

ATTACHMENT A: Ordinance Amendment

ORDINANCE NO. 5271

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA ESTABLISHING FEES FOR PLANNING AND DEVELOPMENT DEPARTMENT SERVICES.

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

WHEREAS, the Planning and Development Department provides permitting and enforcement services related to land use and development; and

WHEREAS, the County Board of Supervisors has authority to adopt fees for development projects pursuant to Government Code section 66000 et seq.; and

WHEREAS, the County Board of Supervisors has authority to adopt fees in the amount reasonably necessary to recover the cost of providing service pursuant to Government Code section 54985 et seq.; and

WHEREAS, Planning and Development engaged a fee study consultant, Government Consulting Partners, Inc., to evaluate permitting and enforcement services to recommend fees for each service; and

WHEREAS, Planning and Development strives to increase and maintain clarity, consistency, and transparency in the fee process; and

WHEREAS, the attached fees are directly related to the cost reasonably necessary to provide each service; and

WHEREAS, Ordinance No. 4991 sets Land Development, Building Development, and the Energy, Minerals and Compliance Fees of the Planning and Development Department.

WHEREAS, the County Board of Supervisors finds that the fees set forth in the attached schedules of fees are exempt from California Environmental Quality Act (CEQA) review pursuant to Public Resources Code sections 15378(b)(5), the action does not constitute a project, and 15273 (a) (1), CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies which the public agency finds are for the purpose of: (1) Meeting operating expenses, including employee wage rates and fringe benefits.

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SECTION 2:

Board Ordinance No. 4991 setting Land Development, Building Development, and the Energy, Minerals and Compliance Fees of the Planning and Development Department is hereby superseded by this ordinance as of the date the fees in the Exhibit A (Planning and Development Permitting and Services Fee Schedule) become operative and as numbered by the Clerk of the Board of Supervisors.

SECTION 3:

The Director of Planning and Development ("Director") shall annually review and may adjust fees adopted herein pursuant to the changes to the Employment Cost Index (ECI). Adjustments shall be rounded to the nearest dollar and become effective no earlier than July 1 of each year, with appropriate notice provided to the public 60 days prior to the adjustment effective date. Employment Cost Index adjustments shall be based on the Bureau of Labor Statistics Employment Cost Index for Total Compensation, Civilian Workers, as fee costs are predominantly labor-related, and use of this index is intended to minimize the need for significant fee increases in the future. Adjustments shall use the percent of that index through December of the year prior to the effective date.

SECTION 4:

A Technology and Records Maintenance Surcharge of six percent shall be added to all planning, film, building, cannabis, petroleum, and compliance permit charges including hourly rate charges to support and maintain technology upgrades, maintenance, digitization, and storage of permit records, increasing fiscal transparency and accountability as recommended in the User Fee Study Report, unless exempted as set out in the attached fee exhibits.

SECTION 5:

A General Plan Maintenance Surcharge of 3.7 percent shall be added to all planning, building, and cannabis permits issued for construction or remodeling of structures to support costs reasonably necessary to prepare and revise plans and policies required for development findings and determinations, pursuant to Government Code section 66014(b), as calculated in the User Fee Study Report, unless exempted as set out in the fee exhibits.

SECTION 6:

This ordinance and the fees set forth herein shall take effect and be in force 60 days from the date of its adoption. Before the expiration of 15 days after its passage, a summary of it shall be published once together

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with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara Independent*, a newspaper of general circulation published in the County of Santa Barbara.

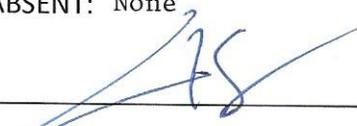
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 16th day of December, 2025, by the following vote:

AYES: Supervisors Lee, Capps, Hartmann and Lavagnino

NOES: Supervisor Nelson

ABSTAINED: None

ABSENT: None



LAURA CAPPS, CHAIR

BOARD OF SUPERVISORS

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER

CLERK OF THE BOARD

By 

Deputy Clerk

APPROVED AS TO FORM:

JENNIFER RICHARDSON

DIVISION CHIEF | COUNTY COUNSEL

By 

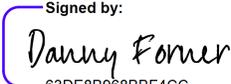
County Counsel

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APPROVED AS TO FORM:

BETSY M. SCHAFFER, CPA

AUDITOR-CONTROLLER

By  Signed by:
63DE8B968BBF4CC... Danny Forner

Deputy Auditor-Controller

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PLANNING AND DEVELOPMENT
Permitting and Services Fee Schedule

The County of Santa Barbara requires payment for all processing costs associated with the review of applications for permits for development and other uses of property as required by County Ordinances. Fee categories for permits and services are listed. If a project or service does not fall within any of the fee categories identified, the Director or designee shall determine the appropriate fee based on similarity of processing requirements with other permit or service type or shall charge based on the actual cost of providing service. Fees or deposits identified for the permit or service types are due at application submittal. Applicants are also required to submit a signed Agreement for Payment of Processing Fees at application submittal. Fees are evaluated annually to ensure accuracy and will be adjusted appropriately and rounded to the nearest dollar.

I. FIXED FEES

Planning and Development collects a non-refundable fixed fee when a project is minor in nature and has a consistently predictable level of staff review for the document or project type. If a fixed fee is collected at application submittal, applicants will not be billed for any additional costs unless the project raises complex issues causing the project to be more expensive to process than is typical for cases for which the fixed fee was based. In such cases, the Director or designee may convert the fixed fee project to a full cost recovery billing. Staff will notify the Financially Responsible Party in writing before the project is converted to a full cost recovery billing process. An Agreement for Payment form, identifying the Financially Responsible Party in case of conversion to a full cost recovery project, shall be collected at project submittal for land development projects.

CONVERSION OF FIXED FEES: Planning and Development assesses cases during the review of the application and may reconsider the appropriateness of submitted fixed fees. This may happen if the case has unique characteristics which would make the case much more expensive to process than the typical case upon which the FIXED FEE was established, if the applicant submits substantial revisions later in the review process, or if unforeseen circumstances arise. For such cases, the Planning and Development Director, or designee, may require the case to be converted to a deposit (full cost recovery). Any unused portion of the fixed fee will be credited to the project account. The applicant will be required to submit an Agreement for Payment of Processing Fees and may be required to submit an additional deposit before case processing is resumed. Staff will inform applicants in writing when this situation arises.

II. SECURITY DEPOSITS FOR FULL COST RECOVERY

A deposit is collected when a project requires a higher level of review, has a significant chance that it will deviate substantially from the average project of its type or is otherwise converted from a fixed fee to a deposit as outlined above. A deposit is required to ensure cost reimbursement. Initial fees will take the form of a predetermined deposit due upon application submittal which is generally the average cost of reviewing that particular type of document or project. Additional fees will be requested when the project balance has

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been determined to be less than the remaining estimate of work to be performed before closure of the project. The deposit amount will be applied to direct costs of staff time at established standard salary costs and non-salary costs. After the documents are reviewed and acted upon and all project related costs have been charged, the applicant will receive a refund of any remaining balance. In no case will the project be processed without sufficient funds on deposit with Planning and Development without approval from the Board of Supervisors.

STANDARD SALARY COSTS: Planning and Development standard salary (the hourly rate at which staff's time is billed) is approved by the Auditor-Controller's office. It is calculated using the average hourly cost of staff, including salary and benefits, and indirect salary costs attributable to the function, though not to a specific project (e.g. supervision, clerical and support services, public information, equipment, and training). At the discretion of the Director or their designee, a newly hired Planning and Development planner may be billed at 75 percent of the standard billable rate for a period of up to six months following the planner's date of hire.

NON-SALARY COSTS: Planning and Development recovers non-salary costs associated with the processing of projects. These charges recover costs ranging from office supplies and equipment to expedite mailings. A charge will be made against the deposit for each non-salary category that applies to the project.

III. CONSULTANT COSTS

The applicant will be charged for any consultant costs (direct and indirect). The applicant will be notified of the need for a consultant prior to charges being incurred. Consultant costs will be billed as part of the monthly invoice cycle and will be due when invoice payment is due.

If an Environmental Impact Report (EIR) is required, a separate payment or deposit for the EIR consultant costs may be required prior to approval of a contract with the consultant or prior to the issuance of a notice to proceed.

IV. APPEALS

Any person wishing to appeal a decision made by the Planning and Development Department, Zoning Administrator, or County or Montecito Planning Commissions must submit the applicable appeal fee in accordance with the current fee schedule (currently \$1,500). This is a flat, non-refundable processing fee; any unused portion will not be refunded to the appellant upon completion of the appeal process. No costs will be charged beyond the initial fixed fee amount if there are overages, except as authorized by Chapter 25B. Additional fees for other County departments may be necessary as part of the appeal (e.g. Clerk of the Board, County Counsel). Project applicants who redesign their projects during the appeal process are responsible for additional staff costs necessary to review the redesigned projects. Appeals to the Board of Supervisors may be filed with and fees submitted to the Clerk of the Board.

Appeals on development review projects located within the Coastal Zone of the County of Santa Barbara which qualify under the State of California Public Resources Code section 30603 are exempt from the appeal fees stated above.

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All costs incurred for appeals filed for projects submitted under will be billed to the project applicant on a monthly basis.

V. VIOLATIONS

Planning and Development is charged with enforcing various chapters of the Santa Barbara County Code. If a violation is determined to exist, the property owner will be billed for actual staff time spent investigating and correcting the violation at the hourly rates set herein, as well as any additional non- salary costs necessary to abate the violation. Fines may be levied pursuant to Chapter 24A of the Santa Barbara County Code.

VI. NON-PAYMENT OF FEES OR DEPOSITS

Planning and Development will not process or issue land development permits or building permits until case processing costs and/or violation costs have been paid. The Building Official may defer the collection of violation costs as a condition for building permit issuance if the Official determines it necessary to issue a building permit immediately to protect the health and safety of the public. Deferred fees and charges are still due to Planning and Development and may be collected at final inspection clearance.

If an owner or applicant has any outstanding balance on another project or case with the Planning and Development Department, they must pay all past due amounts in full before the Department will accept a subsequent application from that same applicant. This includes costs from appeals, violations, or consultant reviews, as outlined in the User Fee Study Report. In addition, due to the history of delinquency, the applicant must submit an initial deposit equal to the full estimated processing costs plus 50 percent for the subsequent application (regardless of property), unless this requirement is waived by the Director.

VII. ADMINISTRATIVE FEES AND COSTS

Document requests and other types of miscellaneous administrative services not detailed below will be charged actual cost plus 20% surcharge to cover handling costs and any tax or shipping (as applicable).

Fee Title	Proposed
Photocopies	\$ 0.10
Microfiche Copies	\$ 0.20
Returned Payment Fee	\$ 40.00

- A Technology and Records Maintenance Surcharge of six percent shall be added to all planning, film, building, cannabis, petroleum, and compliance permit charges including hourly rate charges to support and maintain technology upgrades, maintenance, digitization, and storage of permit records, increasing

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fiscal transparency and accountability as recommended in the User Fee Study Report, unless exempted as set out in the attached fee exhibits.

- A General Plan Maintenance Surcharge of 3.7 percent shall be added to all planning, building, and cannabis permits issued for construction or remodeling of structures to support costs reasonably necessary to prepare and revise plans and policies required for development findings and determinations, pursuant to Government Code section 66014(b), as calculated in the User Fee Study Report, unless exempted as set out in the fee exhibits.

VIII. PLANNING PERMIT FEES AND COSTS

Planning and Development will collect either a non-refundable fixed fee (see Section I above) or a security deposit (see Section II above) for permits submitted for development and other uses of property as required by County Zoning Ordinances. Fees and costs associated with these permits are listed in the Land Use Development Fees and Costs schedule in Exhibit A.

IX. BUILDING DEVELOPMENT FEES AND COSTS

The Building and Safety Division is charged with enforcing and providing permits and services related to Chapters 9A (Brush Removal), 10 (Building Regulations), 11 (Mobile homes), 14 (Grading), and 14C (Film Permits) of the Santa Barbara County Code. Fees and costs associated with these services are listed in the Building Development Fees and Costs schedule in Exhibit C and may be non-refundable fixed fees, security deposit items, or may be charged on an hourly basis. Initial plan check fees are due at the time of application submittal and any remaining fees including inspection fees are due at permit issuance, unless otherwise stated in the County Code.

The Building and Safety Division also collects statutory fees on behalf of the State of California for Building Administration (Health and Safety Code section 18931.6), Seismic Hazard Mapping fees (Public Resources Code section 2705), and Mobile Home Park Permits (Health and Safety Code section 18502).

X. PETROLEUM FEES AND COSTS

The Petroleum Unit of the Energy, Minerals, Compliance and Enforcement Division is charged with enforcing and providing permits and services related to the County's Petroleum Code (Chapter 25 of the Santa Barbara County Code). Fees and costs associated with these services are listed in Exhibit D and may be a fixed fee (see Section I), a security deposit item (see Section II), or charged on an hourly basis.

XI. ENERGY AND MINERALS FEES AND COSTS

1) ENERGY OR INDUSTRIAL PROJECTS FEES AND COSTS

Energy and/or industrial projects are processed by staff in the Energy, Minerals, Compliance and Enforcement Division with some coordination with Building and Safety Division staff. Developers will be

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billed on a monthly basis for all direct and indirect costs (including technology and records maintenance and general plan maintenance surcharges, unless exempted as set out in the attached fee exhibits) related to permit processing, including, but not limited to, appeals, permit compliance, and engineering plan review. Direct costs include labor and office expenses. Indirect costs are based on the developer's pro-rated share of each month's direct expenses, including reimbursement for County and departmental overhead costs which are calculated annually. A signed Agreement for Payment form and an initial fee deposit must be submitted to the Energy, Minerals, Compliance and Enforcement Division prior to permit processing, compliance activity, or engineering plan review.

After an application has been accepted as complete, Planning and Development will review average monthly costs for the first two months of case processing activity for the project and may request an additional deposit. Deposits for Energy and Mineral projects are generally set at levels to cover four months of project processing and compliance costs.

Any permits specifically required by other departments will be billed separately by those departments.

Initial deposits include an amount for Building and Safety staff costs associated with engineering plan review. An additional deposit may be required by Building and Safety to cover costs associated with consultant plan review.

Deposits and fees for processing applications for changes of owner, operator, or guarantor under Chapter 25B of the County Code fall into four categories as shown in the following table. In the simplest cases (25B-9.3 and 9.4), a flat fee will be charged for application processing. In the case of mergers and changes of business organization (25B-9.2), existing deposits for case processing or compliance can normally be used and no additional deposit will be required (unless special circumstances preclude drawing against the existing deposit). Deposits are required for changes of owner, guarantor, or operator under 25B-9.1, 9.5, 9.6, and 10.1. However, the requirement for such a deposit may be waived if existing deposits are deemed available and considered sufficient.

EXHIBIT A – PLANNING AND FILM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge	3.70% General Plan Maintenance Surcharge
DIRECTOR LEVEL				
Accessory Structures (Residential or Agricultural)	Fixed Fee	\$ 898	Yes	Yes
Residential Additions 500 sq ft or fewer	Fixed Fee	\$ 1,197	Yes	Yes
Residential Additions over 501 sq ft	Deposit	\$1,000 Deposit	Yes	Yes
Commercial/Industrial Alterations/Additions - Existing Structure	Fixed Fee	\$ 898	Yes	Yes
Change of Use	Fixed Fee	\$ 898	Yes	Yes
Residential: Fences & Walls (over 8' outside of setbacks; over 6' in MLUDS), Pools, Spas, Etc.	Fixed Fee	\$ 598	Yes	Yes
Zoning Clearance (ZCI)	Deposit	\$1,000	Yes	Yes
Land Use Permit (LUP)	Deposit	\$1,000 Deposit	Yes	Yes
Coastal Development Permit (CDP)	Deposit	\$1,000 Deposit	Yes	Yes
Emergency Permit (EMP)	Deposit	\$1,000 Deposit	Yes	N/A
Substantial Conformity Determination (SCD)	Deposit	\$1,000 Deposit	Yes	Yes
Consultation (CNS)	Deposit	\$1,000 Deposit	Yes	N/A
Pre-Application (PRE)	Deposit	\$1,500 Deposit	Yes	N/A
Zoning Consistency Review	Fixed Fee	\$ 299	Yes	Yes
ADU 800 sq ft or less	Fixed Fee	\$ 299	Yes	Yes
ADU more than 800 sq ft or more than one ADU	Fixed Fee	\$ 898	Yes	Yes
Map Clearance (MPC)	Deposit	\$1,000 Deposit	Yes	Yes
Permit Compliance - Minor (PMC)	Deposit	\$1,500 Deposit	Yes	N/A

EXHIBIT A – PLANNING AND FILM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge	3.70% General Plan Maintenance Surcharge
Permit Compliance - Major (PMC)	Deposit	\$3,000 Deposit	Yes	N/A
Senior Mobile Home Overlay Compliance	Fixed Fee	\$ 299	Yes	N/A
Sign Certificate of Conformance (SCC)	Deposit	\$1,000 Deposit	Yes	Yes
Permit Exemptions	Fixed Fee	\$ 299	Yes	Yes
Time Extension (TEX)	Fixed Fee	\$ 838	Yes	N/A
Minor Revision (RVP)	Fixed Fee	\$ 658	Yes	Yes
Home Occupation (HOC)	Fixed Fee	\$ 898	Yes	N/A
Homestay (HOM), Initial	Fixed Fee	\$ 898	Yes	Yes
Homestay (HOM), Renewal	Fixed Fee	\$ 299	Yes	Yes
Public Convenience and Necessity (PCN)	Fixed Fee	\$ 2,828	Yes	N/A
DISCRETIONARY				
Coastal Development Permit with Hearing (CDH)	Deposit	\$3,000 Deposit	Yes	Yes
Minor Conditional Use Permit - New or Revised (CUP or RVP)	Deposit	\$3,000 Deposit	Yes	Yes
Development Plan - New or Revised (DVP or RVP)	Deposit	\$5,000 Deposit	Yes	Yes
Major Conditional Use Permit - New or Revised (CUP or RVP)	Deposit	\$8,000 Deposit	Yes	Yes
Amendment to CUP or DVP (AMD)	Deposit	\$3,000 Deposit	Yes	Yes
Variance (VAR)	Deposit	\$3,000 Deposit	Yes	Yes
Modification (MOD)	Deposit	\$1,500 Deposit	Yes	Yes
Use Determination (DET)	Deposit	\$3,000 Deposit	Yes	Yes
Limited Exception Determination	Deposit	\$3,000 Deposit	Yes	N/A

EXHIBIT A – PLANNING AND FILM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge	3.70% General Plan Maintenance Surcharge
Hardship Determination - Non-Conforming Use/Structure (DET)	Deposit	\$5,000 Deposit	Yes	N/A
General Plan Consistency - Gov Code 65402 (GOV)	Deposit	\$1,500 Deposit	Yes	Yes
Road Naming (RDN)	Deposit	\$1,500 Deposit	Yes	N/A
Conditional Certificate of Compliance (COC)	Deposit	\$3,000 Deposit	Yes	Yes
Lot Line Adjustment (LLA)	Deposit	\$5,000 Deposit	Yes	Yes
Tentative Map (TPM and TRM)	Deposit	\$5,000 Deposit	Yes	Yes
Recorded Map Modification (RMM)	Deposit	\$5,000 Deposit	Yes	Yes
Time Extension - Discretionary (TEX)	Deposit	\$3,000 Deposit	Yes	N/A
General Plan Amendment (GPA)	Deposit	\$8,000 Deposit	Yes	Yes
Ordinance Amendment (ORD)	Deposit	\$8,000 Deposit	Yes	Yes
Rezone (RZN)	Deposit	\$8,000 Deposit	Yes	Yes
Specific Plan (SPP)	Deposit	\$8,000 Deposit	Yes	Yes
Overall Sign Plan (OSP)	Deposit	\$3,000 Deposit	Yes	Yes
Historic Landmark Designation (DET)	Fixed Fee	\$ 2,394	Yes	N/A
Agricultural Preserve Contracts - New, Assumed, Cancelled (AGP)	Deposit	\$1,500 Deposit	Yes	Yes
ADMINISTRATIVE FEES				
Noticing to Owners/Residents within 300 ft	Fixed Fee	\$ 104	Yes	N/A
Noticing to Owners/Residents 1,000 ft	Fixed Fee	\$ 704	Yes	N/A
Mailed Notices - MDL Add On	Fixed Fee	\$ 99	Yes	N/A
SDRC/SP Meeting	Fixed Fee	\$ 438	Yes	N/A

EXHIBIT A – PLANNING AND FILM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge	3.70% General Plan Maintenance Surcharge
APAC Hearing	Fixed Fee	\$ 503	Yes	N/A
BAR Hearing	Fixed Fee	\$ 1,912	Yes	N/A
Minor Bar Review (Signs, Revisions)	Fixed Fee	\$ 501	Yes	N/A
Zoning Administrator Hearing	Fixed Fee	\$ 1,268	Yes	N/A
Montecito Planning Commission Hearing	Fixed Fee	\$ 1,308	Yes	N/A
Planning Commission Hearing	Fixed Fee	\$ 2,091	Yes	N/A
Appeal to ZA, MPC, PC, or BoS (APL)	Fixed Fee	\$ 1,500	Yes	N/A
Display Advertisement in Newspaper	Actual Cost	Actual Cost	N/A	N/A
FILM PERMIT FEES				
BASE FEES				
Film Permit and Still Shoot Permit Application - Up to five locations, seven consecutive days (additional fees will be required for extra locations and/or days)	Fixed Fee	\$ 1,092	Yes	N/A
Filming beyond five locations and/or seven consecutive days (one time)	Fixed Fee	\$ 500	Yes	N/A
Delayed Application Processing Fee (three or fewer days)	Fixed Fee	1.5x the cost of permit application	Yes	N/A
ADDITIONAL FACTORS				
After hours filming (outside of 7AM-8PM)	Fixed Fee	\$ 90	Yes	N/A
Special effects (pyro, gunfire, sound effects, fog, etc. other special effects)	Fixed Fee	\$ 90	Yes	N/A
Other agency coordination: Roads	Fixed Fee	\$ 150	Yes	N/A
Other agency coordination: CHP	Fixed Fee	\$ 90	Yes	N/A
Review of Materials: FAA (helicopter/plane/drone use)	Fixed Fee	\$ 209	Yes	N/A

EXHIBIT A – PLANNING AND FILM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge	3.70% General Plan Maintenance Surcharge
Other agency coordination: Parks	Fixed Fee	\$ 90	Yes	N/A
Other agency coordination: Fire	Fixed Fee	\$ 90	Yes	N/A
Other agency coordination: Other agency not specified	Fixed Fee	\$ 90	Yes	N/A
Other agency coordination: Sheriff	Fixed Fee	\$ 90	Yes	N/A
Film Permit Amendment	Fixed Fee	\$ 299	Yes	N/A
Filming for a student assignment, non-profit,	None	Fee Waived	N/A	N/A
COUNTER FEE				
Intake Processing Fee	Fixed Fee	\$ 75	Yes	N/A
Planning Hourly Rate	Hourly Rate	\$ 299	Yes	Yes
Initial Inspection Fee for Building	Fixed Fee	\$ 299	Yes	Yes
Emergency Permit Field Inspections for Building	Hourly Rate	\$ 299	Yes	Yes
Research Fee	Hourly Rate	\$ 299	Yes	Yes
Planning Review for Building	Fixed Fee	\$ 150	Yes	Yes

NOTES:

1. All other services not specifically identified in fee schedule will be billed at actual cost.
2. Fixed fees are non-refundable.
3. If there is more than one security deposit amount, only the largest deposit amount will be collected.
4. Design review fees will be collected in full.
5. For discretionary cases with fixed fees, the entire fees will be collected for each discretionary case type.
6. Appeals of projects located in the Coastal Zone that may be appealed to the Coastal Commission are exempt from appeal fees (see Article 2 Section 35.182.6.3).
7. Grading review fees will be collected in full unless companion case has deposit, in which case only grading fee will be collected. A Building grading fee will be collected in full on deposit cases.

EXHIBIT B – CANNABIS	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint
DIRECTOR LEVEL				
Zoning Clearance (ZCI)	Deposit	\$1,000 Deposit	Yes	Yes
Land Use Permit (LUP)	Deposit	\$1,000 Deposit	Yes	Yes
Coastal Development Permit (CDP)	Deposit	\$1,000 Deposit	Yes	Yes
Substantial Conformity Determination (SCD)	Deposit	\$1,000 Deposit	Yes	Yes
Consultation (CNS)	Deposit	\$1,000 Deposit	Yes	N/A
Pre-Application (PRE)	Deposit	\$1,500 Deposit	Yes	N/A
Zoning Consistency Review	Fixed Fee	\$299	Yes	Yes
Cannabis Permit Compliance - Minor (PMC)	Deposit	\$3,000 Deposit	Yes	N/A
Cannabis Permit Compliance - Major (PMC)	Deposit	\$5,000 Deposit	Yes	N/A
Zoning Permit Compliance - Minor	Deposit	\$1,500 Deposit	Yes	N/A
Zoning Permit Compliance - Major	Deposit	\$3,000 Deposit	Yes	N/A
Sign Certificate of Conformance (SCC)	Deposit	\$1,000 Deposit	Yes	Yes
Time Extension (TEX)	Fixed Fee	\$838	Yes	N/A
Minor Revision (RVP)	Fixed Fee	\$658	Yes	Yes
Home Occupation (HOC)	Fixed Fee	\$898	Yes	N/A
DISCRETIONARY				
Coastal Development Permit with Hearing (CDH)	Deposit	\$3,000 Deposit	Yes	Yes
Minor Conditional Use Permit - New or Revised (CUP or RVP)	Deposit	\$3,000 Deposit	Yes	Yes
Development Plan - New or Revised (DVP or RVP)	Deposit	\$5,000 Deposit	Yes	Yes
Major Conditional Use Permit - New or Revised (CUP or RVP)	Deposit	\$8,000 Deposit	Yes	Yes
Amendment to CUP or DVP (AMD)	Deposit	\$3,000 Deposit	Yes	Yes
Variance (VAR)	Deposit	\$3,000 Deposit	Yes	Yes
Modification (MOD)	Deposit	\$1,500 Deposit	Yes	Yes
Time Extension - Discretionary (TEX)	Deposit	\$3,000 Deposit	Yes	N/A
Agricultural Preserve Contracts - New, Assumed, Cancelled (AGP)	Deposit	\$1,500 Deposit	Yes	Yes

EXHIBIT B – CANNABIS	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint
ADMINISTRATIVE FEES				
Noticing to Owners/Residents within 300 ft	Fixed Fee	\$104	Yes	N/A
Noticing to Owners/Residents 1,000 ft	Fixed Fee	\$704	Yes	N/A
Mailed Notices - MDL Add On	Fixed Fee	\$99	Yes	N/A
SDRC/SP Meeting	Fixed Fee	\$438	Yes	N/A
APAC Hearing	Fixed Fee	\$503	Yes	N/A
BAR Hearing	Fixed Fee	\$1,912	Yes	N/A
Minor Bar Review: Signs/Revisions	Fixed Fee	\$501	Yes	N/A
Zoning Administrator Hearing	Fixed Fee	\$1,268	Yes	N/A
Planning Commission Hearing	Fixed Fee	\$2,091	Yes	N/A
Appeal to ZA, PC, or BoS (APL)	Fixed Fee	\$1,500	Yes	N/A
Display Advertisement in Newspaper	Actual Cost	Actual Cost	N/A	N/A
COUNTER FEE				
Staff Hourly Rates	Per Hour	\$299	Yes	Yes
Intake Processing Fee	Fixed Fee (Non- refundable)	\$75	Yes	N/A

NOTES:

1. All other services not specifically identified in fee schedule will be billed at actual cost.
2. Fixed fees are non-refundable.
3. If there is more than one security deposit amount, only the largest deposit amount will be collected.
4. Design review fees will be collected in full.
5. For discretionary cases with fixed fees, the entire fees will be collected for each discretionary case type.
6. Appeals of projects located in the Coastal Zone that may be appealed to the Coastal Commission are exempt from appeal fees (see Article 2 Section 35.182.6.3).
7. Grading review fees will be collected in full unless companion case has deposit, in which case only grading fee will be collected. A Building grading fee will be collected in full on deposit cases.

EXHIBIT C – BUILDING & SAFETY	Proposed Plan Check Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge	Proposed Inspection Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge
BUILDING PERMITS FEES						
New ADU/ Residential Additions	67%	Yes	Yes	\$2,455 Base fee for the first 500 sq ft, plus \$4.00 ea. additional sq ft over 500 sq ft	Yes	Yes
New Guest House - Cabana	67%	Yes	Yes	\$2,455 Base fee for the first 500 sq ft, plus \$4.00 ea. additional sq ft over 500 sq ft	Yes	Yes
New R3/SFD/Duplex	67%	Yes	Yes	\$10,456 Base fee for the first 2,500 sq ft, plus \$4.00 ea. additional sq ft over 2,500 sq ft	Yes	Yes
New Multifamily (3 or more units) Fee Maximum: 30,000 sq ft	67%	Yes	Yes	\$6,107 Base fee for the first 3,000 sq ft, plus \$1.83 ea. additional sq ft over 3,000 sq ft	Yes	Yes
New Commercial Shell	67%	Yes	Yes	\$4,500 Base fee for the first 3,000 sq ft, plus \$1.35 ea. additional sq ft over 3,000 sq ft	Yes	Yes
New Commercial Fee Maximum: 30,000 sq ft	67%	Yes	Yes	\$6,927 Base fee for the first 3,000 sq ft, plus \$2.16 ea. additional sq ft over 3,000 sq ft	Yes	Yes
New Accessory Structure - U Occupancy	67%	Yes	Yes	\$707 Base fee for the first 300 sq ft, plus \$1.35 ea. additional sq ft over 300 sq ft	Yes	Yes
Residential Alteration / Commercial Alteration or Addition	67%	Yes	Yes	\$1,021 Base fee for the first 300 sq ft, plus \$2.70 ea. additional sq ft over 300 sq ft	Yes	Yes
New Greenhouse	67%	Yes	Yes	\$1,156 Base fee for the first 1,000 sq ft, plus \$0.94 ea. additional sq ft over 1,000 sq ft	Yes	Yes
Modular Units, Mobile Homes, Tents, Yurts	\$303 Per Hour	Yes	Yes	Per Hour	Yes	Yes
MISC BUILDING PERMIT FEES						
Issuance Fee	N/A	Yes	N/A	\$151 Flat	N/A	N/A
Building Permit Intake Processing Fee	\$76 Flat (non- refundable)	Yes	Yes	N/A	Yes	N/A
Re-inspection Fee	N/A	Yes	Yes	\$303 Per hour (one hour minimum) charged a) after two failed inspections, b) work is not accessible or c) work is not ready for a scheduled inspection.	Yes	N/A
Re-check Fee	\$303 Per hour (one hour minimum) charged upon the fourth and each successive check of the same plan.	Yes	N/A	N/A	N/A	N/A
Revisions to permitted projects	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Residential Repeat Unit/ Preapproved ADU / Duplicate Building	\$909 Each Unit	Yes	N/A	See appropriate residential category	Yes	N/A

EXHIBIT C – BUILDING & SAFETY	Proposed Plan Check Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge	Proposed Inspection Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge
Annual Elect/Mech Maintenance Permit- Oil & Gas Sites	\$121 Flat	Yes	N/A	\$303 Flat	Yes	N/A
MOBILE HOME ANNUAL FEES						
Mobile Home Park Annual Operating Permit (per State Health & Safety Code)	N/A	N/A	N/A	\$140 Per park	N/A	N/A
Mobile Home Park Annual fee per lot (per State Health & Safety Code)	N/A	N/A	N/A	\$7 Per lot	N/A	N/A
Mobile Home Park MRLPP (MHP004100)	N/A	N/A	N/A	\$10 Per lot	N/A	N/A
Mobile Home Park County fee	N/A	N/A	N/A	\$15 Per lot	N/A	N/A
Mobile Home Park Annual fee per lot (per State Health & Safety Code)	N/A	N/A	N/A	\$4 Per lot	N/A	N/A
MECHANICAL PERMIT FEES						
FAU / Furnace	\$114 Per FAU / Furnace	Yes	N/A	\$227 Per FAU / Furnace	Yes	N/A
Floor furnace (including vent)/suspended, wall, or floor-mounted heaters	\$151 Each	Yes	N/A	\$303 Each	Yes	N/A
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system	\$151 Each	Yes	N/A	\$227 Each	Yes	N/A
Air-handling unit, including attached ducts / evaporative cooler	\$151 Each	Yes	N/A	\$303 Each	Yes	N/A
Hood and duct system	\$151 Flat	Yes	N/A	\$454 Flat	Yes	N/A
Other Mechanical Plan Check	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
PLUMBING/GAS PERMIT FEES						
Plumbing fixtures, including piping	\$151 Each 10 Fixtures	Yes	N/A	\$258 Each 10 Fixtures	Yes	N/A
Building sewer install/repair/ replacement	\$121 Per 100 lf	Yes	N/A	\$379 Per 100 lf	Yes	N/A
Water piping replacement/ gas piping, new or replace, stand-alone permit, repair or alteration of drainage or vent piping, each fixture	\$121 Each 2,500 sf	Yes	N/A	\$258 Each 2,500 sf	Yes	N/A
Water Heater	\$91 Each (no charge for like for like)	Yes	N/A	\$151 Each	Yes	N/A
Industrial waste pretreatment interceptor	\$364 Flat	Yes	N/A	\$530 Flat	Yes	N/A
Water treating equipment, including piping	\$151 Each	Yes	N/A	\$379 Each	Yes	N/A
Backflow devices	\$91 Each Unit	Yes	N/A	\$227 Each unit	Yes	N/A
Other Plumbing and Gas Plan Check	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A

EXHIBIT C – BUILDING & SAFETY	Proposed Plan Check Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge	Proposed Inspection Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge
ELECTRICAL PERMIT FEES						
Special Events	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Receptacle, Switch, and Lighting Outlets	\$121 Flat	Yes	N/A	\$303 Flat	Yes	N/A
Pole or platform-mounted lighting fixtures	\$121 Each 5	Yes	N/A	\$303 Each 5	Yes	N/A
Residential Fixed Appliances	\$91 Each 5	Yes	N/A	\$303 Each 5	Yes	N/A
Nonresidential Fixed Appliances	\$91 Each 2	Yes	N/A	\$303 Each 2	Yes	N/A
Power Apparatus	\$545 Per Unit	Yes	N/A	\$303 Per Unit	Yes	N/A
Residential photovoltaic system (per kWdc)	15 kw or less: \$450; Each kw above 15kw: \$15	Yes	N/A	State limited fee collected under plan check	N/A	N/A
Nonresidential photovoltaic system (per kWdc)	50 kw or less: \$1,000; Each kw 50 to 250kw: \$7 Each kw over 250kw: \$5	Yes	N/A	State limited fee collected under plan check	N/A	N/A
Signs, Outline Lighting, or Marquees supplied from one branch circuit	\$121 Each	Yes	N/A	\$303 Each	Yes	N/A
Additional branch circuits within the same sign, outline lighting system, or marquee	\$121 Each	Yes	N/A	\$121 Each	Yes	N/A
Services, per amps	\$0.82 per amp, up to 1,000 amps, then charged hourly	Yes	N/A	\$1.21 per amp up to 1,000 amps; Hourly rate thereafter	Yes	N/A
Miscellaneous Apparatus, Conduits, and Conductors	\$151 Flat	Yes	N/A	\$303 Flat	Yes	N/A
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$121 Flat	Yes	N/A	\$303 Per Hour	Yes	N/A
Permanent or Temporary Power Service (up to 1,000 amps)	\$151 Flat, up to 1,000 amps then charged hourly	Yes	N/A	\$303 Flat	Yes	N/A
Other Electrical Plan Check	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
MISC FIRE FEES						
Fire Alarm System - New Construction/Tenant Improvements	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Other Suppression Systems	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
MISCELLANEOUS ITEMS						
Miscellaneous Processing/Hearing	Actual Cost	Yes	N/A	N/A	N/A	N/A
New Cellular / Mobile Phone Tower	\$667 Flat	Yes	N/A	\$757 Flat	Yes	N/A
Cistern	\$182 Flat	Yes	N/A	\$606 Flat	Yes	N/A
Deck/Balcony	\$0.98 Per sq ft	Yes	N/A	\$1.43 Per sq ft	Yes	N/A

EXHIBIT C – BUILDING & SAFETY	Proposed Plan Check Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge	Proposed Inspection Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge
Demolition	\$242 Flat	Yes	N/A	\$227 Flat	Yes	N/A
Storage Racks	\$303 Flat	Yes	N/A	\$303 Per Hour	Yes	N/A
Drainage structure/manhole	\$121 Per structure	Yes	N/A	\$227 Per Structure	Yes	N/A
Minor Alteration (Over the Counter) Permit (e.g. Kitchen/Bath Facelift)	\$182 Flat	Yes	N/A	\$606 Flat	Yes	N/A
Temporary Occupancy Permit	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Bridge	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Model Water Efficient Landscape Ordinance (MWEL0)	\$212 Flat	Yes	N/A	\$151 Flat	Yes	N/A
Fireplaces & Flag Poles	\$606 Flat	Yes	N/A	\$454 Flat	Yes	N/A
Supplemental Plan check	\$151 Per Half Hour	Yes	N/A	\$151 Per Half Hour	Yes	N/A
FENCE OR WALL						
Fences, Walls	\$303 Per Hour	Yes	N/A	\$3.63 Per lf (capped at \$303)	Yes	N/A
Entry Gates	\$303 Flat	Yes	N/A	\$515 Flat	Yes	N/A
Retaining Wall (concrete or masonry) - Not part of structure	\$485 Flat	Yes	N/A	Actual Cost	Yes	N/A
GRADING (CUT AND/OR FILL)						
Site Investigation	\$151 Flat	Yes	N/A	\$212 Flat	Yes	N/A
Grading Bond Processing	\$212 Flat	Yes	N/A	N/A	Yes	N/A
50-100 CY	\$1,151 Flat	Yes	N/A	\$1,272 Flat	Yes	N/A
101 - 500 CY	\$1,575 Flat	Yes	N/A	\$1,636 Flat	Yes	N/A
500 - 1,000 CY	\$3,090 Flat	Yes	N/A	\$2,045 Flat	Yes	N/A
<i>Each additional 100 CY or portion thereof</i>	\$9 each additional 100 CY or portion thereof	Yes	N/A	\$88 Each additional 100 CY or portion thereof	Yes	N/A
10,000 CY (minimum)	\$5,514 Flat	Yes	N/A	\$11,483 Flat	Yes	N/A
<i>Each additional 1,000 CY or portion thereof over 10,000 CY and under 100,000 CY</i>	\$6 each additional 1,000 CY or portion thereof	Yes	N/A	\$130 Each additional 1,000 CY or portion thereof	Yes	N/A
100,000 CY (minimum)	\$6,877 Flat	Yes	N/A	\$23,450 Flat	Yes	N/A
<i>Each additional 10,000 CY or portion thereof over 100,000 CY</i>	\$30 each additional 10,000 CY or portion thereof	Yes	N/A	\$151 Each additional 10,000 CY or portion thereof	Yes	N/A
Drainage infiltration/bio-retention structures	\$303 Per Structure	Yes	N/A	\$303 Per hour	Yes	N/A
Sidewalks	\$121 Flat	Yes	N/A	\$303 Per hour	Yes	N/A
Driveway Approach (up to 4 approaches)	\$242 Flat	Yes	N/A	\$303 Per hour	Yes	N/A
Curb and Gutter	\$91 Flat	Yes	N/A	\$303 Per hour	Yes	N/A
Precise grading plan review (Tract Homes)	\$454 Flat	Yes	N/A	N/A	N/A	N/A
Valley Gutters	\$91 Flat	Yes	N/A	\$303 Per 300 lf	Yes	N/A
EROSION CONTROL PERMIT						
< 1 acre Erosion Sediment Control	\$667 Flat	Yes	N/A	\$1,212 Flat	Yes	N/A

EXHIBIT C – BUILDING & SAFETY	Proposed Plan Check Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge	Proposed Inspection Fee	6.00% Technology & Records Maint. Surcharge	3.70% General Plan Maint. Surcharge
1 acre or more / Storm Water Protection Plan (SWPPP)	\$1,272 Flat	Yes	N/A	\$5,332 Flat	Yes	N/A
Additional hours (exceeds estimated hours of inspection)	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
Agricultural Erosion Control Permits (2-year permit)	\$424 Flat	Yes	N/A	\$1,097 Flat	Yes	N/A
Storm Drain (> 6" pipe diam)	\$182 First 100 lf	Yes	N/A	\$245 First 100 lf	Yes	N/A
Storm Drain each additional 100 lf	\$91 each additional 100 lf	Yes	N/A	\$121 each additional 100 lf	Yes	N/A
PATIO COVERS AND TRELLIS						
Patio Covers & Trellis (includes ICC Products)	\$1.21 Per sq ft	Yes	N/A	\$1.21 Per sq ft	Yes	N/A
REROOFING						
Re-roofing - Residential	\$140 Flat	Yes	N/A	\$303 up to 50 squares plus \$10 for each additional 10 squares thereafter	Yes	N/A
Re-roofing - Commercial	\$140 Flat	Yes	N/A	\$303 up to 50 squares plus \$10 for each additional 10 squares thereafter	Yes	N/A
SIGNS						
All Signs	\$303 Per Hour	Yes	N/A	\$303 Per Hour	Yes	N/A
POOLS						
Swimming Pool / Spa	\$1.67 Per sq ft	Yes	N/A	\$1.58 Per sq ft	Yes	N/A
PENALTY FEES						
Investigation fee (work without permit)	Fee equal to permit and plan check fee amount avoided.	Yes	Yes	N/A	N/A	N/A
Demolition without permit (Historic Structure/Walls)	Fee equal to permit and plan check fee amount avoided.	Yes	Yes	N/A	N/A	N/A

COMPLEXITY FOOTNOTE:

Traditional valuation-based fee systems recover complex features (caissons, cantilevering, etc.) since these features add significantly to the overall valuation of the project. The following footnote/policy is designed to recover these costs from those applicants with complex features, rather than burdening these costs across all applicants. Often these features require highly-specialized training, outside consultants or extensive staff research.

Projects with complex features (e.g. caissons, pilings, cantilevering) or requiring extraordinary processes (e.g. dewatering, sand-compensation, slope) will be charged an additional 30% of the base fee to recover these extra plan check and inspection costs.

NOTES:

1. All other services not specifically identified in fee schedule will be billed at actual cost.
2. Fixed fees are non-refundable.
3. Grading review fees will be collected in full unless companion case has deposit, in which case only grading fee will be collected. A Building grading fee will be collected in full on deposit cases.

EXHIBIT D – PETROLEUM	FEE DESCRIPTION	PROPOSED FEE	6.00% Technology & Records Maintenance Surcharge
Annual Well Inspection (per well)	Fee	\$284	Yes
Annual Tank Inspection (per tank setting)	Fee	\$1,089	Yes
Abandonment of Wells & Tanks (per well or tank setting)	Fee	\$1,295	Yes
New Well Permit/Re-Drills	Fee	\$779	Yes
New Tank (install/repair/replace)	Fee	\$676	Yes
Soil Restoration Inspections	Deposit	\$500	Yes
Appeals of Code Determinations	Fee	\$501	Yes
Research Requests / Inquiries	Actual cost	Actual Cost	Yes
Special Billable Inspections	Actual cost	Actual Cost	Yes
PETROLEUM SPEC	Hourly Rate	\$206	Yes
AOP II	Hourly Rate	\$156	Yes

NOTE: All other services not specifically identified in fee schedule will be billed at actual cost.