

**PLANNING & DEVELOPMENT SERVICES
PROPOSED FY 2021-22 FEES/DEPOSITS**

PERMIT TYPE	Deposit (D) or Fee (F)	CURRENT FEE/DEPOSIT	PROPOSED FEE/DEPOSIT	\$ CHANGE	% CHANGE
Land Planning Deposits & Fees					
ADMINISTRATIVE PERMITS					
Additional Story	D F	\$2,051	\$2,156	\$105	5.1%
Agricultural Clearing	D	\$2,025	\$2,130	\$105	5.2%
Borrow Pit	D	\$4,643	\$4,843	\$200	4.3%
Boutique Winery	D	\$3,409	\$3,563	\$154	4.5%
Brushing/Clearing	D	\$3,174	\$3,319	\$145	4.6%
Family Day Care		Fees Waived			
Fence Height	F	\$2,069	\$1,899	(\$170)	-8.2%
Homeowners Association	D	\$1,915	\$2,011	\$96	5.0%
Horse Stable	D	\$4,643	\$4,843	\$200	4.3%
Host Home	D F	\$3,129	\$3,251	\$121	3.9%
Lot Size Averaging	D	\$4,643	\$4,843	\$200	4.3%
Meteorological Testing Facilities	D	\$3,409	\$3,563	\$154	4.5%
Minor Deviation	F	\$1,094	\$1,152	\$58	5.3%
Mobile Financial Business Office	F	\$3,409	\$3,564	\$155	4.5%
Modification	D	\$3,712	\$3,864	\$152	4.1%
Off-Premise Sign	F	\$863	\$866	\$43	5.2%
On-Premise Sign	F	\$870	\$915	\$45	5.2%
Sign Modification	F	\$331	\$348	\$17	5.1%
Photovoltaic Solar Energy System	D	\$4,643	\$4,843	\$200	4.3%
Open Space Encroachment	D	\$4,198	\$4,390	\$192	4.6%
Oversized Structure	D F	\$3,409	\$3,287	(\$122)	-3.6%
Recycling Collection Facility (small)	D	\$3,409	\$3,563	\$154	4.5%
Standard Application	D	\$4,643	\$4,843	\$200	4.3%
Time Extension	F	\$1,099	\$1,152	\$53	4.8%
Wind Turbine Projects	D	\$4,643	\$4,843	\$200	4.3%
AGRICULTURAL PRESERVES					
Contracts/Amendments	D	\$4,763	\$5,014	\$251	5.3%
Establishment of a Preserve	D	\$6,105	\$6,426	\$321	5.3%
Disestablishment of a Preserve	D	\$6,105	\$6,426	\$321	5.3%
ALCOHOLIC BEVERAGE CONTROL (ABC) DETERMINATION					
Application	F	\$1,454	\$1,530	\$76	5.2%
APPEALS					
Administrative Decision	D/F	\$1,833	\$1,931	\$98	5.3%
To Board of Supervisors	D/F	\$1,000	\$1,000	\$0	0.0%
To Planning Commission	D/F	\$1,000	\$1,000	\$0	0.0%
ASSESSMENT DISTRICT FORMATION					
Application	D	\$5,484	\$5,715	\$231	4.2%
BOUNDARY ADJUSTMENTS					
Standard Application	D	\$1,681	\$1,758	\$77	4.6%
CENTERLINE REVIEW					
Review	D	\$1,588	\$1,603	\$15	0.9%
CERTIFICATES OF COMPLIANCE					
Application Legal Lot	D F	\$1,876	\$2,054	\$178	9.5%

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Land Planning Deposits & Fees					
Certificate of Compliance With Boundary Adjustment	D	\$2,188	\$2,279	\$91	4.2%
Certificate in Lieu of Tentative Map	D	\$7,148	\$7,476	\$328	4.6%
Certificate in Lieu of Tentative Parcel Map	D	\$7,148	\$7,476	\$328	4.6%
Non-Refundable Violation Fee (MSV)	F	\$600	\$600	\$0	0.0%
Violation of Subdivision Ordinance (MSV)	D	\$12,023	\$12,487	\$464	3.9%
CONDITION SATISFACTION COMPLIANCE REVIEW					
Condition Satisfaction Review - Mitigation Monitoring Compliance	F, F, D	Dependent on number of conditions: 1-5: \$473 fee 6-10: \$946 fee 11-15: \$1,370 deposit	Dependent on number of conditions: 1-5: \$498 fee, 6-10: \$996 fee, 11-15: \$1,442 deposit	\$25	5.3%
CONSTRUCTION PERMIT					
Application	F	\$155	\$156	\$1	0.6%
Time Extension	F	\$61	\$62	\$1	1.6%
CONSULTANT LIST					
CEQA Consultant Application	F	\$463	\$488	\$25	5.4%
CEQA Consultant List Renewal Application	F	\$227	\$240	\$13	5.7%
Appeal of Scoring for Placement on the CEQA Consultant List	F	\$340	\$358	\$18	5.3%
COVENANT RELEASE FEE	F	\$313	\$298	(\$15)	-4.8%
ENCROACHMENT PERMIT					
Application	F	\$155	\$156	\$1	0.6%
Time Extension	F	\$61	\$62	\$1	1.6%
ENVIRONMENTAL ACTIONS (CEQA)					
Application for Environmental Initial Study (AEIS) - Average	D	\$4,037	\$4,242	\$205	5.1%
AEIS - Major	D	\$5,960	\$6,274	\$314	5.3%
AEIS - Previous/Minor	D	\$1,568	\$1,651	\$83	5.3%
CEQA Exemption	F/D	\$714	\$752	\$38	5.3%
EXCAVATION PERMIT					
Application	F	\$155	\$156	\$1	0.6%
Time Extension	F	\$61	\$62	\$1	1.6%
GENERAL PLAN AMENDMENT					
Initial Consultation	F	\$4,866	\$5,122	\$256	5.3%
Standard Application	D	\$16,227	\$16,924	\$697	4.3%
GRADING PERMIT (PLAN CHECK BY CU. YDS.)					
Minor DPW Grading Permit	D	\$4,253	\$4,276	\$23	0.5%
Major Grading Permit (under 10,000)	D	\$6,703	\$6,799	\$96	1.4%
Major Grading Permit (10,000 or greater)	D	\$6,703	\$6,799	\$96	1.4%

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Land Planning Deposits & Fees					
HABITAT LOSS PERMIT					
Application	D	\$5,439	\$5,719	\$280	5.1%
IMPROVEMENT PLAN - Curb Grade					
Curb Grade Review	D	\$5,989	\$6,044	\$55	0.9%
IMPROVEMENT PLAN - Parcel Map (TPM)					
Parcel Map (TPM) Review	D	\$5,055	\$5,089	\$34	0.7%
IMPROVEMENT PLAN -Subdivision Map Tentative Map (TM)					
Subdivision Map TM Review	D	\$10,422	\$10,535	\$113	1.1%
LANDSCAPE AND IRRIGATION PLANS					
Landscape Documentation Package (2,500 sq. ft. and above)	F	\$1,770	\$1,847	\$77	4.4%
Landscape Documentation Package - Modification	F	\$885	\$924	\$39	4.4%
Revegetation Plan/Monitoring	D	\$4,099	\$4,277	\$178	4.3%
MAJOR SUBDIVISIONS (TENTATIVE MAP)					
Final Map Modification (Change of Circumstance)	D	\$6,132	\$6,303	\$171	2.8%
Revised Map	D	\$9,765	\$9,056	\$291	3.3%
Standard Application (1 - 49 lots)	D	\$19,099	\$19,767	\$668	3.5%
Standard Application (50 lots and up)	D	\$19,099	\$19,767	\$668	3.5%
Time Extension	D	\$5,757	\$5,983	\$226	3.9%
Application - Condo Conversion	D	\$10,134	\$10,522	\$388	3.8%
MAJOR USE PERMIT					
Borrow Pit	D	\$10,224	\$10,682	\$458	4.5%
Compliance Inspection	F	\$871	\$889	\$18	2.1%
Minor Deviation	F	\$857	\$901	\$44	5.1%
Mobilehome Park	D	\$3,573	\$3,760	\$187	5.2%
Mobilehome Park Conversion - Threshold Determination	D	\$3,573	\$3,760	\$187	5.2%
Modification	D	\$7,548	\$7,852	\$304	4.0%
Planned Development	D	\$10,224	\$10,682	\$458	4.5%
Planned Development - Administrative Deviation from approved PRD Plot Plan	F	\$286	\$300	\$14	4.9%
Planned Development - Waiver of Planned Development Regulations	D	\$997	\$1,049	\$52	5.2%
Standard Application	D	\$10,224	\$10,682	\$458	4.5%
Time Extension	D	\$5,452	\$5,678	\$226	4.1%
Wireless Telecommunications (Tier 4)	D	\$10,224	\$10,682	\$458	4.5%
MILLS ACT APPLICATION	F	\$1,312	\$1,379	\$67	5.1%
MINOR SUBDIVISIONS (TENTATIVE PARCEL MAP)					
Condo Conversion	D	\$11,711	\$12,192	\$481	4.1%
Parcel Map Review	D	\$4,552	\$4,715	\$163	3.6%

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PERMIT TYPE	Deposit (D) or Fee (F)	CURRENT FEE/DEPOSIT	PROPOSED FEE/DEPOSIT	\$ CHANGE	% CHANGE
Land Planning Deposits & Fees					
Parcel Map Amendment Review (Map Modification)	D	\$5,821	\$6,044	\$223	3.8%
Modification (Final Notice of Approval Amendment)	F	\$894	\$911	\$17	1.9%
Revised Tentative Parcel Map	D	\$4,171	\$4,342	\$171	4.1%
Standard Application	D	\$11,711	\$12,192	\$481	4.1%
Standard Application - Two Lots	F		\$14,390		
Time Extension	F	\$3,660	\$3,813	\$153	4.2%
MINOR USE PERMIT					
Minor Deviation	F	\$1,825	\$1,910	\$85	4.7%
Modification	D	\$4,031	\$4,193	\$162	4.0%
Standard Application	D	\$5,351	\$5,573	\$222	4.1%
Time Extension	F	\$1,689	\$1,763	\$74	4.4%
Wireless Telecommunications within County ROW (Tier 3)	D	\$5,551	\$5,573	\$222	4.1%
MISCELLANEOUS					
Administrative Fence Height Exception	F	\$319	\$356	\$17	5.0%
Expedited Review	D	1.5 x Staff Rate	1.5 x Staff Rate	\$0	0.0%
Rebuild Letter	F	T&M	T&M	\$0	0.0%
Impact Fee Deferral	F	\$187	\$195	\$8	4.3%
Zoning History Letter	F	T&M	T&M	\$0	0.0%
Purchase of Agricultural Conservation Easements (PACE) Mitigation Credit	F	\$3,827	\$3,827	\$0	0.0%
PRE-APPLICATION CONFERENCE					
Initial Consultation - 1 specialty	D	\$2,535	\$2,664	\$129	5.1%
additional deposit for each additional specialty		\$500	\$500		
Major Project Pre-Application Conference	D	\$10,914	\$11,368	\$454	4.2%
Plan Pre-submittal - Building	F	\$60	\$66	\$6	10.0%
Plan Pre-submittal - Final Engineering/Final Map	D	\$262	\$264	\$2	0.8%
RECLAMATION PLAN					
Application	D	\$8,709	\$9,067	\$358	4.1%
Modification	D	\$6,055	\$6,322	\$267	4.4%
RESOURCE MANAGEMENT PLAN					
Initial Review	D	\$2,681	\$2,818	\$137	5.1%
REZONE (ZONE CLASSIFICATION)					
Application	D	\$10,872	\$11,381	\$509	4.7%
ROAD MATTERS					
General Plan Conformance Review	F	\$282	\$297	\$15	5.3%
Opening/Vacation	D	\$2,390	\$2,438	\$48	2.0%
Remandment Review	D	\$2,486	\$2,586	\$100	4.0%
MOVING PERMIT/ ROUTE EVALUATION					
		Single Trip \$16; Annual Permit \$90	Single Trip \$16; Annual Permit \$90		
Moving	F			\$0	0.0%
SITE PLANS					

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Land Planning Deposits & Fees					
B Designator	D	\$3,702	\$3,871	\$169	4.6%
B Designator Modification	D	\$4,109	\$4,269	\$160	3.9%
B Designator Design Review Checklist	F	\$946	\$994	\$48	5.1%
D Designator	D	\$3,702	\$3,871	\$169	4.6%
D Designator Modification	D	\$4,109	\$4,269	\$160	3.9%
J Designator	D	\$3,834	\$4,008	\$174	4.5%
J Designator Modification	D	\$4,109	\$4,269	\$160	3.9%
Minor Deviation	F	\$1,354	\$1,428	\$72	5.3%
Modification	D	\$4,109	\$4,269	\$160	3.9%
Standard Application	D	\$6,319	\$6,571	\$252	4.0%
Time Extension	F	\$1,196	\$1,251	\$56	4.7%
Wireless Telecommunication (Tier 1) Administrative Site Plan	D	\$6,319	\$6,571	\$252	4.0%
SPECIFIC PLANS (LARGE SCALE)					
Application	D	\$18,750	\$19,614	\$864	4.6%
Amendment	D	\$16,227	\$16,924	\$697	4.3%
STORMWATER MANAGEMENT PLAN					
SWMP Intake Review/Minor SWMP	D	\$1,188	\$1,108	\$20	1.8%
Major SWMP/SWQMP	D	\$2,875	\$2,930	\$55	1.9%
VACATION					
Open Space Easement Vacation	D	\$4,842	\$5,064	\$222	4.6%
Public Service Easement Vacation	D	\$4,842	\$5,064	\$222	4.6%
VARIANCE					
Administrative Variance	F	\$3,830	\$4,015	\$185	4.8%
Minor Deviation	F	\$1,241	\$1,306	\$65	5.2%
Modification	F	\$3,713	\$3,887	\$174	4.7%
Noise Variance Permit	F	\$1,598	\$1,683	\$85	5.3%
Standard Application	D	\$3,945	\$4,140	\$195	4.9%
Time Extension	F	\$895	\$934	\$39	4.4%
ZONING VERIFICATION PERMIT					
Standard Application	F	\$1,284	\$1,350	\$66	5.1%

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PERMIT TYPE	Deposit (D) or Fee (F)	CURRENT FEE	PROPOSED FEE	\$ CHANGE	% CHANGE
Trails Review					
GENERAL PLAN AMENDMENT					
Initial Review	F	\$564	\$594	\$30	5.3%
Subsequent Review	F	\$376	\$396	\$20	5.3%
GRADING PLAN (MAJOR GRADING PERMIT)					
Initial Review	F	\$376	\$396	\$20	5.3%
Subsequent Review	F	\$188	\$198	\$10	5.3%
LANDSCAPE AND IRRIGATION PLAN					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MAJOR SUBDIVISION (REVISED TENTATIVE MAP)					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MAJOR SUBDIVISION (TENTATIVE MAP)					
Initial Review Standard Application	F	\$376	\$396	\$20	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MAJOR USE PERMIT					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MAJOR USE PERMIT - MODIFICATION					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MINOR SUBDIVISION (REVISED TENTATIVE PARCEL MAP)					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails		\$188	\$198	\$10	5.3%
MINOR SUBDIVISION (TENTATIVE PARCEL MAP)					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
MINOR SUBDIVISION (Two Lots)					
Initial Review	F		\$198		
Subsequent Review - Trails	F		\$198		
MAJOR PRE-APPLICATION	F	\$376	\$396	\$20	5.3%
RECLAMATION PLAN					
Initial Review	F	\$376	\$396	\$20	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
RECLAMATION PLAN - MODIFICATION					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
SITE PLAN					
Initial Review	F	\$376	\$396	\$20	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
SITE PLAN - MODIFICATION					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
SPECIFIC PLAN					
Initial Review	F	\$376	\$396	\$20	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%
SPECIFIC PLAN AMENDMENT					
Initial Review	F	\$188	\$198	\$10	5.3%
Subsequent Review - Trails	F	\$188	\$198	\$10	5.3%

Comparison of Current vs. Proposed Total Building Permit Fees FY 21-22

This table should be used for comparative purposes only. In most cases the fee shown is a sample based on the median floor area of a typical project.

Category	Current Permit Fees	Proposed Permit Fees FY 21-22	\$ Change	% Change
Single Family Dwelling/Duplex	\$7,195	\$7,572	\$377	5.2%
Single Family Dwelling/Duplex - Simple enough for OTC review	N/A	\$3,373		
One & Two Family Tract Models	\$4,344	\$4,565	\$221	5.1%
One & Two Family Tract Subsequent Phases	\$1,848	\$1,945	\$97	5.2%
M-H Perm FDN Private Lot	\$1,722	\$1,813	\$91	5.3%
M-H Perm on Piers (Private Lot)	\$328	\$345	\$17	5.2%
Accessory Dwelling Units	\$3,438	\$3,616	\$178	5.2%
Accessory Dwelling Unit - Simple enough for OTC review	N/A	\$3,023		
Guest House	\$3,293	\$3,463	\$170	5.2%
Cabanas, Pool House, Recreation Room requiring plan check submittal	\$3,038	\$3,196	\$158	5.2%
Barns, Ag Bldgs Acc to SFD's, Greenhouses - Simple enough for OTC review	\$1,225	\$1,289	\$64	5.2%
Barns, Ag Bldgs Acc to SFD's, Greenhouses requiring plan check submittal	\$2,063	\$2,169	\$106	5.1%
Swimming Pool/Spa	\$900	\$947	\$47	5.2%
Misc Permits. Minor int. SFD remodel/repairs-no structural change, patios, canopies, fences, re-roofs, etc. Stairs, Radio Towers, Antennas for OTC review	\$690	\$726	\$36	5.2%
Misc Permits requiring plan check submittal	\$1,736	\$1,824	\$88	5.1%
Commercial Misc. (Antenna, Canopy, Racks) for OTC review	\$1,021	\$1,075	\$53	5.2%
Commercial Misc. (Antenna, Canopy, Racks) requiring plan check submittal	\$2,540	\$2,648	\$108	5.1%
Major SFD Remodel, No Add'l Sq. Ft.	\$3,145	\$3,307	\$163	5.2%
Retaining Walls (other than County Std) for OTC review	\$754	\$794	\$40	5.2%
Retaining Walls (other than County Std) requiring plan check submittal	\$2,055	\$2,155	\$105	5.1%
Additions to SFD/Duplex (1 to 100 sf)	\$1,275	\$1,341	\$66	5.2%
Additions to SFD/Duplex simple enough for OTC review (Larger than 100 sf)	\$1,236	\$1,722	\$86	5.3%
Additions to SFD/Duplex requiring plan check submittal (Larger than 100 sf)	\$3,402	\$3,777	\$185	5.2%
Res. Garage, Carport, Storage Bldg. or Cabana/Pool House/Recreation Room Simple enough for OTC review	\$1,511	\$1,590	\$79	5.2%
Res. Garage, Carport or Storage Bldg. - Requiring plan check submittal	\$2,707	\$2,847	\$140	5.2%
Demolition Permit	\$155	\$164	\$9	5.5%
Compliance Survey for Move-On Homes	\$281	\$296	\$15	5.3%
Electrical, Plumbing or Mechanical Permits (1 Trade)	\$285	\$300	\$15	5.3%
PV Roof Mount - Online Permit	\$212	\$223	\$11	5.2%
PV Roof Mount - Walk-in	\$252	\$265	\$13	5.2%
PV Ground Mount	\$366	\$386	\$20	5.5%
Wind Turbine - Residential	\$488	\$514	\$26	5.3%
Residential Electrical Vehicle Charging Station	N/A	\$117		
Electrical, Plumbing and Mechanical Permits (2 Trade)	\$363	\$382	\$19	5.3%
Electrical, Plumbing and Mechanical Permits (3 Trade)	\$533	\$562	\$29	5.3%
Grading	\$1,451	\$1,525	\$74	5.1%
Grading Self-Certification	N/A	\$1,057		
Tenant Improvement Self-Certification (Plan Check)	N/A	\$459		
Self-Certification Enrollment	N/A	\$743		
Self-Certification Training	N/A	\$352		
Missed Appointment Fee	\$217	\$228	\$11	5.1%
Stormwater - Supplemental Fee for High Priority Projects	\$677	\$713	\$36	5.3%
Temporary Construction Power	\$149	\$157	\$8	5.4%
Temporary Construction Trailer	\$149	\$157	\$8	5.4%
Temporary Occupancy Permits	\$149	\$157	\$8	5.4%
Re-Inspection/Progress Inspection Fee	\$149	\$157	\$8	5.4%
Permit Research Verification Fee	\$30	\$32	\$2	6.7%
Appeal to Building or Fire Appeals Board	\$965	\$1,016	\$51	5.3%
Transfer of Plan Review or Permit to Different Parcel	\$482	\$506	\$24	5.0%
Address Assignment with Building Permit	\$130	\$137	\$7	5.4%
Address Assignment without Building Permit	\$143	\$150	\$7	4.9%
Private Street Naming (No Hearing)	\$143	\$150	\$7	4.9%
Hearing for Name or Change of Names	\$2,027	\$2,027	\$0	0.0%
Commercial PV	<=50kW, \$1,000;			
	50-250kW: \$1,000+(System size in kW-50)*\$7;			
Wind Turbine - Commercial	>=250kW: \$2,400+(System size in kW-250)*\$1			
			\$67	5.1%

The fees listed in this table are the summation of the plan review and permit fees.

Fees vary based on the floor area of the building. The fees listed in this table are sample fees based on the median floor area for the permit type listed.

Most of the fees were calculated using a minimum base fee plus an incremental increase per square foot of floor area. For example, for FY 20-21 the plan review fee for a single-family dwelling is \$1,784 + 0.276 cents per sq. ft.