

PLANNING & BUILDING DEPARTMENT SUMMARY OF PROPOSED CHANGES AND MODIFICATIONS

The proposed modifications will correct unintended omissions, more clearly define and organize some fees and add and amend fees.

Building Division

Manufactured Homes – These permit types, permanent and temporary were evaluated by NBS. During this evaluation of staff time and permit types, NBS combined the time study hours. This correction of fees will split back out the cost of the Permanent Manufactured Home to the previous methodology which is a 50% reduction of plan check fees per the Departments Policies and Procedures. The fees that were reflected on the Permanent Manufactured Homes in the Ordinance were meant to be applied to the Temporary Commercial Modular / Manufactured Homes for plan check and inspections respectively.

	Current Fee	Proposed Fee	Net Change
Mobile Manufactured Homes			
Permanent Mobile Manufactured Homes - Plan Check	\$675	0.00975 x value with a minimum of \$144	Variable
Permanent Mobile Manufactured Homes - Inspection	\$431	\$431	\$0
Temporary Commercial Modular on Construction Site - Plan Check	\$287	\$575	\$288
Temporary Mobile Manufactured Homes for Residential Use Application - Plan Check	\$144	\$575	\$431
Temporary Mobile Manufactured Homes or Commercial Modular Inspection	\$718	\$431	(\$287)

Renewal and Reactivation – The Division is adding the Reactivation Permit language to the section of Renewals. The “Stage of Completion” table will now include pool credits for renewal and reactivations.

- Renewal continuation of existing of an active permit with qualifying inspections, credits are applied to the renewal fee. The renewal continues same permit.
- Reactivation permits are when a renewal does not apply, for one reason or another. A new permit number is created and credit for prior work will be applied.

			Current Fee	Proposed Fee	Net Change
Renewal / Reactivation					
Permits not based on Valuation			\$144		
Permits based on Valuation					
% Completed	% Remaining	Stage of Completion	Original valuation x .005 x % remaining work, or \$144 whichever is greater	Renewal: Credited valuation x .005, or \$144 whichever is greater	
10%	90%	Stem walls or footings			
15%	85%	Floor deck or slab			
30%	70%	Pool - Gunite inspection		Reactivation: Credited valuation x .0130, or \$144 whichever is greater	
		Rough frame without			
50%	50%	Plumbing top out, Rough Electrical, and HVAC			
60%	40%	Pool - Pre-deck inspection			
		Frame with ALL Plumbing, Electrical, and HVAC, and Building Weather Tight			
75%	25%	Through sheetrock			
80%	20%				
90%	10%	Pool - Pre-plaster inspection			

Road Encroachment Fees – The application fee needs to be adjusted to the minimum \$144 hourly fee. This review of this application fee during the NBS study was overlooked.

									Current Fee	Proposed Fee	Net Change
Road Encroachment Fees											
Application								\$72	\$144		\$72

Planning Division

Development Agreements – Lower the Annual Reporting Fee – Existing DA Established fee from \$1,000 T&M to \$500 fixed fee. Staff evaluated the process and see this reduced fee to be more fitting for the review. Also removing the Annual Reporting Fee – New DA, as it is redundant of the Annual Reporting Fee – Existing DA Established.

									Current Fee	Proposed Fee	Net Change
Development Agreement											
Initial Application								T&M	T&M		\$0
Annual Reporting Fee - New DA								T&M			
Annual Reporting Fee - Existing DA Established								T&M	\$500		(\$500)

EIR Preparation – Establish a fee of 20% deposit of estimated costs to process an EIR, including but not limited to consultant costs and staff time. This project fee will include a Funding Agreement between the applicant and the County. The 20% deposit will remain on deposit until final County action and payment of any and all final Planning Division invoices associated with the preparation of the Project EIR. Staff will evaluate the deposit if there is a substantial increase in costs associated with the development of the EIR and shall request an amendment to the Funding Agreement with the applicant along with an appropriate additional deposit.

									Current Fee	Proposed Fee	Net Change
EIR Preparation										Funding Agreement with 20% deposit of estimated cost to process EIR	Funding Agreement with 20% deposit of

Minor Use Permit – This project type was omitted, and the Conditional Use Permit Fee was being utilized. However, per Zoning Ordinance Section 130.52.020, Minor Use Permits, are their own project category. Therefore, the Division is placing this project type in its own section to provide clarity for staff and applicants.

									Current Fee	Proposed Fee	Net Change
Minor Use Permit										T&M	\$1,000 deposit, T&M

Streamlined Housing Review - Created a new section of fees for Streamlined Housing Reviews due to the adoption of the new Interim Objective Design Standards (IODS) for streamlined housing projects. These fees were previously listed under Pre-Applications and Design Reviews and have now been consolidated into the new section.

									Current Fee	Proposed Fee	Net Change
Design Review											
Application - Minor								\$1,000 deposit, T&M	\$1,000 deposit, T&M		\$0
Application - Major								\$1,000 deposit, T&M	\$1,000 deposit, T&M		\$0
SB 35 Application								\$1,000 deposit, T&M			
Pre Application Review											
Minor Application								\$1,727	\$1,727		\$0
Major Application								\$6,593	\$6,593		\$0
SB 35, SB 330, or other projects per current government code								\$1,000 deposit, T&M			
Streamlined Housing Review											
Pre Application (e.g. SB 423, SB 330, or other projects per gov. code)								\$1,000 deposit, T&M	\$1,000 deposit, T&M		\$0
Ministerial Housing Project								\$1,000 deposit, T&M	\$1,000 deposit, T&M		\$0

Stormwater Quality

After inception of the new fees for Stormwater from the NBS fee study, the Division evaluated the fee structure and is requesting to reorder and recategorize the existing fees to provide clarity when charged to Projects and Permits in the Planning and Building Department and charged to Department of Transportation.

The Division also determined a need for Permit Plan Revisions / Corrections. This fee will be charged at \$48 for the submitted review of the plans.

		Current Fee	Proposed Fee	Net Change
STORMWATER QUALITY				
Hourly Rate		\$190	\$190	\$0
Projects for Planning Division				
Minor Project Plan Review		\$190	\$95	(\$95)
Project CEQA Review		\$95	\$190	\$95
Projects for Department of Transportation				
Major Project Plan Review	Field Inspection for Department of Transportation	\$190	T&M	
Field Inspection			T&M	
Permits for Building Division				
Permit Plan Review - Small Projects 2,500-4,999 sf Impervious Surface		\$190	\$95	(\$95)
Permit Plan Review - Regulated Projects 5,000 sf or more of Impervious Surface (Includes operations and maintenance)		\$190	\$190	\$0
Permit Plan Revision / Correction			\$48	\$48
Permit Field Inspection or Re-Inspection		\$190	\$190	\$0
Permit Re-Inspection		\$190	\$190	\$0

Vacation / Hosted Home Rentals

Per the revised Vacation Home Rental Ordinance (Ordinance 5209) the Division is adding the Vacation / Home Hosted Rental Sign fee and the Host Home Rental application fee. The Sign fee will be at cost of \$20.83 per sign. The Hosted Home Rental application fee was based on an estimate of 2 hours of staff time.

		Current Fee	Proposed Fee	Net Change
VACATION / HOSTED HOME RENTALS				
Hourly Rate		\$190	\$190	\$0
Permit Application Fee - Vacation Home Rental		\$760	\$760	\$0
Permit Application Fee - Hosted Home Rental			\$380	\$380
Permit Renewal Fee		\$380	\$380	\$0
Permit Modification		\$95	\$95	\$0
Permit Waitlist Fee		\$190	\$190	\$0
Vacation / Home Hosted Rental Sign			\$20.83	\$20.83
Vacation Home Rental Technology Surcharge		\$31	\$31	\$0