

# **CITY OF LAKEPORT**

## **LAND AND BUILDING DEVELOPMENT INFORMATION**

Land and building development within the City of Lakeport must comply with locally adopted ordinances and resolutions. The following is a summary of the City's requirements.

The City of Lakeport Community Development Department (CDD) is responsible for administering ordinances and other regulations pertaining to land and building development within the City limits. Questions involving proposed projects should be addressed to City staff. The information contained in this paper is designed to provide general direction to developers, builders, property owners, and the general public.

### **BUILDING PERMITS**

The City is enforcing the 2016 California Building Code (CBC) and related Codes. Generally speaking, no building or structure regulated by the CBC can be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a building permit has been obtained from the City. For new single-family dwellings, duplexes, residential remodels and additions, small-scale commercial, office, and industrial remodels or additions, the following is required:

Submission of two (2) sets of complete building plans, diagrams, computations, and specifications which should include a site plan, floor plan(s), building elevation(s), structural plan(s), electrical and plumbing plans, energy calculations, and other data as required (see *Standard Plan Requirements* sheet - Form #B-16). An application worksheet and other related forms must also be submitted in order to complete your application for a building permit. The City Building Inspector will perform a plan check of the submitted information and, if approved, issue a building permit. In some cases, changes or modifications to the plans must be made before the permit can be issued. Plan check and issuance of building permits generally takes several days and may take several weeks to complete depending on the complexity of the project.

For multi-family residential, commercial, office, and industrial projects, 14 sets of site plans, building elevations, and other plans must be submitted to the CDD for review by the Planning Commission. Architectural and Design Review and Environmental Review is required for these types of projects prior to issuance of a building permit. Once approved by the Planning Commission, three (3) sets of complete building plans (as described above) and the application worksheet must be submitted for review. The City Building Inspector will perform a plan check of the submitted information and, if approved, issue a building permit. In some cases, changes or modifications to the plans must be made before the permit can be issued. State law requires multi-family residential and commercial, office, and industrial project plans to be prepared and stamped by a state-licensed architect or engineer.

### **RIGHT-OF-WAY AND OTHER IMPROVEMENTS**

Construction and remodeling projects may require the dedication of right-of-way; installation of curb, gutter, sidewalk, and street construction; and/or building improvements to bring the structure and the property up to City code. In some cases, the provision of covered parking, or other health and safety improvements, may be required. The CDD staff will make a determination on these and other issues prior to the issuance of a building permit. Chapter 12.04 of the City Municipal Code requires the development of curb, gutter, and sidewalk and, in some cases, street construction if \$60,529\*\* worth of construction improvements are made to a given property within any five-year period. Plans for right-of-way improvements, prepared by a civil engineer, must be submitted to the City Engineering Department for review and approval. Property owners are responsible for construction of curb, gutter, sidewalk, or other City improvements along the frontage of your property.

## FLOOD ZONES

Certain parcels of land in the City are within flood zones as designated by the Flood Insurance Rate Map. Determination of flood status will be made at the time of plan review. Construction occurring within flood zones must be done in accordance with Chapter 15.16 of the City Municipal Code which states that no structure shall be constructed, located, extended, converted, or altered without full compliance with the Floodplain Management regulations. Elevation certificates prepared by a civil engineer are required for most construction in flood zones.

## FEES AND EXPENSES

There are fees and expenses related to land and building development within the City of Lakeport including the following standard fees:

Sewer expansion fee: <b>Per Resolution 2271(2006)</b>	\$14,409 per unit in CLMSD South and \$12,053.03 * per SFD in CLMSD North. (See Sewer & Water Expansion Fee Form P-102 S & W for complete expansion fees for projects in the CLMSD North District.)
Sewer lateral connection:	The actual cost (labor and material) for City crews to connect the City sewer lateral at the property line
Water expansion fee: <b>Per Resolution 2270(2006)</b>	\$7,845 for a standard 3/4" meter with an escalating cost for larger meters (i.e. 1 1/2" meter = \$31,369).
Water lateral connection:	The actual cost (labor and material) for City crews to connect the City water lateral at the property line
Storm drainage fee:	\$.10 per square foot of new impervious surface. (CC Resolution # 1401(84))
Encroachment permit:	See Engineering Department for Permit Fees
Building permit fee:	Determined based on the construction value.
State Fee for Green Building Standards	\$1/per \$25,000 – Minimum fee of \$1
School impact fee:	<b>\$2.97 per square foot for residential, and \$.47 per square foot for commercial, paid to the Lakeport Unified School District, 2508 Howard Ave., Lakeport (263-3000) after review of plans by the Community Development Department.</b>
Fire Mitigation Fee	<b>\$1.00 per square foot for all covered construction. Paid to the Lake County/Lakeport Fire Department, 445 N. Main St., Lakeport, (263-4396) after review of plans by the Community Development Department.</b>

\* This fee will change when Special Districts informs City of increase every July.

\*\* ROW improvement construction improvements costs will change every January.

Additional fees and charges are required for planning applications and possibly for the mitigation of development impacts as determined on a case-by-case basis.

The Community Development Department staff is available to assist you in better understanding applicable ordinances, codes, and requirements. Please call or stop by our office should you have questions or concerns.

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