169.01
			20,000	\$	6,340.98
			50,000	\$	7,317.98
			100	\$	1,078.15
			400	\$	1,337.71
32	I-1	Medical/24 Hour Care-TI	1,000	\$	2,791.71
			2,000	\$	3,458.01
			5,000	\$	3,964.15
			1,000	\$	3,182.62
			4,000	\$	5,574.44
33	B	Medical Offices-Complete	10,000	\$	6,002.10
			20,000	\$	7,245.70
			50,000	\$	8,408.84
			1,000	\$	2,199.11
			4,000	\$	3,496.90
34	B	Medical Offices-Shell	10,000	\$	4,823.25
			20,000	\$	5,877.32
			50,000	\$	6,801.17
			250	\$	1,114.62
			1,000	\$	2,240.01
35	B	Medical Offices-TI	2,500	\$	2,384.19
			5,000	\$	2,928.26
			12,500	\$	4,369.34
			250	\$	1,599.08
			1,000	\$	1,973.22
36	I-4	Day Care Facility-Complete	2,500	\$	2,811.27
			5,000	\$	3,584.11
			12,500	\$	4,097.99
			100	\$	625.31
			400	\$	1,213.39
37	I-4	Day Care Facility-TI	1,000	\$	2,022.34
			2,000	\$	2,662.80
			5,000	\$	4,245.43
			500	\$	2,965.86
			2,000	\$	4,026.31
38	H	Hazardous H-Complete	5,000	\$	5,052.14
			10,000	\$	6,228.14
			25,000	\$	10,978.06
			500	\$	1,895.63
			2,000	\$	3,392.91
39	H	Hazardous H-Shell	5,000	\$	3,606.85
			10,000	\$	4,473.21
			25,000	\$	5,144.44
			100	\$	1,561.19
			400	\$	1,702.24
40	H	Hazardous H-TI	1,000	\$	2,867.30
			2,000	\$	3,552.35
			5,000	\$	4,079.79
			50	\$	477.15
			200	\$	592.02
41	U	Accessory Building-Commercial	500	\$	1,486.74
			1,000	\$	1,898.45
			2,500	\$	2,179.79
			50	\$	252.00
			200	\$	482.85
42	U	Commercial Carport	500	\$	713.76

Master User Fee Schedule 2014

Building: New Construction Plan Check Fees				Plan Check	
ICC (UBC)	Occupancy	Size Basis (sq. ft)		Current Fee	
		1,000	\$	1,839.55	
		2,500	\$	2,113.59	
		1,000	\$	3,779.36	
		4,000	\$	4,861.47	
43	R-2	Apartment Building	10,000	\$	6,324.40
			20,000	\$	7,884.38
			50,000	\$	9,734.02
			100	\$	1,883.67
			400	\$	2,040.40
44	R-2	Multi Family Residential-Addition	1,000	\$	2,224.86
			2,000	\$	3,048.05
			5,000	\$	4,657.63
			200	\$	764.42
			800	\$	1,411.07
45	R-2	Multi Family Residential-Remodel	2,000	\$	3,103.53
			4,000	\$	3,879.56
			10,000	\$	4,467.88
			1,000	\$	1,720.56
			2,000	\$	2,236.70
46	IRC SFD	Single Family (custom or model)	3,000	\$	3,040.85
			5,000	\$	4,640.22
			7,500	\$	4,892.19
			667	\$	1,274.13
			1,333	\$	1,700.78
47	IRC SFD	Single Family-Production / Repeat	2,000	\$	2,236.70
			3,333	\$	3,308.54
			5,000	\$	4,648.34
			800	\$	1,287.14
			1,600	\$	1,397.93
48	R-3	Manufactured Home-Complete	2,400	\$	1,508.71
			4,000	\$	1,593.79
			6,000	\$	1,704.58
			667	\$	1,588.11
			1,333	\$	1,780.06
49	R-3	Prefabricated Dwelling-Complete	2,000	\$	2,177.04
			3,333	\$	2,734.98
			5,000	\$	1,655.01
			800	\$	1,287.14
			1,600	\$	1,397.93
50		Modular Building-Complete	2,400	\$	1,508.71
			4,000	\$	1,593.79
			6,000	\$	1,704.58
			1,667	\$	952.49
			3,333	\$	1,063.27
51		Manufactured Building-Foundation	5,000	\$	1,174.06
			8,333	\$	1,259.14
			12,500	\$	1,369.93
			267	\$	781.42
			533	\$	826.72
52	U	Residential Garage	800	\$	1,001.25
			1,333	\$	1,251.51
			2,000	\$	1,741.15
			120	\$	434.98
			240	\$	460.19
53	U	Accessory Building-Residential	360	\$	596.71
			600	\$	639.25
			900	\$	699.74

Master User Fee Schedule 2014

Building: Mechanical, Plumbing, Electric (MPE) Inspection Fees		Inspection	
	Fee Title		Current Fee
1	Administrative Base Fees		
2	Permit Issuance	\$	39.00
3	Supplemental Permit Issuance	\$	39.00
4	Mechanical Permit Fees		
5	FAU less than 100,000 Btu/h	\$	46.92
6	FAU greater than 100,000 Btu/h	\$	60.15
7	Floor furnace (Including Vent)	\$	104.91
8	Suspended, wall, or floor-mounted heaters	\$	37.02
9	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system	\$	32.66
10	Boiler or compressor, up to 3HP/Absorption system up to 100,000 Btu/h	\$	33.52
11	Boiler or compressor, from 3HP to 15 HP/Absorption system from 100,000 Btu/h to 500,000 Btu/h	\$	46.92
12	Boiler or compressor, from 15 HP to 30 HP/Absorption system from 500,000 Btu/h to 1,000,000 Btu/h	\$	47.01
13	Boiler or compressor, from 30 HP to 50 HP/absorption system from 1,000,000 Btu/h to 1,750,000 Btu/h	\$	60.15
14	Boiler or compressor, over 50 HP/Absorption system over 1,750,000 Btu/h	\$	63.71
15	Air-handling unit, including attached ducts	\$	32.66
16	Air-handling unit over 10,000 CFM	\$	37.02
17	Evaporative cooler	\$	47.01
18	Ventilation fan connected to a single duct	\$	25.70
19	Ventilation system (Not a portion of heating or A/C system)	\$	47.01
20	Hood and duct system	\$	50.34
21	Residential Incinerator	\$	156.34
22	Commercial or Industrial Incinerator	\$	156.34
23	Misc. appliances or equipment	\$	58.50
24	Stand Alone Mechanical Plan Check (Hourly Rate)	\$	222.46
25	Other Mechanical Inspections (Per Hour)	\$	222.46
26	Plumbing/Gas Permit Fees		
27	Plumbing fixtures (Per 5 Fixtures)	\$	27.23
28	Building sewer	\$	37.11
29	Rainwater systems (Per Drain)	\$	30.71
30	Cesspool	\$	47.54
31	Private sewage disposal system	\$	91.54
32	Water Heater	\$	24.42
33	Industrial waste pretreatment interceptor	\$	44.56
34	Water piping and/or water treating equipment (Per 5 Fixtures)	\$	38.89
35	Repair or alteration of drainage or vent piping (Per 5 Fixtures)	\$	32.93
36	Each lawn sprinkler system on any one meter	\$	32.93
37	Backflow devices each unit	\$	30.65
38	Atmospheric-type vacuum breakers (Per 5 Fixtures)	\$	28.81
39	Atmospheric-type vacuum breaker (Per 5 Fixtures Over 5 Fixtures)	\$	25.82
40	Gas Piping System (Per 5 Fixtures)	\$	31.10
41	Swimming Pool Plumbing Public Pool	\$	116.20
42	Swimming Pool Plumbing Public Spa	\$	85.70
43	Swimming Pool Plumbing Private Pool	\$	85.70
44	Swimming Pool Plumbing Private Spa	\$	85.70
45	Building sewer	\$	37.11
46	Stand Alone Plumbing Plan Check (Hourly Rate)	\$	117.61
47	Other Plumbing and Gas Inspections (Per Hour)	\$	103.86
48	Electrical Permit Fees		
50	Residential Swimming Pools	\$	79.71
51	Generator	\$	42.12
52	Temporary Power Service	\$	41.26
53	Temporary Power Pole	\$	41.63
54	Sub poles (Each)	\$	38.96
55	Elevator/Escalator	\$	179.71

Master User Fee Schedule 2014

Building: Mechanical, Plumbing, Electric (MPE) Inspection Fees		Inspection	
Fee Title		Current Fee	
56	Unit Fees:		
57	Receptacle, Switch, and Lighting Outlets		
58	First 10	\$	23.41
59	Each Add'l 10	\$	5.57
60	Lighting Fixtures		
61	First 20	\$	23.41
62	Each Add'l 10	\$	9.35
63	Pole or platform-mounted lighting fixtures (Each)	\$	8.72
64	Theatrical-type lighting fixtures or assemblies (Each)	\$	11.61
65	Residential Appliances (Each)	\$	18.44
66	Nonresidential Appliances	\$	28.55
67	Residential appliances and self-contained, nonresidential appliances (Each)	\$	18.44
68	Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating (Each)	\$	21.07
69	Branch Circuit	\$	7.60
70	New Single Family Residence		\$0.12 per sq. ft.
71	Power Apparatus		
72	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (All sizes)	\$	42.12
73	Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt amperes reactive (KVAR)		
74	Up to and including 1 (Each)	\$	21.07
75	Over 1 and not over 10 (Each)	\$	30.09
76	Over 10 and not over 50 (Each)	\$	46.48
77	Over 50 and not over 100 (Each)	\$	75.13
78	Over 100 (Each)	\$	108.86
79	Busways		
80	Trolley and plug-in-type busways—each 100 feet or fraction thereof	\$	28.36
81	*An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools		
82	Signs, Outline Lighting, and Marquees	\$	65.00
83	Signs, Outline Lighting, or Marquees supplied from one branch circuit (Each)	\$	65.00
84	Additional branch circuits within the same sign, outline lighting system, or marquee (Each)	\$	24.78
85	Services		
86	Services of 600 volts or less and not over 200 amperes in rating (Each)	\$	126.46
87	Services of 600 volts or less and over 200 amperes to 1000 amperes in rating (Each)	\$	127.30
88	Services over 600 volts or over 1000 amperes in rating (Each)	\$	226.46
89	Miscellaneous Apparatus, Conduits, and Conductors		
90	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$	44.51
91	Photovoltaic Systems (Each)	\$	367.50
92	Stand Alone Electrical Plan Check (Hourly Rate)	\$	103.61
93	Other Electrical Inspections (Per Hour)	\$	117.61
94	*These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.		

Master User Fee Schedule 2014

Building: Mechanical, Plumbing, Electric (MPE) Plan Check Fees		Plan Check	
	Fee Title		Current Fee
1	Administrative Base Fees		
2	Permit Issuance	\$	39.00
3	Supplemental Permit Issuance	\$	39.00
4	Mechanical Permit Fees		
5	FAU less than 100,000 Btu/h	\$	46.92
6	FAU greater than 100,000 Btu/h	\$	60.15
7	Floor furnace (Including Vent)	\$	104.91
8	Suspended, wall, or floor-mounted heaters	\$	37.02
9	Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system	\$	32.66
10	Boiler or compressor, up to 3HP/Absorption system up to 100,000 Btu/h	\$	33.52
11	Boiler or compressor, from 3HP to 15 HP/Absorption system from 100,000 Btu/h to 500,000 Btu/h	\$	46.92
12	Boiler or compressor, from 15 HP to 30 HP/Absorption system from 500,000 Btu/h to 1,000,000 Btu/h	\$	47.01
13	Boiler or compressor, from 30 HP to 50 HP/absorption system from 1,000,000 Btu/h to 1,750,000 Btu/h	\$	60.15
14	Boiler or compressor, over 50 HP/Absorption system over 1,750,000 Btu/h	\$	63.71
15	Air-handling unit, including attached ducts	\$	32.66
16	Air-handling unit over 10,000 CFM	\$	37.02
17	Evaporative cooler	\$	47.01
18	Ventilation fan connected to a single duct	\$	25.70
19	Ventilation system (Not a portion of heating or A/C system)	\$	47.01
20	Hood and duct system	\$	50.34
21	Residential Incinerator	\$	156.34
22	Commercial or Industrial Incinerator	\$	156.34
23	Misc. appliances or equipment	\$	58.50
24	Stand Alone Mechanical Plan Check (Hourly Rate)	\$	222.46
25	Other Mechanical Inspections (Per Hour)	\$	222.46
26	Plumbing/Gas Permit Fees		
27	Plumbing fixtures (Per 5 Fixtures)	\$	27.23
28	Building sewer	\$	37.11
29	Rainwater systems (Per Drain)	\$	30.71
30	Cesspool	\$	47.54
31	Private sewage disposal system	\$	91.54
32	Water Heater	\$	24.42
33	Industrial waste pretreatment interceptor	\$	44.56
34	Water piping and/or water treating equipment (Per 5 Fixtures)	\$	38.89
35	Repair or alteration of drainage or vent piping (Per 5 Fixtures)	\$	32.93
36	Each lawn sprinkler system on any one meter	\$	32.93
37	Backflow devices each unit	\$	30.65
38	Atmospheric-type vacuum breakers (Per 5 Fixtures)	\$	28.81
39	Atmospheric-type vacuum breaker (Per 5 Fixtures Over 5 Fixtures)	\$	25.82
40	Gas Piping System (Per 5 Fixtures)	\$	31.10
41	Swimming Pool Plumbing Public Pool	\$	116.20
42	Swimming Pool Plumbing Public Spa	\$	85.70
43	Swimming Pool Plumbing Private Pool	\$	85.70
44	Swimming Pool Plumbing Private Spa	\$	85.70
45	Building sewer	\$	37.11
46	Stand Alone Plumbing Plan Check (Hourly Rate)	\$	117.61
47	Other Plumbing and Gas Inspections (Per Hour)	\$	103.86
48	Electrical Permit Fees		
50	Residential Swimming Pools	\$	79.71
51	Generator	\$	42.12
52	Temporary Power Service	\$	41.26
53	Temporary Power Pole	\$	41.63
54	Sub poles (Each)	\$	38.96
55	Elevator/Escalator	\$	179.71

Master User Fee Schedule 2014

Building: Mechanical, Plumbing, Electric (MPE) Plan Check Fees		Plan Check	
Fee Title		Current Fee	
56	Unit Fees:		
57	Receptacle, Switch, and Lighting Outlets		
58	First 10	\$	23.41
59	Each Add'l 10	\$	5.57
60	Lighting Fixtures		
61	First 20	\$	23.41
62	Each Add'l 10	\$	9.35
63	Pole or platform-mounted lighting fixtures (Each)	\$	8.72
64	Theatrical-type lighting fixtures or assemblies (Each)	\$	11.61
65	Residential Appliances (Each)	\$	18.44
66	Nonresidential Appliances	\$	28.55
67	Residential appliances and self-contained, nonresidential appliances (Each)	\$	18.44
68	Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating (Each)	\$	21.07
69	Branch Circuit	\$	7.60
70	New Single Family Residence		\$0.12 per sq. ft.
71	Power Apparatus		
72	Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (All sizes)	\$	42.12
73	Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt amperes reactive (KVAR)		
74	Up to and including 1 (Each)	\$	21.07
75	Over 1 and not over 10 (Each)	\$	30.09
76	Over 10 and not over 50 (Each)	\$	46.48
77	Over 50 and not over 100 (Each)	\$	75.13
78	Over 100 (Each)	\$	108.86
79	Busways		
80	Trolley and plug-in-type busways—each 100 feet or fraction thereof	\$	28.36
81	*An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools		
82	Signs, Outline Lighting, and Marquees	\$	65.00
83	Signs, Outline Lighting, or Marquees supplied from one branch circuit (Each)	\$	65.00
84	Additional branch circuits within the same sign, outline lighting system, or marquee (Each)	\$	24.78
85	Services		
86	Services of 600 volts or less and not over 200 amperes in rating (Each)	\$	126.46
87	Services of 600 volts or less and over 200 amperes to 1000 amperes in rating (Each)	\$	127.30
88	Services over 600 volts or over 1000 amperes in rating (Each)	\$	226.46
89	Miscellaneous Apparatus, Conduits, and Conductors		
90	Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$	44.51
91	Photovoltaic Systems (Each)	\$	367.50
92	Stand Alone Electrical Plan Check (Hourly Rate)	\$	103.61
93	Other Electrical Inspections (Per Hour)	\$	117.61
94	*These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.		

Master User Fee Schedule 2014

Building: Miscellaneous Inspection Fees		Inspection	
	Fee Title		Current Fee
1	Cellular/Mobile Phone Free Standing	\$	1,250.00
2	Cellular/Mobile Phone Alteration	\$	682.55
3	Cellular Tower with Equipment Shelter	\$	837.60
4	Awning (Not patio cover)	\$	150.00
5	Compliance Inspections/Re-inspections/Pre-Inspections	\$	198.00
6	Deck (Per 300 sq. ft.)	\$	250.00
7	Demolition	\$	250.00
8	Demolition--Multi Family/Commercial	\$	327.25
9	Door	\$	66.00
10	Duplication Processing Application	\$	67.00
11	Fence or Wall (Wood, chain link, wrought iron)	\$	50.00
12	>6 feet in height, 1st 50 sq. ft.	\$	50.00
13	Each Add'l 50 sq. ft.	\$	25.00
14	Fence or Freestanding Wall (Masonry/Garden)	\$	96.00
15	City Standard, 1st 50 lin. ft.	\$	96.00
16	Each Add'l 50 lin. ft.	\$	62.25
17	Engineered Wall, 1st 50 lin. ft.	\$	118.00
18	Each Add'l 50 lin. ft.	\$	31.12
19	Fireplace (Masonry or pre-fab)	\$	149.60
20	Flag pole (Greater than 6 feet in height)	\$	150.00
21	Accessory Building (Placeholder for possible future use)	\$	-
22			
23	Grading (Cut and Fill)		
24	0-50 cu. yd.	\$	99.00
25	51-100 cu. yd.	\$	99.00
26	Each Add'l 100 cu. yd. or portion thereof	\$	39.00
27	1,000 cu. yd.(Minimum)	\$	39.00
28	Each Add'l 1,000 cu. yd. or portion thereof	\$	39.00
29	10,000 cu. yd. (Minimum)	\$	390.00
30	Each Add'l 10,000 cu. yd. or portion thereof	\$	390.00
31	Pilaster (Each 10)	\$	233.75
32	Lighting pole (Each 10)	\$	285.18
33	Patio Cover (Includes ICC Products)	\$	266.48
34	Lattice (Each 500 sq. ft.)	\$	198.00
35	Solid cover (Each 500 sq. ft.)	\$	118.00
36	Engineered design (Not ICC products)	\$	285.18
37	Patio Enclosure		
38	Wood frame up to 1,000 sq. ft.	\$	209.83
39	Each Add'l 1,000 sq. ft.	\$	209.83
40	Other frame (ICC products) up to 1,000 sq. ft.	\$	285.18
41	Each Add'l 1,000 sq. ft.	\$	308.85
42	Enclosure walls under existing roof first 1,000 sq. ft. of enclosed area--Garage Conversion	\$	311.25
43	Photovoltaic System		
44	Residential	\$	250.00
45	Commercial	\$	500.00
46			
47	Insulation (Per 1,00 sq. ft.)	\$	42.25
48	Drywall (Per 250 sq. ft.)	\$	42.25
49	Pool Demolition (Each)	\$	126.75
50	Acoustical Ceiling (Per 500 sq. ft.)	\$	42.25
51	Framed Wall	\$	42.25
52	Stucco Applications (Up to 2,500 sq. ft.)	\$	247.00
53	Add'l Stucco Application (Over 2,500 sq. ft.)	\$	90.40
54	Retaining Wall (Concrete or masonry)		
55	First 50 lin. ft.	\$	118.00
56	Each Add'l 50 lin. ft.	\$	62.25
57	Special Design, 3-10' high (Up to 50 lin. ft.)	\$	310.00
58	Each Add'l 50 lin. ft.	\$	155.00
59	Special Design, over 10' high (Up to 50 lin. ft.)	\$	439.50
60	Each Add'l 50 lin. ft.	\$	155.00
61	Remodel--Residential		
62	Per 250 sq. ft. up to 500 sq. ft.	\$	142.50

Master User Fee Schedule 2014

Building: Miscellaneous Inspection Fees		Inspection	
	Fee Title		Current Fee
63	Each Add'l 500 sq. ft.	\$	198.00
64	Re-roofing		
65	Composition--No Tear Off (First 10 squares)	\$	100.00
66	Composition--Resheeting (First 10 squares)	\$	196.35
67	Other roofs (First 10 squares)	\$	196.35
68	Each Add'l 10 squares	\$	35.00
69	Room Addition--Single Story		
70	Up to 199 sq. ft.	\$	331.13
71	From 200 to 499 sq. ft.	\$	534.60
72	From 500 to 1000 sq. ft.	\$	667.00
73	Each Add'l 500 sq ft	\$	820.00
74	Room Addition--Multi Story		
75	Up to 199 sq. ft.	\$	331.13
76	200 to 499 sq. ft.	\$	776.05
77	from 500 to 1000 sq. ft.	\$	822.80
78	Each Add'l 500 sq. ft.	\$	860.20
79	Sauna--steam	\$	247.78
80	Siding	\$	175.00
81	Stone and Brick Veneer (Interior or Exterior)	\$	175.00
82	All Other Veneer	\$	106.75
83	Signs	\$	210.38
84	None Electric Signs (Up to 50 sq. ft.)	\$	233.75
85	None Electric Signs (Over 50 sq. ft.)	\$	210.38
86	Freeway Signs (Up to 50 ft. high)	\$	631.13
87	Freeway Signs (Over 50 ft. high)	\$	631.13
88	Ground/Roof/Projecting Signs/Monument (Up to 50 sq. ft.)	\$	276.00
89	Ground/Roof/Projecting Signs/Monument (Over 50 sq. ft.)	\$	355.30
90	Rework of any existing Ground Sign	\$	276.00
91	Wall/Awning Sign None--Electric (Up to 50 sq. ft.)	\$	203.50
92	Wall/Awning Sign None--Electric (Over 50 sq. ft.)	\$	266.48
93	Wall, Electric (Up to 50 sq. ft.)	\$	285.18
94	Wall, Electric (Over 50 sq. ft.)	\$	257.13
95	Skylight Residential	\$	75.00
96	Skylight Commercial	\$	75.00
97	Each Add'l Skylight	\$	50.00
98	Spa or Hot Tub (Pre--Fabricated)	\$	67.00
99	Stairs Per Story (w/ Calcs)	\$	313.23
100	Storage Racks 0--8 ft. high (Up to 100 lin. ft.)	\$	201.00
101	Each Add'l 100 lin. ft.	\$	243.00
102	Storage Racks over 8 ft. high (Up to 100 lin. ft.)	\$	201.00
103	Each Add'l 100 lin. ft.	\$	151.00
104	Swimming Pool/Spa	\$	149.60
105	Vinyl-lined/fiberglass	\$	149.60
106	Unite (Up to 800 sq. ft.)	\$	392.70
107	Commercial pool (Up to 800 sq. ft.)	\$	392.70
108	Each Add'l 800 sq. ft.	\$	392.70
109	Utility Release for connection or Occupancy	\$	73.00
110	Window or Sliding Glass Door (First)	\$	30.00
111	Each Add'l window or sliding glass door	\$	25.00
112	Bay Window (Each)	\$	144.93
113			
114	Board of Appeals	\$	1,000.00
115	CASp Disabled Access Audit/Compliance Inspection (City Staff Administration & Coordination)		Per Hr. Rate
116	CASp Disabled Access Audit/Compliance Inspection (pass-through of contractor cost, if applicable)		Per Hr. Rate
117	Supplemental Plan Check Fee (First hour)	\$	99.00
118	Each Add'l hour (Or portion thereof)	\$	99.00
119	Special Inspection Fee (First hour)	\$	99.00
120	Each Add'l hour (Or portion thereof)	\$	99.00
121	Emergency (Non--Scheduled) Call Out Fee (2 Hour Minimum)	\$	99.00
122	After Hours Inspection	\$	198.00
123	Each Add'l hour	\$	99.00

Master User Fee Schedule 2014

Building: Miscellaneous Inspection Fees		Inspection	
Fee Title		Current Fee	
124	After Hours Plan Review (2 Hour Minimum)	\$	99.00
125	Each Add'l hour	\$	99.00
126	Plan Duplication		Per Hr. Rate
127	Services Beyond Standard Fee (Per the Director) (Hourly Rate)		
128			
129	Hourly Rates:		
130	Building Official		Per Hr. Rate
131	Structural Plan Checker		\$100 Per Hr. Rate
132	Building Inspector		Per Hr. Rate
133	Environmental Manager		\$93.5 Per Hr. Rate

Master User Fee Schedule 2014

Building: Miscellaneous Plan Check Fees		Plan Check	
	Fee Title		Current Fee
1	Cellular/Mobile Phone Free Standing	\$	1,250.00
2	Cellular/Mobile Phone Alteration	\$	682.55
3	Cellular Tower with Equipment Shelter	\$	837.60
4	Awning (Not patio cover)	\$	150.00
5	Compliance Inspections/Re-inspections/Pre-Inspections	\$	198.00
6	Deck (Per 300 sq. ft.)	\$	250.00
7	Demolition	\$	250.00
8	Demolition--Multi Family/Commercial	\$	327.25
9	Door	\$	66.00
10	Duplication Processing Application	\$	67.00
11	Fence or Wall (Wood, chain link, wrought iron)	\$	50.00
12	>6 feet in height, 1st 50 sq. ft.	\$	50.00
13	Each Add'l 50 sq. ft.	\$	25.00
14	Fence or Freestanding Wall (Masonry/Garden)	\$	96.00
15	City Standard, 1st 50 lin. ft.	\$	96.00
16	Each Add'l 50 lin. ft.	\$	62.25
17	Engineered Wall, 1st 50 lin. ft.	\$	118.00
18	Each Add'l 50 lin. ft.	\$	31.12
19	Fireplace (Masonry or pre-fab)	\$	149.60
20	Flag pole (Greater than 6 feet in height)	\$	150.00
21	Accessory Building (Placeholder for possible future use)	\$	-
22			
23	Grading (Cut and Fill)		
24	0-50 cu. yd.		N/A
25	51-100 cu. yd.		N/A
26	Each Add'l 100 cu. yd. or portion thereof		N/A
27	1,000 cu. yd.(Minimum)		N/A
28	Each Add'l 1,000 cu. yd. or portion thereof		N/A
29	10,000 cu. yd. (Minimum)		N/A
30	Each Add'l 10,000 cu. yd. or portion thereof		N/A
31	Pilaster (Each 10)	\$	233.75
32	Lighting pole (Each 10)	\$	285.18
33	Patio Cover (Includes ICC Products)	\$	266.48
34	Lattice (Each 500 sq. ft.)	\$	198.00
35	Solid cover (Each 500 sq. ft.)	\$	118.00
36	Engineered design (Not ICC products)	\$	285.18
37	Patio Enclosure		
38	Wood frame up to 1,000 sq. ft.	\$	209.83
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41	Each Add'l 1,000 sq. ft.	\$	308.85
42	Enclosure walls under existing roof first 1,000 sq. ft. of enclosed area--Garage Conversion	\$	311.25
43	Photovoltaic System		
44	Residential	\$	250.00
45	Commercial	\$	500.00
46			
47	Insulation (Per 1,00 sq. ft.)	\$	42.25
48	Drywall (Per 250 sq. ft.)	\$	42.25
49	Pool Demolition (Each)	\$	126.75
50	Acoustical Ceiling (Per 500 sq. ft.)	\$	42.25
51	Framed Wall	\$	42.25
52	Stucco Applications (Up to 2,500 sq. ft.)	\$	247.00
53	Add'l Stucco Application (Over 2,500 sq. ft.)	\$	90.40
54	Retaining Wall (Concrete or masonry)		
55	First 50 lin. ft.	\$	118.00
56	Each Add'l 50 lin. ft.	\$	62.25
57	Special Design, 3-10' high (Up to 50 lin. ft.)	\$	310.00
58	Each Add'l 50 lin. ft.	\$	155.00
59	Special Design, over 10' high (Up to 50 lin. ft.)	\$	439.50
60	Each Add'l 50 lin. ft.	\$	155.00
61	Remodel--Residential		
62	Per 250 sq. ft. up to 500 sq. ft.	\$	142.50

Master User Fee Schedule 2014

Building: Miscellaneous Plan Check Fees		Plan Check	
	Fee Title		Current Fee
63	Each Add'l 500 sq. ft.	\$	198.00
64	Re-roofing		
65	Composition--No Tear Off (First 10 squares)	\$	100.00
66	Composition--Resheeting (First 10 squares)	\$	196.35
67	Other roofs (First 10 squares)	\$	196.35
68	Each Add'l 10 squares	\$	35.00
69	Room Addition--Single Story		
70	Up to 199 sq. ft.	\$	331.13
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72	From 500 to 1000 sq. ft.	\$	667.00
73	Each Add'l 500 sq ft	\$	820.00
74	Room Addition--Multi Story		
75	Up to 199 sq. ft.	\$	331.13
76	200 to 499 sq. ft.	\$	776.05
77	from 500 to 1000 sq. ft.	\$	822.80
78	Each Add'l 500 sq. ft.	\$	860.20
79	Sauna--steam	\$	247.78
80	Siding	\$	175.00
81	Stone and Brick Veneer (Interior or Exterior)	\$	175.00
82	All Other Veneer	\$	106.75
83	Signs	\$	210.38
84	None Electric Signs (Up to 50 sq. ft.)	\$	233.75
85	None Electric Signs (Over 50 sq. ft.)	\$	210.38
86	Freeway Signs (Up to 50 ft. high)	\$	631.13
87	Freeway Signs (Over 50 ft. high)	\$	631.13
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89	Ground/Roof/Projecting Signs/Monument (Over 50 sq. ft.)	\$	355.30
90	Rework of any existing Ground Sign	\$	276.00
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94	Wall, Electric (Over 50 sq. ft.)	\$	257.13
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101	Each Add'l 100 lin. ft.	\$	243.00
102	Storage Racks over 8 ft. high (Up to 100 lin. ft.)	\$	201.00
103	Each Add'l 100 lin. ft.	\$	151.00
104	Swimming Pool/Spa	\$	149.60
105	Vinyl-lined/fiberglass	\$	149.60
106	Unite (Up to 800 sq. ft.)	\$	392.70
107	Commercial pool (Up to 800 sq. ft.)	\$	392.70
108	Each Add'l 800 sq. ft.	\$	392.70
109	Utility Release for connection or Occupancy	\$	73.00
110	Window or Sliding Glass Door (First)	\$	30.00
111	Each Add'l window or sliding glass door	\$	25.00
112	Bay Window (Each)	\$	144.93
113			
114	Board of Appeals	\$	1,000.00
115	CASp Disabled Access Audit/Compliance Inspection (City Staff Administration & Coordination)		Per Hr. Rate
116	CASp Disabled Access Audit/Compliance Inspection (pass-through of contractor cost, if applicable)		Per Hr. Rate
117	Supplemental Plan Check Fee (First hour)	\$	99.00
118	Each Add'l hour (Or portion thereof)	\$	99.00
119	Special Inspection Fee (First hour)	\$	99.00
120	Each Add'l hour (Or portion thereof)	\$	99.00
121	Emergency (Non--Scheduled) Call Out Fee (2 Hour Minimum)	\$	99.00
122	After Hours Inspection	\$	198.00
123	Each Add'l hour	\$	99.00

Master User Fee Schedule 2014

Building: Miscellaneous Plan Check Fees		Plan Check	
Fee Title		Current Fee	
124	After Hours Plan Review (2 Hour Minimum)	\$	99.00
125	Each Add'l hour	\$	99.00
126	Plan Duplication		Per Hr. Rate
127	Services Beyond Standard Fee (Per the Director) (Hourly Rate)		
128			
129	Hourly Rates:		
130	Building Official		Per Hr. Rate
131	Structural Plan Checker		\$100 Per Hr. Rate
132	Building Inspector		Per Hr. Rate
133	Environmental Manager		\$93.5 Per Hr. Rate

Master User Fee Schedule 2014

Collection of Debt Fees		
	Fee Title	Staff Rec. Fee
1	Property Liens and Assessments:	
2	Property Liens and Assessments	The City shall pass through to the property owner the amount of any fees charged by San Bernardino County for the processing of property liens, property lien releases, and/or assessments. In addition, the City shall charge \$50.00 for each parcel liened and/or assessed.
3	Late Fee:	
4	Late Fee	Ten (10%) percent of amount remaining unpaid on the day after the stated due date.
5	Returned Check Charges:	
6	Returned Check Charges	\$ 20.00
7	Invoice Billing Fee:	
8	Invoice Billing Fee (Does not apply to utility invoices)	\$ 10.00
9	Collection Agency Fee:	
10	Collection Agency Fee	\$ 25.00

Master User Fee Schedule 2014

Code Enforcement Fees		
	Fee Title	Current Fee
1	Public Abatement Fees:	
2	Public Nuisance Abatement	Actual Cost
3	Public Nuisance Abatement – Filing Fee	Actual Cost
4	Public Nuisance Abatement – City Abatement Activities and Support	Actual Cost
5	Public Nuisance Abatement – Contracted Abatement (Pass–Through)	Actual Cost
6	Abandoned Vehicle Abatement Private Property (Pass–Through)	Actual Cost
7	Yard Sale Permits (Prior to Event)	\$ 10.00

Master User Fee Schedule 2014

Engineering Fees		
	Fee Title	Current Fee
1	Construction Permit Fees:	
2	Permit Issuance	\$ 30.00
3	Inspection Fee–For City Maintained Facilities:	
4	Under \$10,000 Valuation	\$ 400.00
5	\$10,001 to \$25,000 Valuation	\$ 656.25
6	\$25,001 to \$50,000 Valuation	\$ 1,312.50
7	\$50,001 to \$100,000 Valuation	\$ 2,437.50
8	\$100,001 to \$200,000 Valuation	\$ 4,500.00
9	Over \$200,000 Valuation	2% of Construction Cost Estimate
10	Inspection Fee–For Non–City Maintained Work within R/W :	
11	Under \$10,000 Valuation	\$ 200.00
12	\$10,001 to \$25,000 Valuation	\$ 350.00
13	\$25,001 to \$50,000 Valuation	\$ 750.00
14	\$50,001 to \$100,000 Valuation	\$ 1,500.00
15	\$100,001 to \$200,000 Valuation	\$ 3,000.00
16	\$200,000 to \$400,000 Valuation	\$ 4,000.00
17	Over \$400,000 Valuation	1% of Construction Cost Estimate
18	Requests for permit cancellation and reimbursement subject to \$100.00 processing fee	\$ 100.00
19	Pavement Cuts	Pending
20	Sewer Connection Fees–Residential:	
21	Inland Empire Utilities Agency	\$5,007 Per Equivalent Dwelling Unit
22	City	\$500.70 Per Equivalent Dwelling Unit Plus Reimbursement Costs as May Apply
23	Sewer Connection Fees–II Others	Contact City for Estimate
24	Sewer Maintenance Costs–Residential (Monthly Rate)	
25	Inland Empire Utilities Agency	\$13.39 Per Equivalent Dwelling Unit
26	City	Pending
27		
28	Standby (Service available but not connected)	\$2.35 Per Property
29	Recycled Water Direct Sale	\$215 Per AF
30	Recycled Water Recharge Sale	\$255 Per AF
31	*Inland Empire Utilities Agency fees are pass–through fees	
32	Sewer Dye Test	\$100.00 Each
33	Construction Permit Residential Sewer Connection	\$ 170.00
34	Construction Permit Residential Drive Approach or Sidewalk	\$ 127.00
35	*If property owner voluntarily builds sidewalk at own expense, no cost for permit or inspection.	
36	Miscellaneous Fees:	
37	Encroachment Permit (Block walls, etc.)	\$ 35.00
38	Miscellaneous utility street cuts ≤ 5' x 10'	\$ 127.00
39	Miscellaneous (Surveying, lane closures, temporary parking restrictions, et al.)	\$ 30.00
40	For Land Into Acreage (Each 5 Acres)	\$ 3,000.00
41	Vacation of Street or Alley	\$ 2,000.00
42	Plan Check Fees: (In addition to Outside Consultant Pass–through Cost):	
43	Final Tract or Parcel Map Check Base Fee	\$2,000 Base Fee + \$75 Additional Lot
44	Grading Plan Check (Rough)	\$2,100 First Two Sheets + \$100 Additional Sheet
45	Grading Plan Check (Precise)	\$2,100 First Two + \$300 Additional Sheets
46	Street Plan Check	\$2,100 First Two Sheets + \$1,000 Additional Sheet
47	Sewer Plan Check	\$2,000 First Two Sheets + \$800 Additional Sheet
48	Storm Drain Plan Check	\$2,100 First Two Sheets + \$1,000 Additional Sheet
49	Hydrology Study	\$175 Per Hr. Rate–Three Hour Minimum
50	Consultant Review (Pass–Through)	Actual Cost
51	Minimum Project Fee–Held to pay the consultant for review–Per Sheet (Determined by City Engineer)	N/A
52	Water Quality Management Plan Review–per hour (2 Hour Minimum)	Non–Categorical WQMP–\$1,500/Categorical WQMP–\$3,500
53	Other Engineering Review	\$175.00 Per Hr. Rate
54	Parcel & Lots:	
55	Parcel Merger	\$ 1,600.00
56	Lot Line Adjustment	\$ 1,250.00

Master User Fee Schedule 2014

Engineering Fees		
	Fee Title	Current Fee
57	Park Development Fees:	
58	Single Family Residential Lot/Dwelling	Land Dedication 478 sq. ft. or \$2,800 Fee Per Unit
59	Multi Family Residential Unit	Land Dedication 431 sq. ft. or \$2,800 Fee Per Unit
60	Mobile Home Space	Land Dedication 308 sq. ft. or \$1,083 Fee Per Unit
61	Transportation Development Impact Fees (DIF):	
62	Single Family Residential Lot/Dwelling	\$1,868.00 Per Unit
63	Multi Family Residential Unit	\$1,307.00 Per Unit
64	Retail	\$8,605.00 Per KSF*
65	Office	\$2,140.00 Per KSF*
66	Industrial	\$1,365.00 Per KSF*
67		*KSF = Thousand Square Feet
68	Transportation Permit Fees (Single Trip)	\$ 50.00
69	Transportation Permit (Annual)	\$ 100.00

Master User Fee Schedule 2014

Fire Fees			
	Fee Title		Current Fee
1	Emergency Medical Services:		
2	Non-Resident-Basic Life Support (BLS) Services-Per Call	\$	299.00
3	Non-Resident-Advanced Life Support (ALS) Services-Per Call	\$	387.00
4	Resident-BLS Services-Per Call	\$	-
5	Resident-ALS Services-Per Call	\$	100.00
6	Subscription Application and Renewal Processing-Resident Each		
7	Resident Subscription Option-Per Year	\$	24.00
8	Subscription Application and Renewal Processing-Business		
9	Business Subscription Option (15 employees or less)-Per Year	\$	50.00
10	Business Subscription Option (16 employees or more)-Per Year	\$	100.00
11	Miscellaneous Fees:		
12	Rental of Fire Department Classroom		
13	Montclair Residents		\$30 Per Hr. Rate
14	Montclair Community Group/Fundraising/Fundraising Activity (Non-Profit)		\$15 Per Hr. Rate
15	Non-Resident or Non-Montclair Community Benefit Group		\$60 Per Hr. Rate
16	Incident Reports		\$1.00 Per Report
17	Tenant Improvement and/or Alterations		\$290 Less than 25k sq. ft., \$400 25k-100k sq. ft., \$860 More than 100k sq. ft.
18	Permits Required by the California Fire Code	\$	25.00
19	New Construction Plan Review and Inspection (All Occupancies):		
20	0-3000 sq. ft.		.04xSq. Ft. (min. of \$100)
21	3001-6000 sq. ft.		.04XSq. Ft.
22	6001-12,000 sq. ft.		.04XSq. Ft.
23	12,001-25,000 sq. ft.		.04XSq. Ft.
24	25,001-50,000 sq. ft.		.04XSq. Ft.
25	50,001-75,000 sq. ft.		.04XSq. Ft.
26	75,001-100,000 sq. ft.		.04XSq. Ft.
27	100,001 sq. ft. or greater		.04XSq. Ft.
28	Fire Sprinkler System Plan Review and Inspections (All Occupancies):		
29	0-3000 sq. ft.		.04xSq. Ft. (min. of \$100)
30	3001-6000 sq. ft.		.04XSq. Ft.
31	6001-12,000 sq. ft.		.04XSq. Ft.
32	12,001-25,000 sq. ft.		.04XSq. Ft.
33	25,001-50,000 sq. ft.		.04XSq. Ft.
34	50,001-75,000 sq. ft.		.04XSq. Ft.
35	75,001-100,000 sq. ft.		.04XSq. Ft.
36	100,001 sq. ft. or greater		.04XSq. Ft.
37	Modify Tenant Improvement:		
38	Fire sprinkler system modifications tenant improvement		\$100 for 0-15 Sprinkler Heads, \$200 for 16 Sprinklers Heads or More
39	Fire Alarm Monitored System Plan Review and Inspection (All Occupancies):		
40	0-3000 sq. ft.		\$200 Per Riser
41	3001-6000 sq. ft.		\$200 Per Riser
42	6001-12,000 sq. ft.		\$200 Per Riser
43	12,001-25,000 sq. ft.		\$200 Per Riser
44	25,001-50,000 sq. ft.		\$200 Per Riser
45	50,001-75,000 sq. ft.		\$200 Per Riser
46	75,001-100,000 sq. ft.		\$200 Per Riser
47	100,001 sq. ft. or greater		\$200 Per Riser
48	Inspection:		
49	Underground fire line review		\$275 1st riser + \$80 per additional
50	Inert Gas Systems		\$150 Per System
51	Chemical Fire Extinguishing Systems		\$150 Per Station
52	Wet Chemical/Kitchen Hood System (Each)	\$	150.00
53	Paint Spray Booth (Each)	\$	290.00
54	Fire Alarm Company Permits: Monitoring Companies	\$	100.00
55	Fire Alarm Company Permits: Installation Companies (Per Riser)	\$	200.00

Master User Fee Schedule 2014

Fire Fees			
	Fee Title		Current Fee
56	Fire Alarm Plan Check Modifications	\$	150.00
57	Underground Tank Removal or Installation (Per Tank)	\$	100.00
58	Tent Permits (Per Tent)	\$	100.00
59	Special Inspections		\$100.00 per inspection
60	California Fire Code Permits	\$	25.00
61	Special Event Inspection (e.g. , fairs)	\$	100.00
62	Booth / Tent with Electricity	\$	100.00
63	Booth / Tent with Cooking	\$	100.00
64	Booth / Tent without Electricity	\$	100.00
65	Special Event Application Review	\$	100.00
66	Fireworks Permit (Pyrotechnic Show)–Permit only, not including staffing	\$	75.00
67	Excessive False Alarm		\$125 After Fourth Call (during a 12 month period)

Master User Fee Schedule 2014

General and Miscellaneous Fees			
	Fee Title		Current Fee
1	Printed Material:		
2	Photocopying (Per Page)	\$	0.10
3	Computer Disk	\$	5.00
4	Budget	\$	23.50
5	Montclair Municipal Code	\$	95.00
6	Code Supplements (Per Page)	\$	0.10
7	Zoning Code	\$	30.00
8	General Plan (CD)	\$	15.00
9	General Plan (Paper Copy)	\$	75.00
10	Specific Plan (CD)	\$	15.00
11	Specific Plan (Paper Copy)	\$	25.00
12	North Montclair Downtown Specific Plan (CD)	\$	15.00
13	North Montclair Downtown Specific Plan (Paper Copy)	\$	50.00
14	Zoning or General Plan Map:		
15	Tabloid (11"x17")	\$	5.00
16	"D" size (24"x36")	\$	10.00
17	Street improvement, building plans, sewer plans, aerial photos, etc. (black & white):		
18	"D" size (24"x36")	\$	5.00
19	Aerial photos (color):		
20	Letter (8½"x11")	\$	3.00
21	Tabloid (11"x17")	\$	5.00
22	"D" size (24"x36")	\$	10.00
23	Offset Reproduction		Printer's Rate

Master User Fee Schedule 2014

	Housing Fees		
	Fee Title		Current Fee
1	Inclusionary Housing	\$	15,400.00
2	*Applies only to 15% of newly constructed for sale units of ten or more.		

Master User Fee Schedule 2014

Human Services Fees		
	Fee Title	Current Fee
1	Summer Day Camp (Youth Center):	
2	Resident Rate	\$90–1st child/every day for 1 week, \$85–Each add'l sibling same session
3	Non–Resident Rate	\$90–1st child/every day for 1 week, \$85–Each add'l sibling same session
4	Camp Hours	
5	Additional Information	
6	Summer Day Program:	
7	Residents Only	\$15 a week plus \$10 registration fee
8	Registration	No Charge
9	Sports Leagues without Contract Youth & Adults:	
10	Summer Youth Basketball	
11	Rate	\$ 30.00
13	Winter Youth Basketball	
14	Rate	\$65 (Divisions A, B, C)/\$45 (Division D)
15	Adult Basketball	
16	Returning Rate Teams	\$ 250.00
17	New Teams Rate	\$ 275.00
18	Forfeit Bond	\$ 100.00
19	Referee	\$25 per game
20	Adult Volleyball League	
21	Returning Team Fee	\$ 150.00
22	New Teams Rate	\$ 175.00
23	Forfeit Bond	\$ 48.00
24	Referee	\$12 per game
26	Baseball Field Rental	
27	Field Rental	\$30 Per Hr. Rate
28	Deposit	\$ 100.00
29	Cancellation	Keep deposit
30	Lights	\$20 Per Hr. Rate
31	Staff	\$25 Per Hr. Rate
32	Youth Usage	
33	Field Rental	\$20 Per Hr. Rate
34	Deposit	\$ 100.00
35	Cancellation	Keep Deposit
36	Lights	\$20 Per Hr. Rate
37	Staff	\$25 Per Hr. Rate
38	Soccer Field	
40	Field Rental	\$30 Per Hr. Rate
41	Deposit	\$ 100.00
42	Cancellation	Keep deposit
43	Staff	\$25 Per Hr. Rate
44	Youth Usage	
45	Field Rental	\$20 Per Hr. Rate
46	Deposit	\$ 100.00
47	Cancellation	Keep Deposit
48	Staff	\$25 Per Hr. Rate
49	Racquet Ball & Weight Room:	
50	Locker Rental	\$15.00 Per Year
51	Racquetball: Weekdays, 7:30 a.m. to 3:30 p.m.	\$5.00 Per Court Per Hr. Rate
52	Racquetball: Weekdays, 4:30 p.m. to 8:30 p.m.	\$7.00 Per Court Per Hr. Rate
54	Racquetball: Saturdays	\$5.00 Per Court Per Hr. Rate
55	Weight room Seniors (60 and over)	No Charge
56	Weight room Annual Membership	\$40.00 Per Year
57	Weight room Monthly Membership	\$5.00 Per Month
58	Weight room/Sauna	\$1.50 Per Visit
59	Recreation Classes:	
60	On Site	Prices Vary Depending On Class
61	*Instructors receive 60% of the fees	
62	Off Site	Prices Vary Depending On Class
63	*Instructors receive 70% of the fees	
64	Mini School:	
65	6 weeks (3–5 years old)	\$ 60.00

Master User Fee Schedule 2014

Human Services Fees		
	Fee Title	Current Fee
67	Facility Rental:	
68	Community Center Auditorium/Kitchen	
69	Facility Attendance and Use Attendance: Up to 300 People	
70	Montclair Residents	\$125 Per Hr. Rate
71	Montclair Community Group/Fundraising/Fundraising Activity (Non-Profit)	\$50 Per Hr. Rate
72	Non-Resident or Non-Montclair Community Benefit Group	\$150 Per Hr. Rate
73	Alcohol and Beverage	
74	Beverages Sold	\$ 100.00
75	Hosted Bar	\$ 100.00
76	Service	
77	Set-Up/Takedown	Included
78	Community Building Supervisor or Recreational Staff	\$15.00 Per Hr. Rate
79	Security	\$37.24 Hourly rate per security officer includes 15% administrative fee per Police Department Policy
81	Special Event Liability Insurance	
82	1-50 People (Without Alcohol)	\$ 100.18
83	51-500 People (Without Alcohol)	\$ 148.68
84	1-50 People (With Alcohol)	\$ 115.66
85	51-500 People (With Alcohol)	\$ 169.32
86	Sanitation (Collected for Events with 100 Guests or more)	\$ 100.00
87	Kitchen Use	\$ 50.00
88	Trash	\$ 15.00
89	Refundable Deposits	
90	Without Alcohol	\$ 300.00
91	With Alcohol	\$ 500.00
92	Conference Room	
93	Facility Attendance and Use Attendance: Up to 50 People	
95	Montclair Residents	\$30 Per Hr. Rate
96	Montclair Community Group/Fundraising/Fundraising Activity (Non-Profit)	\$15 Per Hr. Rate
97	Non-Resident or Non-Montclair Community Benefit Group	\$60 Per Hr. Rate
98	Service	
99	Set-up/takedown (Montclair Community Group/Fund Raising Activity)	Included
100	Community Building Supervisor or Recreational Staff	\$15 Per Hr. Rate
101	Special Event Liability Insurance	
102	1-50 People (Without Alcohol)	\$ 100.18
103	1-50 People (With Alcohol)	\$ 115.66
104	Trash	\$ 15.00
105	Senior Center/Kitchen	
106	Facility Attendance and Use Attendance: Up to 150 People	
107	Montclair Residents	\$150 Per Hr. Rate
109	Montclair Community Group/Fundraising/Fundraising Activity (Non-Profit)	\$75 Per Hr. Rate
110	Non-Resident or Non-Montclair Community Benefit Group	\$175 Per Hr. Rate
111	Alcohol and Beverage	
112	Beverages Sold	\$ 100.00
113	Hosted Bar	\$ 100.00
114	Service	
115	Set-Up/Takedown	Included
116	Community Building Supervisor or Recreational Staff	\$15 Per Hr. Rate
117	Security	\$37.24 Hourly rate per security officer includes 15% administrative fee per Police Department Policy
118	Special Event Liability Insurance	
119	1-50 People (Without Alcohol)	\$ 100.18
120	51-500 People (Without Alcohol)	\$ 148.68
122	1-50 People (With Alcohol)	\$ 115.66
123	51-500 People (With Alcohol)	\$ 169.32
124	Sanitation (Collected for Events with 100 Guests or more)	\$ 100.00
125	Kitchen Use	\$ 50.00
126	Trash	\$ 15.00
127	Refundable Deposits	

Master User Fee Schedule 2014

Human Services Fees			
	Fee Title		Current Fee
128	Without Alcohol	\$	300.00
129	With Alcohol	\$	500.00
130	Youth Center/Kitchen		
131	Facility Attendance and Use Attendance: Up to 60 People		
132	Montclair Residents		\$40 Per Hr. Rate
133	Montclair Community Group/Fundraising/Fundraising Activity (Non-Profit)		\$25 Per Hr. Rate
134	Non-Resident or Non-Montclair Community Benefit Group		\$50 Per Hr. Rate
136	Alcohol and Beverage		
137	Beverages Sold	\$	100.00
138	Hosted Bar	\$	100.00
139	Service		
140	Set-Up/Takedown		Included
141	Community Building Supervisor or Recreational Staff		\$15 Per Hr. Rate
142	Security		\$37.24 Hourly rate per security officer includes 15% administrative fee per Police Department Policy
143	Special Event Liability Insurance		
144	1-50 People (Without Alcohol)	\$	100.18
145	51-500 People (Without Alcohol)	\$	148.68
146	1-50 People (With Alcohol)	\$	115.66
147	51-500 People (With Alcohol)	\$	169.32
148	Kitchen Use	\$	50.00
150	Trash	\$	15.00
151	Refundable Deposits		
152	Without Alcohol	\$	300.00
153	With Alcohol	\$	500.00
154	Medical Clinic:		
155	Medical Clinic (Per Visit)		\$15.00 to \$35.00
156	Lab Services (Visit Based on Various Tests)	\$	200.00

Master User Fee Schedule 2014

Planning Fees			
	Fee Title		Current Fee
1	Administrative:		
2	Administrative Adjustment Non-Residential	\$	400.00
3	Administrative Adjustment in SFR Zone	\$	150.00
4	Annexation (Exclusive of LAFCO submittal fees)	\$	5,285.00
5	Appeal of Administrative Review Decision to Planning Commission	\$	350.00
6	Appeal of Planning Commission Decision to City Council		1/2 of Original Submittal Fee
7	Code Amendment (Municipal Code)	\$	2,625.00
8	Conditional Use Permit:		
9	Administrative Conditional Use Permit	\$	1,475.00
10	Conditional Use Permit (New Land Use)	\$	2,950.00
11	Conditional Use Permit on or off-premises alcoholic beverage sales in conjunction with an existing establishment	\$	2,950.00
12	Conditional Use Permit-outdoor seating in conjunction with an existing food establishment	\$	1,475.00
13	CUP Amendment	\$	1,475.00
14	CUP Large Family Day Care (9-14 children)		\$250 Set by Legislation
15	Covenants, Conditions & Restrictions (CC&Rs) Review:		
16	CC&Rs-Staff Review		\$500.00 Deposit + Actual Cost
17	CC&Rs-City Attorney Cost (Pass-Through)		Actual cost
18	Development Agreements		\$4,000.00 Deposit + Actual Cost + Staff Time
19	Determination of Similar Use	\$	500.00
20	Environmental Review:		
21	Initial Study	\$	1,500.00
22	Environmental Impact Report:		
23	Environmental Impact Report – City Project Management		\$5,000.00 Deposit + Actual Cost
24	Environmental Impact Report – Cost of Preparation Consultant Pass-through		\$5,000.00 Deposit + Actual Cost
25	Filing Fee for Notice of Determination (Pass Through)		Actual Cost
26	Filing Fee for Notice of Exemption (Pass Through)		Actual Cost
27	Mitigation Monitoring		\$2,500.00 Deposit + Actual Cost
28	General Plan Amendment (Applicant Initiated)	\$	4,210.00
29	Home Occupation Permit	\$	125.00
30	Hot Food Truck Event Permit	\$	500.00
31	Irrevocable Annexation Agreement (Exclusive of LAFCO & Clerk of the Board filing fees)	\$	950.00
32	Historical Property-Landmark Designation	\$	250.00
33	Mailing List Development (Radius Map) and Preparation of Labels for Public Hearing – First 100 Labels	\$	185.00
34	Mailing Labels for Public Hearing – Each Add'l 100 Labels or portion thereof	\$	50.00
35	Minor Modification to Planning Commission Action:		
36	Action Requiring Consideration by Planning Commission and City Council	\$	1,500.00
37	Action Requiring Consideration by Planning Staff	\$	400.00
38	Parcel/Tract Maps:		
39	Tentative Map Fees (In addition to CDD Planning Fees)	\$	1,200.00
40	Parcel Map Tentative – (Max 5)	\$	2,750.00
41	Tract Map Tentative – Up to 5 Lots	\$	4,900.00
42	Tract Map Tentative – Each Add'l Lot	\$	50.00
43	Precise Plan of Design (Design Review):		
44	New Residential Development (First 5 units)	\$	2,500.00
45	New Residential Development (Each Add'l 5 Units)	\$	250.00
46	New Single Family Residential Development or Second Story Addition (Requires Planning Commission Review)	\$	500.00
47	Multifamily Residential Development	\$	3,500.00
48	Second Unit or Major Accessory Structure in R-1 Zone (Administrative Review)	\$	350.00
49	PPD – Residential – North Montclair Downtown Specific Plan	\$	4,500.00
50	PPD – Commercial & Mixed Use North Montclair Downtown Specific Plan	\$	5,000.00
51	Peer Review – North Montclair Downtown Specific Plan Consultant Cost (Deposit Amount)		\$2000.00 Deposit

Master User Fee Schedule 2014

Planning Fees		
	Fee Title	Current Fee
52	Non-Residential Development – New Development:	
53	Commercial and Administrative/Professional – first 2 acres (New Development)	\$ 2,500.00
54	Commercial and Administrative/Professional – each add'l acre (New Development)	\$ 750.00
55	Cart Containment/Cart Retrieval Plan Review	\$ 200.00
56	Non-Residential Development – Existing Development:	
57	Commercial and Administrative / Professional – first 2 acres (Existing Development)	\$1,750 Per Acre
58	Commercial and Administrative / Professional – each add'l acre (Existing Development)	\$ 500.00
59	Cart Containment/Cart Retrieval Plan Review	\$ 200.00
60	Printed Material:	
61	Montclair Municipal Code	\$ 95.00
62	Zoning Code	\$ 30.00
63	General Plan (CD)	\$ 15.00
64	General Plan (Paper Copy)	\$ 75.00
65	Specific Plan (CD)	\$ 15.00
66	Specific Plan (Paper Copy)	\$ 25.00
67	North Montclair Downtown Specific Plan (CD)	\$ 15.00
68	North Montclair Downtown Specific Plan (Paper copy)	\$ 50.00
69	Zoning or General Plan Map:	
70	Tabloid (11"x17")	\$ 5.00
71	"D" size (24"x36")	\$ 10.00
72	Street improvement, building plans, sewer plans, aerial photos, etc. (black & white):	
73	"D" size (24"x36")	\$ 5.00
74	Aerial photos (color):	
75	Letter (8½"x11")	\$ 3.00
76	Tabloid (11"x17")	\$ 5.00
77	"D" size (24"x36")	\$ 10.00
78	Photocopying (Per Page)	\$ 0.10
79	Public Notice Associated With Required Public Hearing	Actual Cost
80	Signs:	
81	Single Tenant Sign Program	\$ 600.00
82	Multi Tenant Sign Program	\$ 1,000.00
83	Sign Program Amendment (Minor color changes or similar modifications TBD at Director's discretion)	\$ 250.00
84	Sign Program Amendment (Major)	\$ 500.00
85	Building Mounted Major ID Sign within Sign Program	\$ 80.00
86	Building Mounted Major ID Sign (Max. 3 Signs) or modification to a single tenant freestanding major ID sign not within Sign Program	\$ 200.00
87	Freestanding Major ID Sign	\$ 350.00
88	Sign Face Change Out	\$ 80.00
89	Sign Variance	\$ 1,865.00
90	Temporary Banner Permit (Grand Openings, Promotional) – per time period	\$ 30.00
91	Temporary On-Site Subdivision Sign (Per Sign)	\$ 250.00
92	Temporary On-Site Subdivision Sign (Clean-up deposit)	\$ 350.00
93	Temporary Off-Site Subdivision Sign (Fee equal to CUP fee)	\$ 2,950.00
94	Temporary Off-Site Subdivision Sign (Clean-up deposit)	\$ 350.00
95	Promotional Outdoor Sales (Per Event)	\$ 35.00
96	Seasonal Outdoor Sales – Per Event (Excludes clean-up deposit)	\$ 35.00
97	Seasonal Outdoor Sales (Clean-up deposit)	\$ 350.00
98	Special Outdoor Event Permit (Per Event)	\$ 35.00
99	Specific Outdoor Use	\$ 500.00
100	Specific Plan (Applicant Initiated)	\$ 5,450.00
101	Specific Plan Amendment	\$ 4,210.00
102	Time Extension of an Approved Application	\$ 350.00
103	Variance – Standard	\$ 1,865.00
104	Zone Change (First 3 Acres)	\$ 2,950.00

Master User Fee Schedule 2014

Planning Fees			
	Fee Title		Current Fee
105	Zone Change (Each Additional Acre)	\$	500.00
106	Zoning and Standards Report	\$	150.00
107	Pre-Application Review (First 3 meetings)		No Charge
108	Pre-Application Review (Subsequent Meetings)		Bill at Hr. Rate of City Planner

Master User Fee Schedule 2014

Police Fees		
	Fee Title	Current Fee
1	Administrative Fees:	
2	Incident Reports	\$1.00 Per Report
3	False Alarm Response Fees:	
4	First through Third Alarm Annually	None
5	Fourth and Subsequent Alarm Annually – Each Response	\$ 50.00
6	Miscellaneous Fees:	
7	Fingerprinting (Inked prints, 2 cards)	\$15.00 Legal Limit
8	Fingerprinting (Live scan)	\$15.00 Legal Limit
9	Local Criminal History Check	\$25.00 Legal Limit
10	Police Computer Data Base Research/Crime Statistic Research (Per hour)	\$ 55.00
11	Second or Subsequent Response to a Party or Gathering which is a Disturbance of the Peace (Prior notification concerning service fee required) – Actual Staff Time at Billable Hourly Rates	Actual Cost Per Incident as Described in Montclair Code
12	Subpoena Duces Tecum (SDT) Document Preparation–First Hour (Plus actual postage costs)	\$ 24.00
13	Subpoena Duces Tecum (SDT) Document Preparation–Each Additional 1/4 hour	\$ 6.00
14	Subpoena for Appearance of a Peace Officer or Firefighter as a Witness in a Civil Action or Proceeding Related to Course of Duties	\$275 deposit, plus actual expenses if actual expense exceed deposit amount paid
15	Subpoena for Employee (other than Peace Officer or Firefighter) for Appearance as a Witness in a Civil Action of Proceeding Related to Course of Duties	\$150 deposit, plus actual expenses if actual expenses exceed deposit amount paid
16	Copies of Traffic Collision Digital Photos (Medium Provided by City)	\$ 30.00
17	Copies of Traffic Collision Photographs–Staff Processing (Plus the actual cost charged by the photo lab)	
18	Motor Vehicle Fees:	
19	Inspections–Citation Sign Offs:	
20	City of Montclair Residents	\$ 10.00
21	Montclair Police Department Issued Citations	\$ 10.00
22	All Others	\$ 15.00
23	Storage/Impound Release:	
24	To Victim of Crime	None
25	Vehicle Storage/Impound Release per VC 22561(g) (Incapacitated driver)	\$ 150.00
26	Vehicle Storage/Impound Release for Vehicle Stored for Evidence Only	Victim or witness vehicle, if vehicle release is obtained within 72 hours of notice of availability for release – no charge; after 72 hours \$150. Vehicle associated with the suspect \$150
27	Vehicle Storage/Impound Release for Arrestee Released per PC 849(b)	None
28	Stored/Impounded Vehicle (Release Fee) – City Fee (Not including tow company charges)	\$ 150.00
29	Repossession Fee	\$ 15.00
30	Police Impound Lot Fees:	
31	Impound Release Administrative Fee	\$ 150.00
32	Impounded Vehicle Towing	\$150 for vehicles with a gross vehicle weight rating under 14,000 pounds
33	Impounded Vehicle Towing	\$170 for vehicles with a gross vehicle weight rating of 14,001 to 19,501 pounds
34	Daily Storage Fee	\$48 for vehicles less than 20-feet in length
35	Daily Storage Fee	\$53 for vehicles greater than 20- feet in length
36	Lien Processing	\$70 for vehicles valued less than \$4,000*
37	Lien Processing	\$100 for vehicles valued greater than \$4,000*
38	*Lien Fee Additional Information	
39	First 72 hours- Release to registered or legal owner (legal owner repossession)– No Lien Fee	
40	After 72 hours, through Day 14- Release to registered owner– One-Half of Lien Fee	
41	After 72 hours, through Day 14- Release to legal owner (repossession)– No Lien Fee	

Master User Fee Schedule 2014

Police Fees		
	Fee Title	Current Fee
42	Day 15 or after– Release to registered owner or legal owner (legal owner repossession)– Lien process not complete– One-Half of Lien Fee	
43	Day 15 or after– Release to registered owner or legal owner (legal owner repossession)– Lien process is complete– Full Lien Fee	
44	Weapons Related Fees:	
45	Carrying Concealed Weapon–Permit Application (Plus DOJ & FBI fees)	\$ 100.00
46	Carrying Concealed Weapon–Permit Renewal (Plus DOJ & FBI fees)	\$ 25.00
47	Gun Dealer–Permit Application	\$ 55.00
48	Gun Dealer–Renewal	\$ 25.00
49	Other Services:	
50	DUI Emergency Response (w/ TC)	Actual Cost not to Exceed \$12,000
51	Administrative Parking Violation	
52	Late Penalty	\$ 25.00
53	Surcharge for Court Construction Parking Penalty	\$ 4.50
54	Surcharge for Jail Construction Parking Penalty	\$ 3.00
55	Surcharge for Trial Court Trust Fund	\$ 3.00
56	Proof of Equipment Violation Correction	\$ 10.00
57	Returned Check	\$ 25.00
58	Parking Violation	
59	Limited Time Zone	\$ 43.00
60	Keys in Ignition	\$ 43.00
61	Parked Over 72–Hours	\$ 43.00
62	Repairing Vehicle on Roadway	\$ 43.00
63	Vehicle for Sale on Roadway	\$ 43.00
64	Angle Parking	\$ 43.00
65	Parking Adjacent to School	\$ 43.00
66	Parking in Public Alley	\$ 43.00
67	Vendors/Peddlers Parked Over Ten Minutes	\$ 43.00
68	Emergency/Temporary Parking	\$ 43.00
69	Commercial Vehicle–Residential Zone	\$ 103.00
70	Commercial Vehicle–Commercial Zone (4 hour)	\$ 103.00
71	Park in Violation of Curb Marking/Signs	\$ 43.00
72	Green Curb 20 Minutes	\$ 43.00
73	Red Curb	\$ 43.00
74	Yellow/White Curb–Except Load 15 Min.	\$ 43.00
75	Civic Center Parking–Permit Required	\$ 43.00
76	Civic Center–Limited Time Zone	\$ 43.00
77	For Sale on Private Property	\$ 43.00
78	Parking on Unpaved Area, Lawns	\$ 43.00
79	Park on Private Prop–No Cruising Zone	\$ 43.00
80	Block Crossing by Rail Vehicle	\$ 43.00
81	Public Grounds Rules	\$ 43.00
82	Parked on Bike Path	\$ 106.00
83	Parked in Passenger/Freight Zone	\$ 43.00
84	Parked in Intersection	\$ 43.00
85	Parked in Crosswalk	\$ 43.00
86	Parked in Red Zone	\$ 43.00
87	Stopped at Fire Station Entrance–15 feet	\$ 43.00
88	Parked Blocking Driveway	\$ 43.00
89	Parked on Sidewalk	\$ 43.00
90	Stop Opposite Obstruction	\$ 43.00
91	Double Parking	\$ 43.00
92	Stopping in Bus Zone	\$ 253.00
93	Parking in Wheelchair Access	\$ 253.00
94	Park on Right Side–18 inches	\$ 43.00
95	Fire Lane– Posted	\$ 106.00
96	Handicapped Zone (Parked)	\$ 278.00
97	Handicapped Zone (Blocking)	\$ 278.00
98	Handicapped Zone (Boundary Lines)	\$ 278.00

Master User Fee Schedule 2014

Police Fees		
	Fee Title	Current Fee
99	Handicapped Zone (Crosshatch Lines)	\$ 278.00
100	Disabled Parking Zone	\$ 43.00
101	Fire Hydrant–15 feet	\$ 43.00
102	Motor Running–Unattended Vehicle	\$ 43.00
103	Parked–Failure to Set Brake	\$ 43.00
104	Parked–Person Locked in Vehicle	\$ 106.00
105	Designated Parking Space	\$ 43.00
106	Parked Railroad Tracks–Seven feet	\$ 43.00
107	Blocking Access Ramp (Sidewalk)	\$ 278.00
108	Parking Lot Park Customer Vehicle on Street	\$ 106.00
109	Dimmed Lights on Parked Vehicle	\$ 43.00
110	Fuel Tank Cap Required *	\$ 79.00
111	No Current Registration *	\$ 138.00
112	License Plates Required *	\$ 79.00
113	License Plate Not Secure *	\$ 79.00
114	Current Registration Tabs Required *	\$ 79.00
115	*Bail is reduced to \$10 with proof of correction if paid by due date	
116	Violations Not Specifically Outlined	\$ 43.00

Master User Fee Schedule 2014

Refuse Fees		
	Fee Title	Current Fee
1	Residential Refuse Rate:	
2	Household Refuse Rate	
3	Refuse service rate	\$ 10.82
4	Recycling service rate	\$ 3.35
5	Refuse landfill/Transfer rate	\$ 4.10
6	MRF fees	\$ (0.42)
7	Green waste disposal rate	\$ 1.77
8	Total cost of services	\$ 19.62
9	General sanitation fee	\$ 2.82
10	Administrative fee	\$ 3.99
11	Household Hazardous Waste fee	\$ 0.45
12	Total Monthly Cost to Provide Refuse Collection	\$ 26.88
13	Total Monthly Senior Household Rate	\$ 26.88
14	Total Monthly Household Rate	\$ 21.50
15	Monthly City subsidy per senior household	\$ 5.28
16	Miscellaneous	
17	Multifamily bin	\$ 3.11
18	Extra Cart	
19	Refuse	\$ 5.50
20	Recycling	\$ 1.25
21	Green waste	\$ 3.50
22	Large item collection: Monthly Burrtec charge--all City households; cost incorporated in administrative fee	\$ 3,250.00
23	Residential Bin	
24	1.5 Yards	
25	Frequency 1	\$ 93.80
26	Commercial Refuse Rate:	
27	Multifamily Alleyway	
28	Alleyway	\$ 32.94
29	Multifamily Commercial	
30	1.5 Yards	
31	Frequency 1	\$ 104.13
32	Frequency 2	\$ 194.69
33	Frequency 3	\$ 285.68
34	2 Yards	
35	Frequency 1	\$ 121.51
36	Frequency 2	\$ 220.50
37	Frequency 3	\$ 321.43
38	3 Yards	
39	Frequency 1	\$ 171.73
40	Frequency 2	\$ 290.25
41	Frequency 3	\$ 411.02
42	Frequency 4	\$ 531.81
43	Frequency 5	\$ 652.58
44	Frequency 6	\$ 773.38
45	Commercial with Recycling	
46	1.5 Yards	
47	Frequency 1	\$ 100.37
48	Frequency 2	\$ 186.83
49	Frequency 3	\$ 275.23
50	2 Yards	
51	Frequency 1	\$ 116.91
52	Frequency 2	\$ 211.72
53	Frequency 3	\$ 308.05
54	3 Yards	
55	Frequency 1	\$ 165.04
56	Frequency 2	\$ 276.87
57	Frequency 3	\$ 390.54
58	Frequency 4	\$ 504.64
59	Frequency 5	\$ 618.72
60	Frequency 6	\$ 732.83
61	Commercial Greenwaste	
62	3 Yards	

Master User Fee Schedule 2014

Refuse Fees			
	Fee Title		Current Fee
63	Frequency 1	\$	154.59
64	Frequency 2	\$	260.48
65	Frequency 3	\$	366.39
66	Frequency 4	\$	472.27
67	Frequency 5	\$	578.16
68	Frequency 6	\$	684.06
69	Commercial Compacted		
70	3 Yards		
71	Frequency 1	\$	225.06
72	Frequency 2	\$	401.43
73	Frequency 3	\$	577.80
74	Frequency 4	\$	754.17
75	Frequency 5	\$	930.54
76	Frequency 6	\$	1,106.92
77	4 Yards		
78	Frequency 3	\$	766.98
79	Commercial Temporary		
80	3 Yards		
81	Frequency 7	\$	92.18
82	Commercial Permanent Roll-off		
83	40 Yards		
84	Frequency 6	\$	411.02
85	25 Yards		
86	Frequency 8	\$	494.62
87	10 Yards		
88	Frequency 8	\$	494.62
89	40 Yards Compact		
90	Frequency 8	\$	494.62
91	Commercial Temporary Roll-off		
92	40 Yards		
93	Frequency 6	\$	433.03
94	25 Yards		
95	Frequency 8	\$	523.96
96	10 Yards		
97	Frequency 8	\$	523.96
98	40 Yards Compact		
99	Frequency 8	\$	523.96
100	Commercial Recycling Roll-off		
101	40 Yards		
102	Frequency 6	\$	160.22
103	25 Yards		
104	Frequency 8	\$	160.22
105	10 Yards		
106	Frequency 8	\$	160.22
107	40 Yards Compact		
108	Frequency 8	\$	160.22
109	Commercial Extra Services		
110	Extra Pickup	\$	41.12
111	Locking Container	\$	6.24
112	(Compactors)	\$	85.13
113	Bulky Item Trip Fee	\$	39.73
114	Bulky Item Fee (Each Item)	\$	11.35
115	Relocation Fee (Roll-Off)	\$	85.13
116	Rental Fee (Per Day)	\$	22.90

RESOLUTION NO. 16-3107

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MONTCLAIR AMENDING
THE MASTER USER FEE SCHEDULE**

WHEREAS, the City of Montclair has the statutory authority to impose fees, charges, and rates under its regulatory and police power as authorized pursuant to California Government Code Section 66000; and

WHEREAS, user fees are imposed for services rendered by the City of Montclair that will benefit a specific individual or group of individuals; and

WHEREAS, there is a need for the City of Montclair to recoup reasonable costs related to the provisions of specified services; and

WHEREAS, user fees are imposed to assign the cost of providing services to the specific individual or group of individuals receiving the benefits of said services, rather than funding said services from General Fund revenues; and

WHEREAS, it is the City Council's direction that all user fees, to the extent possible, are to be reviewed and amended annually, consistent with the User Fee Cost Recovery Policy; and

WHEREAS, the City of Montclair finds it necessary to correct and/or adjust fees in or add fees to the Master User Fee Schedule that was adopted pursuant to Resolution No. 14-3022.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Montclair does hereby find and determine as follows:

Section 1. Master User Fee Revisions. The Master User Fee Schedule Revisions, attached hereto as "Exhibit A," is hereby adopted and all fees contained therein shall be included in the City's current user fee schedule.

Section 2. Effective Date. Excluding those fees approved by separate action of the Montclair City Council with conflicting effective dates, this Resolution shall be in full force and effect thirty (30) days after passage.

APPROVED AND ADOPTED this XX day of XX, 2016.

Mayor

ATTEST:

Deputy City Clerk

I, Andrea M. Phillips, Deputy City Clerk of the City of Montclair, DO HEREBY CERTIFY that Resolution No. 16-3107 was duly adopted by the City Council of said city and was approved by the Mayor of said city at a regular meeting of said City Council held on the XX day of XX, 2016, and that it was adopted by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Andrea M. Phillips
Deputy City Clerk

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Building: New Construction Inspection Fees						
25	Repair Garage & Service Station – T.I.	Add size increments to expand fee	Additional size allocation to meet current demand: 10,000 SF - 25,000 SF	Current fee ranges from 100 SF to 5,000 SF	10,000 SF: \$6,525.57 25,000 SF: \$9,543.85	10,000 SF: \$6,525.57 25,000 SF: \$9,543.85
27	Retail Sales – Shell	Add size increments to expand fee	Additional size allocation to meet current demand: 50,000 SF - 200,000 SF	500 SF: \$1,789.43 2,000SF: \$1,955.05 5,000 SF: \$3,914.07 10,000 SF: \$4,818.09 25,000 SF: \$5,576.36	50,000SF: \$6,189.75 100,000SF: \$6,870.62 150,000SF: \$7,628.39 200,000SF: \$8,465.29	50,000SF: \$6,189.75 100,000SF: \$6,870.62 150,000SF: \$7,628.39 200,000SF: \$8,465.29
28	Retail Sales – T.I.	Add size increments to expand fee	Additional size allocation to meet current demand: 50,000 SF - 200,000 SF	200SF: \$1,160.18 800SF: \$1,349.47 1,500SF: \$1,914.50 3,000SF: \$2,480.84 6,000SF: \$3,054.64 10,000SF: \$3,532.25	50,000SF: \$5,062.75 100,000SF: \$6,545.22 150,000SF: \$7,233.83 200,000SF: \$8,005.41	50,000SF: \$5,062.75 100,000SF: \$6,545.22 150,000SF: \$7,233.83 200,000SF: \$8,005.41
47	Singly Family – Production/ Repeat	Unit amount clarification	Change sizes to correlate with Single Family Custom/Model: 1,000 SF - 7,500 SF	667 SF: \$1,274.13 1,333 SF: \$1,700.78 3,000 SF: \$2,236.70 3,333 SF: \$3,308.54 7,500 SF: \$4,648.34	1,000 SF: \$1,430.25 2,000 SF: \$2,013.50 3,000SF: \$2,720.20 5,000 SF: \$4,240.20 7,500 SF: \$4,440.50	1,000 SF: \$1,430.25 2,000 SF: \$2,013.50 3,000SF: \$2,720.20 5,000 SF: \$4,240.20 7,500 SF: \$4,440.50
Building: New Construction Plan Check Fees						
25	Repair Garage & Service Station – T.I.	Add size increments to expand fee	Additional size allocation to meet current demand: 10,000 SF - 25,000 SF	Current fee ranges from 100 SF to 5,000 SF	10,000 SF: \$6,525.57 25,000 SF: \$9,543.85	10,000 SF: \$6,525.57 25,000 SF: \$9,543.85
27	Retail Sales – Shell	Add size increments to expand fee	Additional size allocation to meet current demand: 50,000 SF - 200,000 SF	500 SF: \$1,789.43 2,000SF: \$1,955.05 5,000 SF: \$3,914.07 10,000 SF: \$4,818.09 25,000 SF: \$5,576.36	50,000SF: \$6,189.75 100,000SF: \$6,870.62 150,000SF: \$7,628.39 200,000SF: \$8,465.29	50,000SF: \$6,189.75 100,000SF: \$6,870.62 150,000SF: \$7,628.39 200,000SF: \$8,465.29

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Building: New Construction Plan Check Fees (continued)						
28	Retail Sales – T.I.	Add size increments to expand fee	Additional size allocation to meet current demand: 50,000 SF - 200,000 SF	200SF: \$1,160.18 800SF: \$1,349.47 1,500SF: \$1,914.50 3,000SF: \$2,480.84 6,000SF: \$3,054.64 10,000SF: \$3,532.25	50,000SF: \$5,062.75 100,000SF: \$6,545.22 150,000SF: \$7,233.83 200,000SF: \$8,005.41	50,000SF: \$5,062.75 100,000SF: \$6,545.22 150,000SF: \$7,233.83 200,000SF: \$8,005.41
47	Singly Family – Production/ Repeat	Unit amount clarification	Change sizes to correlate with Single Family Custom/Model: 1,000 SF - 7,500 SF	667SF: \$1,274.13 1,333 SF: \$1,700.78 3,000 SF: \$2,236.70 3,333 SF: \$3,308.54 5000 SF: \$4,648.34	1,000 SF: \$1,430.25 2,000 SF: \$2,013.50 3,000SF: \$2,720.20 5,000 SF: \$4,240.20 7,500 SF: \$4,440.50	1,000 SF: \$1,430.25 2,000 SF: \$2,013.50 3,000SF: \$2,720.20 5,000 SF: \$4,240.20 7,500 SF: \$4,440.50
Building: Mechanical, Plumbing, Electric (MPE) Inspection Fees						
82	Signs, Outline lighting and Marquee	Remove as fee	Inadvertently referenced	None	None	None
91	Photovoltaic Systems	Remove as fee	Inadvertently referenced	None	None	None
Building: Mechanical, Plumbing, Electric (MPE) Plan Check Fees						
82	Signs, Outline lighting and Marquee	Remove as fee	Inadvertently referenced	None	None	None
91	Photovoltaic Systems	Remove as fee	Inadvertently referenced	None	None	None
Building: Miscellaneous Inspection Fees						
12	(Fences) less than 6 ft. in height	Unit amount clarification	Inadvertently referenced as SF instead of Linear Feet (1st 50 Lin. Ft.)	\$50.00	\$50.00	None
13	Each add. 50 SF	Unit amount clarification	Inadvertently referenced as SF instead of Linear Feet (Each additional 50 Lin. Ft.)	\$25.00	\$25.00	None
42	Enclosure walls Garage Conversion	Unit amount clarification	Change increment to add additional SF (Each additional 1,000 SF)	\$311.25 first 1,000 SF	\$486.25 each additional 1,000 SF	\$486.25 each additional 1,000 SF

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Building: Miscellaneous Inspection Fees						
44	Residential Photovoltaic System	Unit amount clarification	Adding unit fee per change in State Law	\$250	\$250 15kW or less \$7.50 per kW over 15kW	\$250 15kW or less \$7.50 per kW over 15kW
45	Commercial Photovoltaic System	Unit amount clarification	Adding unit fee per change in State Law	\$500	50kW or less - \$500 Additional kW up to 250kW: \$3.50 per kW above 50kW More than 250kW - \$1,200 + \$2.50 per kW above 250 kW	50kW or less - \$500 Additional kW up to 250kW: \$3.50 per kW above 50kW More than 250kW - \$1,200 + \$2.50 per kW above 250 kW
80	Siding	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
81	Stone or Brick Veneer	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
82	All other veneer	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
	Plans Examiner	Inadvertently omitted from prior schedule	Hourly rate for additional services	\$93.50 Per Hr. Rate	None	None
Building: Miscellaneous Plan Check Fees						
12	(Fences) less than 6 ft. in height	Unit amount clarification	Inadvertently referenced as SF instead of Linear Feet (1st 50 Lin. Ft.)	\$50.00	\$50.00	None
13	Each add. 50 SF	Unit amount clarification	Inadvertently referenced as SF instead of Linear Feet (Each additional 50 Lin. Ft.)	\$25.00	\$25.00	None
23	Grading (Cut and Fill)	Removal of fee	Fee charged only for inspection	None	None	None
23	0-50 cu. yd.	Removal of fee	Fee charged only for inspection	None	None	None
25	51-100 cu. yd.	Removal of fee	Fee charged only for inspection	None	None	None
26	Each Add'l 100 cu. yd. or portion thereof	Removal of fee	Fee charged only for inspection	None	None	None
27	1,000 cu. yd.(Minimum)	Removal of fee	Fee charged only for inspection	None	None	None

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Building: Miscellaneous Plan Check Fees (continued)						
28	Each Add'l 1,000 cu. yd. or portion thereof	Removal of fee	Fee charged only for inspection	None	None	None
29	10,000 cu. yd. (Minimum)	Removal of fee	Fee charged only for inspection	None	None	None
30	Each Add'l 10,000 cu. yd. or portion thereof	Removal of fee	Fee charged only for inspection	None	None	None
42	Enclosure walls Garage Conversion	Add size increments to expand fee	Change increment to add additional SF (Each additional 1,000 SF)	\$311.25 first 1,000 SF	\$486.25 each additional 1,000 SF	\$486.25 each additional 1,000 SF
44	Residential Photovoltaic System	Unit amount clarification	Adding unit fee per change in State Law	\$250	\$250 15kW or less \$7.50 per kW over 15kW	\$250 15kW or less \$7.50 per kW over 15kW
45	Commercial Photovoltaic System	Unit amount clarification	Adding unit fee per change in State Law	\$500	50kW or less \$500 Additional kW up to 250kW: \$3.50 per kW above 50kW More than 250kW - \$1,200 + \$2.50 per kW above 250kW	50kW or less \$500 Additional kW up to 250kW: \$3.50 per kW above 50kW More than 250kW - \$1,200 + \$2.50 per kW above 250kW
80	Siding	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
81	Stone or Brick Veneer	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
82	All other veneer	Unit amount clarification	Per Structure	\$175.00	\$175.00	None
	Plans Examiner	Inadvertently omitted from prior schedule	Hourly rate for additional services	\$93.50 Per Hr. Rate	\$93.50 Per Hr. Rate	None
Business License: Vendor Fees						
41	Swap Meet	Inadvertently omitted from prior schedule	Portion of Business License permit fee was inadvertently omitted from prior schedule	\$0.50 Per Rental Space for Each Day of Operation	\$0.50 Per Rental Space for Each Day of Operation + \$75 per Quarter	+ \$75 per Quarter
Business License: Application for Special Permit Fees						
	Entertainment, Dance, or Public Assembly	Inadvertently omitted from prior schedule	Business License permit fee	\$25 Annually	\$25 Annually	\$25 Annually

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Business License: Application for Special Permit Fees (continued)						
	Commercial Filming/Photo Shoot Permit	Inadvertently omitted from prior schedule	Business License permit fee	\$100.00 Per Day	\$100.00 Per Day	\$100.00 Per Day
Engineering: Sewer Connection Fees						
19	Pavement Cuts	Inadvertently omitted from prior schedule	Utility cuts to street	\$200.00 Deposit	\$200.00 Deposit	None
21	Inland Empire Utilities Agency Sewer Connection	Initial fee adjustment	Pass-Through by IEAU	\$5,007 Per Equivalent Dwelling Unit	\$5,107 Per Equivalent Dwelling Unit	\$100
22	City Sewer Connection	Initial fee adjustment	Local fee is set at 10% of the IEUA fee	\$500.70 Per Equivalent Dwelling Unit Plus Reimbursement Costs as May Apply	\$511 Per Equivalent Dwelling Unit Plus Reimbursement Costs as May Apply	\$10.30
25	Inland Empire Utilities Agency Sewer Processing	Initial fee adjustment	Pass-Through by IEAU	\$13.39 Per Equivalent Dwelling Unit	\$15.89 Per Equivalent Dwelling Unit	\$2.50
26	City Sewer Processing	Initial fee adjustment	Adopted by Council under 218 process in 2013	Pending	\$7.59	\$7.59
28	Recycled Water Direct Sale	Initial fee adjustment	Pass-Through by IEAU	\$215 Per AF	\$350 Per AF	\$135
29	Recycled Water Recharge Sale	Initial fee adjustment	Pass-Through by IEAU	\$255 Per AF	\$410 Per AF	\$155
General and Miscellaneous: Fees						
	General Notary Services	Inadvertently omitted from prior schedule	Fee for notary services (Taking of Acknowledgment/ Executing Jurat)	\$10.00	\$10.00	\$10.00
Human Services: Summer Day Camp (Youth Center) Fee						
2	Resident Rate	Change name of section to "Rate"	Same fee is charged regardless of resident or non-resident	\$90-1st child/every day for 1 week, \$85- Each add'l sibling same session	\$90-1st child/every day for 1 week, \$85-Each add'l sibling same session	None
3	Non-Resident Rate	Removal of fee	Fee covered under newly titled "Rate" section	\$90-1st child/every day for 1 week, \$85- Each add'l sibling same session	None	None

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Human Services: Summer Day Camp (Youth Center) Fee (continued)						
4	Camp Hours	Removal of fee	Inadvertently referenced as fee	None	None	None
5	Additional Information	Removal of fee	Inadvertently referenced as fee	None	None	None
New	Three Day Summer Camp Plan	Add fee	Include new attendance fee plan	None	\$60 1 st child/3 days for 1 week, \$55 each add'l sibling same session	\$60 1 st child/3 days for 1 week, \$55 each add'l sibling same session
Human Services: Summer Youth Basket Ball Fees						
11	Youth Basketball Summer Rate	Initial fee adjustment	Fee increase due to program cost increases	\$30.00	\$40.00	\$10.00
Human Services: Racquet Ball & Weight Room Fees						
50	Locker Rental	Removal of fee	Removal of service	\$15.00 Per Year	None	None
51	Racquetball: Weekdays, 7:30 a.m. to 3:30 p.m.	Unit amount change	Adoption of single fee classification to "Racquetball"	\$5.00 Per Court Per Hr. Rate	\$5.00 Per Person Per Hr. Rate	\$5.00 Per Person Per Hr. Rate
52	Racquetball: Weekdays, 4:30 p.m. to 8:30 p.m.	Removal of fee	Change in fee classification	\$7.00 Per Court Per Hr. Rate	None	None
54	Racquetball: Saturdays	Removal of fee	Change in fee classification	\$5.00 Per Court Per Hr. Rate	None	None
Human Services: Racquet Ball & Weight Room Fees						
55	Weight room Seniors (60 and over)	Removal of fee	Weight Room currently undergoing remodel fees will be adjusted once completed	None	None	None
56	Weight room Annual Membership	Removal of fee	Weight Room currently undergoing remodel fees will be adjusted once completed	\$40.00 Per Year	None	None
57	Weight room Monthly Membership	Removal of fee	Weight Room currently undergoing remodel fees will be adjusted once completed	\$5.00 Per Month	None	None

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Human Services: Racquet Ball & Weight Room Fees (continued)						
58	Weight room/Sauna	Removal of fee	Weight Room currently undergoing remodel fees will be adjusted once completed	\$1.50 Per Visit	None	None
Human Services: Facility Rental Fees						
81 - 85	Special Event Liability Insurance	Clarification in Fee	Remove specified fee amounts and replace with "Prices vary according to type of event and number of people" in order to accommodate for changes in insurance rates	Prices vary from \$100.18-\$169.32	Prices vary according to type of event and number of people	Prices vary according to type of event and number of people
101 - 103	Special Event Liability Insurance	Clarification in Fee	Remove specified fee amounts and replace with "Prices vary according to type of event and number of people" in order to accommodate for changes in insurance rates	Prices vary from \$100.18-\$115.66	Prices vary according to type of event and number of people	Prices vary according to type of event and number of people
118 - 123	Special Event Liability Insurance	Clarification in Fee	Remove specified fee amounts and replace with "Prices vary according to type of event and number of people" in order to accommodate for changes in insurance rates	Prices vary from \$100.18-\$169.32	Prices vary according to type of event and number of people	Prices vary according to type of event and number of people
143 - 147	Special Event Liability Insurance	Clarification in Fee	Remove specified fee amounts and replace with "Prices vary according to type of event and number of people" in order to accommodate for changes in insurance rates	Prices vary from \$100.18-\$169.32	Prices vary according to type of event and number of people	Prices vary according to type of event and number of people

**Exhibit A
Proposed Master User Fee Revisions**

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Human Services: Community Garden Fees						
New	Plot Size 4' x 16'	Add Fee	Include Fee for use of Community Garden Plots	None	\$35	\$35
New	Plot Size 4' x 25'	Add Fee	Include Fee for use of Community Garden Plots	None	\$50	\$50
Information Technology: Equipment Fees						
New	Podium/Microphone	Add Fee	Include Fee to allow for equipment rental	None	\$20	\$20
New	Wireless Microphone	Add Fee	Include Fee to allow for equipment rental	None	\$25	\$25
New	Laptop	Add Fee	Include Fee to allow for equipment rental	None	\$25	\$25
New	Projector	Add Fee	Include Fee to allow for equipment rental	None	\$25	\$25
New	Portable Projection Screen	Add Fee	Include Fee to allow for equipment rental	None	\$20	\$20
New	IT Staff Supervision	Add Fee	Supervision of IT staff required (min. of 2 hour setup/teardown time)	None	\$50 Per Hr.	\$50 Per Hr.
IVHS Animal Control: Dog License Fees						
1	Unaltered	Initial fee adjustment	Fees Charged by IVHS	\$40.00	\$50.00	\$10.00
2	Altered	Initial fee adjustment	Fees Charged by IVHS	\$20.00	\$25.00	\$5.00
3	S/C Unaltered	Initial fee adjustment	Fees Charged by IVHS	\$40.00	\$50.00	\$10.00
Planning: Legal/Consultant Services						
	Reimbursement Agreement Legal/Consultant	Inadvertently omitted from prior schedule	Fee to be charged when additional services are required for Common Interest Developments and Apartment Ownership	Actual Cost	None	None
Police: Miscellaneous Fees						
7	Fingerprinting (Inked prints, 2 cards)	Revision Clarification	Inclusion of DOJ/FBI fees	\$15.00 Legal Limit	\$15.00 Legal Limit (Plus DOJ & FBI fees)	(Plus DOJ & FBI fees)

Exhibit A
Proposed Master User Fee Revisions

Fee No.	Section/Title	Change	Description	Current Fee	Proposed Fee	Proposed Fee Change
Police: Miscellaneous Fees (continued)						
8	Fingerprinting (Live Scan)	Revision Clarification	Inclusion of DOJ/FBI fees	\$15.00 Legal Limit	\$15.00 Legal Limit (Plus DOJ & FBI fees)	(Plus DOJ & FBI fees)
17	Copies of Traffic Collision Photographs (Paper)	Removal of fee	Police Department no longer supplies paper copies of photographs	\$30.00	None	None
	Entertainment, Dance, or Public Assembly	Inadvertently omitted from prior schedule	Police Department fee charged in conjunction with Business License Fee	\$25	\$25	None

AGENDA REPORT

SUBJECT: CONSIDER APPROVAL OF WARRANT REGISTER **DATE:** January 4, 2016
SECTION: ADMIN. REPORTS
ITEM NO.: 1
FILE I.D.: FIN540
DEPT.: ADMIN. SVCS.

REASON FOR CONSIDERATION: The City Council is requested to consider approval of the Warrant Register.

BACKGROUND: Mayor Pro Tem Raft has examined the Warrant Register dated January 4, 2016.

FISCAL IMPACT: The Warrant Register dated January 4, 2016, totals \$620,688.15.

RECOMMENDATION: Staff recommends the City Council approve the above referenced Warrant Register.

Prepared by:	<u>Andrea M Phillips</u>	Fiscal Impact Finance Review:	<u>Michael Piotrowski</u>
Proofed by:	<u>Stephanie Hick</u>	Reviewed and Approved By:	<u>Michael Piotrowski</u>

MINUTES OF THE MEETING OF THE MONTCLAIR
PERSONNEL COMMITTEE HELD ON MONDAY,
DECEMBER 21, 2015, AT 8:15 P.M. IN THE CITY
ADMINISTRATIVE OFFICES, 5111 BENITO STREET,
MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor Eaton called the meeting to order at 8:15 p.m.

II. ROLL CALL

Present: Mayor Pro Tem Raft; Council Member Ruh; and City Manager Starr

III. APPROVAL OF MINUTES

A. Minutes of the Regular Personnel Committee Meeting of December 7, 2015.

Moved by City Manager Starr, seconded by Mayor Pro Tem Raft, and carried unanimously to approve the minutes of the Personnel Committee meeting of December 7, 2015.

IV. PUBLIC COMMENT - None

V. CLOSED SESSION

At 8:16 p.m., the Personnel Committee went into Closed Session regarding personnel matters related to appointments, resignations/ terminations, and evaluations of employee performance.

At 8:31 p.m., the Personnel Committee returned from Closed Session. Mayor Eaton stated that no announcements would be made at this time.

VI. ADJOURNMENT

At 8:31 p.m., Mayor Eaton adjourned the Personnel Committee.

Submitted for Personnel Committee approval,



Edward C. Starr
City Manager