



COUNTY OF SONOMA

Report for:

User Fee Study

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1. EXECUTIVE SUMMARY

NBS performed a User Fee Study (Study) for the County of Sonoma. The purpose of this report is to present findings regarding maximum allowable cost recovery amounts from the various fee analyses performed as part of the Study, and to provide the County with the information needed to update and establish user and regulatory fees for service.

Throughout the process, the Study afforded much effort to ensure that fees and charges meet industry standards and uphold the statutory requirements of the State of California. In addition, NBS required significant engagement from county staff to provide information and in some case conduct time studies.

California cities, counties, and special districts may impose user and regulatory fees for services and activities they provide through provisions set forth in the State Constitution, Article XIII C § 1. Under this legal framework, a fee may not exceed the reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity performed at the request of an individual or entity upon which the fee is imposed, or their actions specifically cause the local government agency to perform additional activities. In this instance, the service or underlying action causing the local agency to perform the service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside of the definition and statutory requirement to impose general taxes, special taxes, and fees a result of property ownership.

The County's main reason for conducting this Study was twofold: (1) first, to provide the basis needed to establish a fee structure that does not exceed estimated and reasonable service delivery costs; and (2) second, to provide analysis that supports the Board of Supervisors review of cost recovery policies for revisions to the County's fees and charges.

The methods applied by NBS to develop the 100% full cost of service calculations presented in this report rely on industry standard approaches to fee analysis that are quantitative in nature. NBS did not evaluate the effectiveness or efficiency of the County's service delivery, or make any judgements as to whether the level of resources, staffing, or time required to provide services is adequate. As discussed further in section 2.2.4 of this report, NBS provided the 100% full cost of service calculation for each fee as well as the policy making framework the County can consider to adjust the amount of cost recovery in accordance with its broader goals as they pertain to code compliance, cost recovery, economic development, and social values.

1.1 Findings

This Study examined user and regulatory fees applied by the County's Department of Health Services, Public Health Animal Care & Control Division, Agriculture/Weights and Measures Department, and Permit Sonoma, also known as the Permit and Resource Management Department (PRMD).

The Study identified approximately \$27.28 million in eligible service delivery costs for recovery from fees compared to the estimated \$21.44 million the County estimates as collected from fees based on the 2019/2020 Board approved schedules. The following table provides a summary of the Study's overall results:

Table 1. Report Summary

Department / Division / Section	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Animal Care & Control	\$ 1,114,885	\$ 1,055,993	\$ 58,892	106%
Agriculture/Weights and Measures	\$ 802,568	\$ 1,557,907	\$ (755,338)	52%
Permit Sonoma	\$ 19,518,175	\$ 24,666,953	\$ (5,148,777)	79%
Total	\$ 21,435,629	\$ 27,280,852	\$ (5,845,224)	79%

As shown in Table 1 above, the County recovers approximately 79% of the total estimated annual costs associated with providing user and regulatory fee-related services. Should the Board adopt fees at 100% of the maximum full cost recovery amounts determined by this Study, an estimated additional \$5.76 million in fee/charges revenue offsetting service delivery costs could be recovered. However, Section 2.2.3 later explains, there may be other local policy considerations that have and will support adopting fees at less than the calculated full cost recovery amount.

Since this element of the Study is subjective, NBS provided the maximum potential of fee amounts at 100% full cost recovery for the County to consider. The County can utilize this analysis to weigh fiscal vs. community benefits priorities, consider updating existing Board of Supervisors cost recovery policies to document level of intentional subsidies provided to fee payors, and update fee structures and amounts based on those policies.

It should be noted that the results of any fee study typically show that across hundreds of individual fees analyzed, there will be many fees that under, over, and approximately recover of 100% of the full cost of providing services. This may be due to a variety of factors, and most important is to implement resulting fee amounts either equal to or below the 100% cost of service outcome. The comprehensive fee analysis performed by NBS re-evaluates the basis for the County's fees according to current legal parameters and industry standards. The purposes of a study such as this one is to re-align fee amounts to the County's current costs of providing services.

A greater than 100% cost recovery outcome for any fee does not indicate or prove that the County has been charging in excess of its costs over time, it simply means that based on due diligence performed through this Study, all fees need to be adjusted up or down according to current levels of service and associated costs.

Overall, when current fees for the selected department/programs are compared to fees imposed by neighboring agencies for similar services, NBS found that most current fees charged by Sonoma County are in line or lower than those of the surveyed agencies. There are some current fee amounts, however, that are higher than the surveyed agencies. For more information regarding the approach to the comparison survey including caveats to the outcomes, please see section 2.2.5 of this report. For more specific outcomes by Department/Division, please refer to end of each chapter within this report.

Revisiting assumptions on a multi-year cycle will continue to keep fees reflective of the costs of providing services according to current operational practices and other influencing factors.

1.2 Report Format

This report documents the analytical methods and data sources used in the Study, presents findings regarding current levels of cost recovery achieved from user and regulatory fees, and provides a comparative survey of fees to neighboring agencies for similar services. The report is organized into the following sections:

- Section 2 - Outlines the foundation of the Study and general approach, and includes cost recovery and policy-driven implementation considerations. See 2.2.3
- Sections 3 through 5 - Discuss the results of the cost of service analysis performed by department, division and/or section, including comparison with fees imposed by similar jurisdictions.
- Section 6 - Presents the conclusions of the analysis provided in the preceding sections.
- Appendices to this report - Include additional details of the analysis performed and a comparison of the fees imposed by neighboring agencies for similar services.

2. INTRODUCTION AND FUNDAMENTALS

2.1 Scope of Study

The following is a summary of the fees evaluated during the Study:

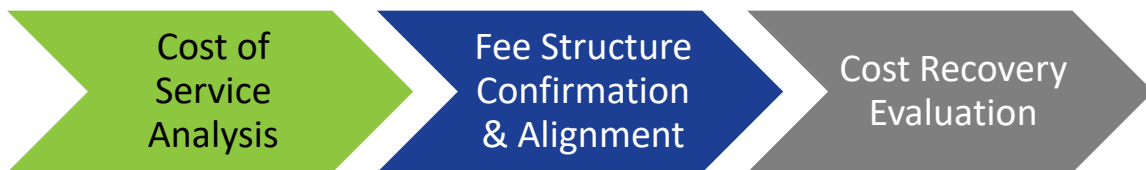
- Department of Health Services-Public Health: Animal Care & Control Division
- Agriculture/Weights and Measures
- Permit Sonoma, also known as the Permit and Resource Management Department (PRMD)
 - Planning Division
 - Engineering & Construction Division
 - Engineering & Water Resource Section (includes County Surveyor)
 - Well & Septic Section
 - Building Division
 - Code Enforcement Division
 - Fire Prevention & Hazardous Materials Division
 - Planning Administration Surcharge
 - Technology Enhancement Surcharge

The fees examined in this report specifically exclude development impact fees, utility rates, and any special tax assessments, which fall under a different set of statutory and procedural requirements from the body of user and regulatory fees analyzed in this Study. The Study also excludes facility and equipment rental rates, as well as most fines and penalties imposed by the County for violations of its requirements or codes.¹

2.2 Methods of Analysis

The following represents the three phases of analysis completed for each County department, division or section studied:

Table 2. Primary Components of a Fee Study



2.2.1 COST OF SERVICE ANALYSIS

This cost of service analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to an activity or service, including the real-time provision of the

¹ According to the California Constitution Article XII C § 1 (e) (4) and (5), the County is not limited to the costs of service when charging for entrance to or use of government property, or when imposing fines and penalties.

service. Indirect costs are those that support the provision of services in general but cannot be directly or easily assigned to a singular activity or service.

Direct Costs:

- **Direct personnel costs** – Salary, wages and benefits expenses for personnel specifically involved in the provision of services and activities to the public.
- **Direct non-personnel costs** – Discrete expenses incurred by the department, division or section due to a specific service or activity performed, such as contractor costs, third-party charges, and very specific materials used in the service or activity.

Indirect Costs:

- **Indirect personnel costs** – Personnel expenses supporting the provision of services and activities. This can include line supervision and departmental, division or section management, administrative support within a department or division, and staff involved in technical support activities related to the direct services provided to the public.
- **Indirect non-personnel costs** – Expenses other than labor involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, division or section, rather than directly assigned to individual fee/rate categories.
- **Overhead costs** – These are expenses, both labor and non-labor, related to agency-wide support services. Support services include general administrative services such as County Administrator, Finance, Human Resources, etc. The amount of costs attributable to the departments or divisions included in this Study were sourced from the County's Cost Allocation Plan.

All cost components in this Study use annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by the department, division or section in the provision of all services and activities County-wide.

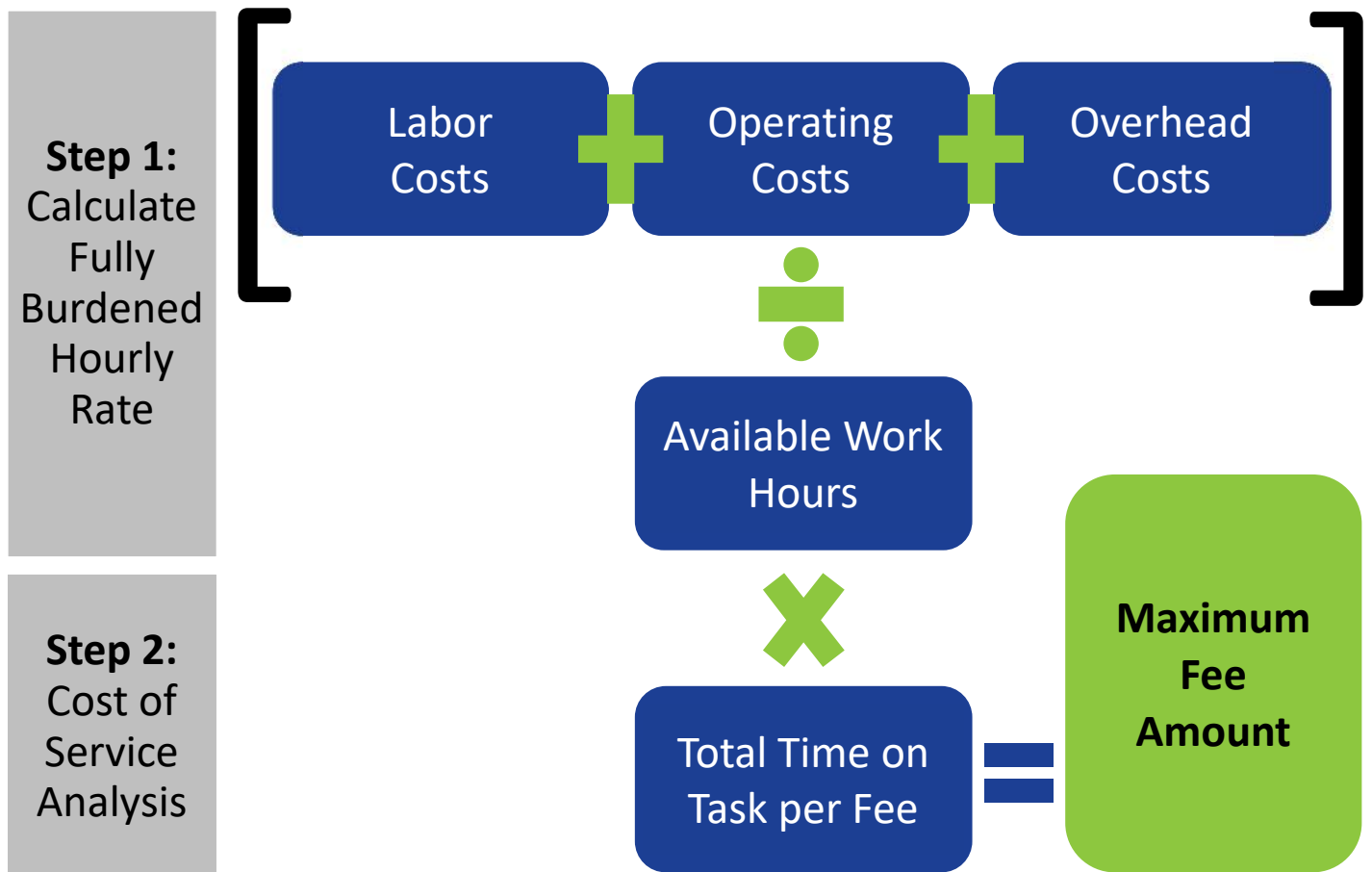
Nearly all the fees reviewed in this Study require specific actions on the part of County staff to provide the service or conduct the activity. Since labor is the primary underlying factor in these activities, the Study expresses the full cost of service as a fully burdened cost per labor hour. NBS calculated a composite, fully burdened, hourly rate for each department, division, or section applicable to the specific organization and needs of each area studied. This rate serves as the basis for further quantifying the average full cost of providing individual services and activities. Determining the fully burdened labor rate for each department, and the various functional divisions within a department, requires two data sets: (1) the full costs of service, and (2) the number of staff hours available to perform those services. NBS derived the hours available based on the complete list of allocated County positions and/or available service hours of its contracted professionals (where applicable).

The County supplied NBS with the total number of allocated labor hours for each allocated position involved in the delivery of services included in this Study. These available hours represent the amount of productive time available to provide both fee-recoverable and non-fee recoverable services and activities. Available labor hours divided into the annual full costs of service equal the composite, fully burdened, labor rate. Some agencies may also use the resulting rates for purposes other than setting fees, such as

calculating the full cost of general services or structuring a cost recovery agreement with another agency or third party.

NBS also assisted the County in estimating the staff time for the services and activities listed in the County’s fee schedule. Time tracking records for the fee programs studied as part of this analysis, when available, proved useful in identifying time spent providing general categories of service (e.g., division administration, plan review, inspection, public information assistance, etc.). However, the County does not systematically track the service time of activities for all departments or all individual fee-level services provided. Therefore, NBS also relied on interviews and questionnaires to develop the necessary data sets of estimated labor time. In many cases, the County provided estimates of the average amount of time (in minutes and hours) it took to complete a typical service or activity considered on a per-occurrence basis.

It should be noted that the development of these time estimates was not a one-step process but required careful review by both NBS and department managers to assess the reasonableness of such estimates. Based on the results of this review, the County reconsidered its time estimates until all parties were comfortable that the fee models reasonably reflected the average service level provided by the County. Finally, the fully burdened labor rate(s) calculated in earlier steps were applied at the individual fee level time estimates, yielding an average total cost of providing each fee for service or activity. The graphic below provides a visual representation of the steps discussed in this section.



2.2.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The fee structure confirmation and alignment process includes a range of considerations pertaining to the list of fee categories, names, and other attributes, including the following:

- **Addition to and deletion of fees** – The Study provided each department and division with the opportunity to propose additions and deletions to their current fee schedules, as well as re-name, re-organize, and clarify which fees were to be imposed. Many of these fee revisions allowed for better adherence to current practices, as well as the improvement in the calculation, application, and collection of the fees owed by an individual. Some additions to the fee schedule were simply the identification of existing services or activities performed by County staff for which no fee is currently charged.
- **Revision to the structure of fees** – In most cases, the focus was to re-align the fee amount to match the costs of service and leave the current structure of fees unchanged. However, in several cases, fee categories and fee names had to be simplified or re-structured to increase the likelihood of full cost recovery or to enhance the fairness of how the fee is applied to the various types of fee payers.
- **Documentation of the tools used to calculate special cost recovery** – The County’s fee schedule should include the list of fully burdened rates developed by the Study. Documenting these rates in the fee schedule provides an opportunity for the Board of Supervisors to approve rates for cost recovery under a “time and materials” approach. It also provides clear publication of those rates so that all fee payers can readily reference the basis of any fee amounts. The fee schedule should provide language that supports special forms of cost recovery for activities and services not included in the adopted master fee schedule. In these rare instances, published rates are used to estimate a flat fee or bill on an hourly basis, which is at the department director’s discretion.

2.2.3 COST RECOVERY EVALUATION

The NBS fee model compares the existing fee for each service or activity to the average total cost of service quantified through this analysis. Here are the possible outcomes of the fee analysis:

- Cost recovery rate of 0% - This signifies that currently there is no recovery of costs from fee revenues.
- Cost recovery rate of 100% - This means that the fee currently recovers the full cost of service.
- Cost recovery rate between 0% and 100% - This indicates partial recovery of the full cost of service through fees.
- Cost recovery rate greater than 100% - This means that the fee exceeds the full cost of service. Any fee with greater than 100% cost recovery outcome should be reduced to an amount equal to or below the 100% maximum cost recovery service per activity established by this Study.

In all cases, the cost recovery rate achieved by a fee should not be greater than 100%. However, results of a fee study typically show that across hundreds of individual fees analyzed, there will be many fees that fall into each cost recovery rate described above. This may be due to a variety of factors, which change

over time, such as level of staffing, budgeted expenditure information, changes to operational practices, laws that influence the amount of time required to provide a service, demand frequency for services, and more. The comprehensive fee analysis performed by NBS re-evaluates the basis for the County's fees according to current legal parameters and industry standards. The purpose of a study such as this one is to re-align fee amounts to the County's current costs of providing services. A greater than 100% cost recovery outcome for any fee does not indicate or prove that the County has been charging more than its costs over time, it simply means that based on due diligence performed through this Study, all fees need to be adjusted up or down according to current levels of service and associated costs.

Revisiting assumptions on a multi-year cycle, with automatic inflationary annual adjustments between reviews, will continue to keep fees reflective of the costs of providing services according to current operational practices and other influencing factors.

2.2.4 COST RECOVERY POLICY AND IMPLEMENTATION

Utilizing the analysis and findings presented in this report, County staff and the Board of Supervisors can proceed with establishing the appropriate level of cost recovery for each fee studied, at either 100% or any amount less than the calculated full cost of service. Targets and recommendations reflect discretion on the part of the agency based on a variety of factors, such as existing County policies and agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others.

A general method of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question, such as:

- N To what degree does the public at large benefit from the service?
- N To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity benefits the public at large, there is generally little to no recommended fee amount (i.e., 0% cost recovery), reinforcing the fact that a service which truly benefits the public is best funded by general resources of the County, such as revenues from the General Fund (e.g., taxes).

Conversely, when a service or activity wholly benefits an individual or entity, the cost recovery is generally closer to or equal to 100% of cost recovery from fees collected from the individual or entity.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following factors and considerations may influence or supplement the public-versus-private benefit perception of a service or activity:

- N If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- N Will increasing fees result in non-compliance or public safety problems?
- N Are there desired behaviors or modifications to behaviors of the service population helped or hindered through the degree of pricing for the activities?
- N Does current demand for services support a fee increase without adverse impact to the community served or current revenue levels? In other words, would fee increases have the unintended consequence of driving away the population served?

- N Is there a good policy basis for differentiating between the type of user (e.g., residents vs. non-residents, residential vs. commercial, non-profit entities, and business entities)?
- N Are there broader County objectives that merit a less than full cost recovery target from fees, such as economic development goals and local social values?

NBS provided the cost of service calculation based on 100% full cost recovery and the framework for the County's use to adjust the amount of cost recovery in accordance with its broader goals as they pertain to code compliance, cost recovery, economic development, and social values.

2.2.5 COMPARATIVE FEE SURVEY

Appendix B presents the results of the Comparative Fee Survey for the County. Policy makers often request a comparison of their jurisdictional fees to those of surrounding or similar communities. The purpose of a comparison is to provide a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments.

In this effort, NBS worked with the County to choose the following comparative agencies:

- N **Animal Care & Control Division:** Marin Humane Society, Monterey County, County of Santa Cruz, County of San Mateo and Yolo County
- N **Agriculture/Weights and Measures:** Alameda County, Contra Costa County, Marin County, Napa County, and San Mateo County
- N **Permit Sonoma:** Marin County, Napa County, City of San Rafael, City of Santa Rosa and City of Walnut Creek

It is important to keep the following in mind when interpreting the general approach to, and use of, comparative survey data:

- N Comparative surveys do not provide information about cost recovery policies or procedures inherent in each comparison agency.
- N A "market-based" decision to price services below the full cost of service calculation is the same as deciding to subsidize that service.
- N Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services. NBS did not perform the same level of analysis of the comparative agencies' fees.
- N The results of comparative fee surveys are often non-conclusive for many fee categories. Comparison agencies typically use varied terminology for the provision of similar services.

NBS made every reasonable attempt to source each comparison agency's fee schedule from their respective websites and compile a comparison of fee categories and amounts for the most readily comparable fee items that match the County's existing fee structure.

Overall, when current fees for the selected department/programs are compared to fees imposed by neighboring agencies for similar services, NBS found that most current fees charged by Sonoma County are in line or lower than those of the surveyed agencies. There are some current fee amounts, however, that are higher than the surveyed agencies. For more information regarding the approach to the comparison survey including caveats to the outcomes, please see section 2.2.5 of this report. For more specific outcomes by Department/Division, please refer to end of each chapter within this report.

2.2.6 DATA SOURCES

The following data sources were used to support the cost of service analysis and fee establishment phases of this Study:

- The County's Adopted Budget for Fiscal Year 2019-20
- A complete list of all County personnel, salary/wage rates, regular hours, paid benefits, and paid leave amounts provided by the Finance Department
- Prevailing fee schedules
- Annual workload data provided by each department, division or section evaluated in the Study

The County's adopted budget serves as an important source of information that affects the cost of service results. NBS did not audit or validate the County's financial documents and budget practices, nor was the cost information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This Study accepts the County's budget as a legislatively adopted directive describing the most appropriate and reasonable level of County spending. NBS consultants accept the Board's deliberative process and the County's budget plan and further assert that through this legislative process, the County has yielded a reasonable and valid expenditure plan to use in setting cost-based fees.

3. ANIMAL CARE & CONTROL

Sonoma County's Animal Care & Control division serves the unincorporated areas of Sonoma County and the City of Santa Rosa. Their mission is to create a balance between the population of domestic animals and responsible homes to care for them within the County of Sonoma by protecting the health and safety of people and animals. Public services include investigating and prosecuting animal cruelty, abuse and neglect, educating the public about responsible domestic animal ownership, reducing pet overpopulation through spay/neuter programs, providing a safe environment for animals in need, and placing adoptable animals into caring homes.

It should be noted that while fees studied for this division are subject to the same regulatory requirements as any other user or regulatory fee in California. The public's interest in and benefit from the care of animals and the desire keep adoption and recovery attractive to residents, is not an element of consideration accounted for by NBS in developing the results described in this section of the report. NBS simply focused on establishing the cost of providing services for which fees are charged, regardless of whether the calculated fee outcome is prohibitive to the success of the Department's mission for providing quality animal care, maintaining public safety, encouraging adoption, etc.

3.1 Cost of Service Analysis

NBS developed a composite, fully burdened, hourly rate for the Animal Care & Control division as shown in Table 3 below:

Table 3. Animal Care & Control Fully Burdened Hourly Rate

Cost Element	Direct Services
Labor	\$ 2,438,223
Recurring Non-Labor	823,669
Countywide Overhead	838,663
Animal Services Admin	2,147,065
Department Total	\$ 6,247,620
Fully Burdened Hourly Rate	\$ 147
<i>Reference: Direct Hours Only</i>	42,389

Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. All fee calculations in this report assume a fully burdened hourly rate of **\$147**.

3.2 Fee Structure Confirmation and Alignment

The following is a summary of the fee schedule improvements identified:

- Deletion of fees that are no longer used or needed;

- Reorganization of fee categories or clarification of fee names to create a more user-friendly fee structure; and,
- Addition of new fee categories, notated as “New” in the Current Fee / Deposit column of Appendix A.1.²

3.3 Cost Recovery Evaluation

Appendix A.1 presents the results of the detailed cost recovery analysis of fees for the County’s Animal Care & Control division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Currently, the division is recovering approximately 106% of the total cost of providing services from fees. As Table 4 shows, the County collects approximately \$1.11 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$1.06 million.

Table 4. Cost Recovery Outcomes

Department / Division / Section	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Animal Care & Control	\$ 1,114,885	\$ 1,055,993	\$ 58,892	106%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.1 to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

3.4 Comparison Survey

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to complete a useful comparison. The following are notable points from the comparison survey’s results and the full comparison can be found as Appendix B.1 to this report:

- Sonoma’s current fees are lower than the other agencies surveyed for Rabies Quarantine, Surgery, and Impound services.
- Sonoma’s current fees are within the range of fees charged by surveyed agencies for Board and Care, Adoption, and Licensing services
- Sonoma’s current fees are higher than other agencies for Owner Surrender services.
- At full cost recovery, Sonoma’s fees for Adoption, Owner Surrender, and Impound services would be the highest of all agencies surveyed, while the rest of the fees fell more line with the other agencies at their full cost recovery amounts.

² Refer to Section 2.2, *Methods of Analysis*, for additional discussion on the Study’s approach to adding, deleting, and revising fee categories.

4. AGRICULTURE/WEIGHTS AND MEASURES DEPARTMENT

The Department of Agriculture/Weights and Measures enforces the laws and regulations of the California Food and Agriculture Code, the California Business & Professions Code and the California Code of Regulations while serving at the discretion of the County Board of Supervisors and CDFA's Secretary of Food & Agriculture. Their mission is to have a thriving agricultural industry, healthy community, environment, and economy.

4.1 Cost of Service Analysis

NBS developed a composite, fully burdened, hourly rate for the Agriculture/Weights and Measures Department as shown in Table 5 below:

Table 5. Agriculture/Weights & Measures Fully Burdened Hourly Rates

Cost Element	Agricultural Direct	Land Stewardship Direct	Weights & Measures Direct
Labor	\$ 1,609,753	\$ 274,940	\$ 514,755
Recurring Non-Labor	317,550	55,467	104,386
Countywide Overhead	85,269	-	49,119
Admin Overhead	2,665,650	565,911	852,968
Division Total	\$ 4,678,222	\$ 896,319	\$ 1,521,228
Fully Burdened Hourly Rate	\$ 225	\$ 292	\$ 228
<i>Reference: Direct Hours Only</i>	20,817	3,072	6,670

The calculation of these hourly rates for the Agriculture/Weights and Measures Department includes all allowable direct and indirect costs associated with providing services included in the fee study. All fee calculations in this report assume a fully burdened hourly rate of **\$225** for Agriculture permitting services, **\$292** for Land Stewardship permitting services, and **\$228** for Weights & Measures permitting services.

4.2 Fee Structure Confirmation and Alignment

The Agriculture/Weights and Measures Department has three distinct permitting programs that correlate to the Department's organizational structure: Agricultural, Land Stewardship, and Weights and Measures. One change NBS and Department staff made was to group permit fee names and categories into a newly formatted fee list that distinctly separates fees according to their permit program. The current fee list mixes the fees within these programs into one consolidated fee list. As such, the list of fees shown in Appendix A.2 shows fees grouped by permitting program.

The following is a summary of the fee structure improvements identified:

Agriculture: Many of the fees for services in this permitting program are set by the State, such as pest control operators. Therefore, the County has no ability to increase these fees where costs to provide services exceed the State's mandated fee amount, or the fee is for funding of a State program and passed through to them directly after being collected by the County. The list of fees for Agriculture permitting

services remained almost the same as the current fee list, with the exception of the following additions and deletions.

- N Additions: Fees for services associated with the County's Hemp Ordinance.
- N Deletions: Structural Test for pest control operators, Ordinance Compliance Evaluation for Cannabis Cultivation.

Land Stewardship: the fee structure for this permitting program remains the same with the exception of consolidating fees for when staff reviews Permit Sonoma application Projects into one single review rather than multiple fees by type of review.

Weights and Measures: no changes were made to the list of fee names and categories for this permitting program.

4.3 Cost Recovery Evaluation

Appendix A.2 presents the results of the detailed cost recovery analysis of fees for the County's Agriculture/Weights and Measures Department. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

Currently, the Department is recovering approximately 52% of the total cost of providing services from fees. As Table 4 shows, the County collects approximately \$803,000 per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$1.56 million.

Table 6. Cost Recovery Outcomes

Department / Division / Section	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Agriculture/Weights and Measures	\$ 802,568	\$ 1,557,907	\$ (755,338)	52%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.2 to set future fees either at, or below the 100% Cost of Service Per Activity level shown.

4.4 Comparison Survey

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to complete a useful comparison. The following are notable points from the comparison survey's results and the full comparison can be found as Appendix B.2 to this report:

Agriculture: Sonoma's current fees are lower than surveyed agencies for Certified Farmers' market Application/Certificate, Hazardous Materials Program, Phytosanitary Certificate/Certificate of Quarantine Compliance, Miscellaneous Cannabis and Annual Cultivation Site Monitoring services. Current fees are in

line with fees charged by surveyed agencies for Farm Labor Contracts, Pest Control Operators, and most Cannabis fee categories. Current Fees are higher in the areas of Copy and Direct Marketing Program Fees.

At full cost recovery fee amounts, the County's fees for Copies, Direct Marketing Program, and Farm Labor Contract services would be the highest of all agencies surveyed, with all other fees being low or in line with surveyed agencies.

Land Stewardship: Sonoma's current fees for land stewardship services are in line or slightly higher than other surveyed agencies. However, it should be noted that the majority of this programs fees are for the County's VESCO program and only one other agency, Marin County, has a comparable permitting program. At full cost recovery fee amounts, the County's fees would be the highest of all agencies surveyed.

Weights & Measures: Sonoma's current fees are within the range of other surveyed agencies. At full cost recovery fee amounts, the County's fees for 1-3 point of sale scanners remain in line with other agencies, while fees for greater than 4 scanners would be higher.

5. PERMIT SONOMA

The Permit and Resource Management Department, also commonly known as Permit Sonoma, is Sonoma County's consolidated land use planning and development permitting agency. Virtually any land development or construction that takes place in the unincorporated area of Sonoma County (outside the city limits of the nine cities) is reviewed, permitted, and inspected by Permit Sonoma. The department is organized into five Divisions, which are in turn organized into various Sections all working together to meet the goals of Permit Sonoma's mission of balancing environmental protection with sustainable development with a focus in customer service.

The following Permit Sonoma fee programs were evaluated by this Fee Study:

- Planning
- Engineering and Construction, including County Surveyor, Engineering, Well and Septic, and Building Plan Check and Inspection services
- Code Enforcement
- Fire Prevention and Hazardous Materials

Across all Permit Sonoma fee programs studied, the total estimated costs of providing services is approximately \$24.67 million per year, compared to the estimated \$19.52 million the County is currently collecting in fees.

Table 7. Permit Sonoma Summary

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Planning	\$ 3,764,860	\$ 4,347,848	\$ (582,988)	87%
Engineering & Water	\$ 1,867,912	\$ 3,518,952	\$ (1,651,040)	53%
Well & Septic	\$ 2,820,904	\$ 4,862,826	\$ (2,041,922)	58%
Building	\$ 8,061,400	\$ 8,303,247	\$ (241,847)	97%
Code Enforcement [1]	\$ -	\$ -	\$ -	n/a
Fire	\$ 2,293,207	\$ 2,723,543	\$ (430,336)	84%
Planning Administration Fee	\$ 452,626	\$ 601,203	\$ (148,577)	75%
Technology Fee	\$ 257,267	\$ 309,333	\$ (52,066)	83%
Total	\$ 19,518,175	\$ 24,666,953	\$ (5,148,777)	79%

[1] Annual revenue estimates not available for code enforcement.

As shown above, the County is recovering approximately 79% of the costs associated with providing Permit Sonoma's user and regulatory fee-related services. Should the Board adopt fees at 100% of the full cost recovery amounts determined by this Study, an additional \$5.15 million in costs could be recovered.

Each of the fee programs listed in the table are discussed in detail in the subsequent sections of this chapter that follow.

As a general note about Permit Sonoma's fee structure and methods of fee collection, the following terminologies, as utilized by the Department (and thus throughout this report), are helpful:

At Cost Fees: Fees marked in the Department's current fee schedule and/or this report's appendices as "at cost", such as Winery permits, are services for which an initial minimum fee amount is collected. Department staff then track their time against each project and, if needed, invoice applicants on an hourly basis to recover costs of services that exceed the minimum fee(s) collected. In some cases, if the hours and costs recorded by Permit Sonoma staff to an at cost project fall significantly below the minimum fee collected, the Department issues a refund for the unused balance to the applicant.

In NBS' professional opinion, the Department should re-set initial minimum fee amounts for at cost projects to be more in line with the average costs of providing services established by this Study. NBS also recommends that Permit Sonoma discontinue calling fees "at cost", unless they are truly a deposit with actual time and materials billing (and consistent refunds). Instead, these types of project fees should be termed "Initial Minimum Fees", and include a policy that allows for at cost billing only when time recorded on each project exceeds the initial minimum fee. By setting an initial minimum fee amount, the Study has supported establishment of each fee amount either at or below the average cost of providing the service. Therefore, the County is not required to issue a refund for an "initial minimum fee" collected, and can request additional funds when efforts exceed the initial minimum fee amount. This approach to fee collection minimizes the administrative efforts required of Permit Sonoma staff to track, bill, refund, and maintain deposit accounts, while still maintaining accountability through time tracking and reporting.

Flat and/or Fixed Fees: Fees not marked as At Cost in the Department's current fee schedule are marked as "flat/fixed" in this report's appendices. These are services, such as Vacation Rentals, for which a one-time fee is collected. While Department staff still tracks time and service costs internally for these services to the best of their ability, the fee is charged as at as a one-time transaction.

Hourly Fees: A few fees marked as "hourly" in the current fee schedule and this report indicate services for which an hourly charge is assessed. For these services no minimum or up-front fee payment is required, instead the customer is invoiced for staff hours spent on the project.

Also, a mention of nuances associated with "supporting review" between Permit Sonoma divisions and sections, and the County Counsel's review of development project approvals.

Supporting Review - development services departments typically support one another in their review efforts. For example, a planning entitlement application will require an initial review by engineering, building, and fire. When a project reaches the engineering application phase, the application will again require review by planning and certain other regulatory disciplines. A building plan will require a final review by planning, engineering, etc. Permit Sonoma's fee schedule is structured so that each division and section has its own fees to

charge for this type of review and support of other divisions and sections, as well as other departments and/or local agencies outside of Permit Sonoma.

- N **County Counsel Review** – NBS recommends that the Department’s Master Fee Schedule document clearly state that legal fees apply separately from the fees stated therein.

5.1 Planning

The Planning Division is responsible for Zoning in unincorporated Sonoma County. It works to develop and implement the Sonoma County General Plan, Local Coastal Program and other adopted Area Plans or Specific Plans. It evaluates the environmental impacts of private development proposals and public projects, such as bridges, roads, and airport projects. It reviews new development proposals for conformance with the County's General Plan and Zoning Codes.

5.1.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by the Planning Division, segregated by those costs that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. Other funding sources of Planning services costs could include sources such as grants, fines and/or penalties, general fund subsidies, etc. The costs recoverable through fees were also translated into a fully burdened hourly rate for purposes of individual fee calculations.

Table summarizes the outcomes of the analysis:

Table 8. Planning Fully Burdened Hourly Rate

Cost Element	Public Counter Duty / General Info	Comprehensive Planning Activities	Other Grants, Code Enf.	Fee for Service/ Billable	Total
Labor	\$ 1,033,853	\$ 996,367	\$ 544,704	\$ 1,781,262	\$ 4,356,186
Recurring Non-Labor	3,753	3,617	1,977	6,466	15,813
Countywide Overhead	364,861	735,309	192,234	628,633	1,921,037
Program Admin	555,776	687,669	292,820	957,566	2,493,832
Division Total	\$ 1,958,243	\$ 2,422,962	\$ 1,031,736	\$ 3,373,927	\$ 8,786,868
Cost Recovery Targeted from Fees	50%	0%	0%	100%	50%
Amount Targeted for Consideration in Billings/Fees	979,121	-	-	3,373,927	4,353,049
Amount Requiring Another Funding Source	979,121	2,422,962	1,031,736	-	4,433,819
Fully Burdened Hourly Rate					\$ 232
					<i>Reference: Direct Hours Only</i>
					18,759

The Planning Division incurs a total annual cost of approximately \$8.79 million, of which approximately 50% is eligible and/or targeted for recovery from fees. All fee calculations in this report assume a fully burdened hourly rate of **\$232**.

The cost category columns shown in Table above are based on interviews conducted with Division staff.

Summary descriptions of each cost category are provided below to assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate:

- N
Public Information / General Information – Activities associated with responding to phone calls and general information requests that support the development review process. Typically, some portion of costs for the provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Planning staff estimated that approximately 50% of these costs support land use application review activities, while the remaining costs should not be considered in the calculation of fees for services.
- N
General Plan Update / Maintenance / Implementation – Planning staff supports the ongoing maintenance and cyclical update of the County’s General Plan and associated local studies and ordinances. These costs are considered partially recoverable from fees, and are part of a separate “Planning Administration Fee” charged to planning and building permit applications subject to plan check consistent with practices in other California jurisdictions (see Planning Administration Fee section, below).
- N
Other – Code Enforcement, Grants, etc. – Planning staff provides support to code enforcement activities, grant funded projects, and other County Departments/Divisions. These costs are not recommended for recovery from Planning fees. Other funding could include sources such as grants, fines and/or penalties, general fund subsidies, etc.
- N
Fee for Service / Billable – The Division’s responsibilities are comprised mostly of development review and approval; therefore, 100% of these costs eligible for recovery from Planning fees for service.

5.1.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The following is a summary of fee schedule improvements identified for the Planning Division’s fee structure:

Additions: None

Deletions:

- N
 Subdivision Map – Planning Review
- N
 Dwelling unit Allotments
- N
 Health Review Serviced by Public Utilities
- N
 Landscape Water Efficiency Plan Check (additional, per 1/2 hour minimum)

Reorganization and/or Restructure:

- N
 Administrative Certificate of Compliance review fees were restructured from Level I and Level II fees on a per lot basis to one fee category with fees structured according to ranges of lots reviewed.
- N
 Certificate of Modification review fees were collapsed into one fee category from two prior fees for projects involving “major” vs “minor” subdivisions.
- N
 Conditional Certificate of Compliance review fees were changed to a fee “per project” basis rather than “per lot”.
- N
 Design Review fee categories were significantly restructured to better align with various land uses and project type descriptions.

- Several fee categories are currently charged based on a base fee amount plus an additional charge per lot. These fees have been restructured to include one flat fee and the additional charges on a per lot basis have been deleted from the fee schedule. Below is the list of fee categories where this change took place:
- Lot Line Adjustment
 - Subdivision Minor
 - Health Review Minor/Major Subdivision – All Other

5.1.3 COST RECOVERY EVALUATION

Appendix A.3 presents the results of the detailed cost recovery analysis of fees for the County’s Planning Division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Currently, the Division is recovering approximately 87% of the total cost of providing fee for service activities. As Table 4 shows, the County collects approximately \$3.76 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$4.35 million.

Table 9. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Planning	\$ 3,764,860	\$ 4,347,848	\$ (582,988)	87%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.3 to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

5.1.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule.

Based on this analysis, the County’s current fees are lower than the other agencies surveyed in the area(s) of Design Review, Lot Line Adjustments, Plan Amendments, and Use Permit, Zoning and Environmental Review fees. They are in line in the areas Certificate of Compliance Fees, but higher in the area of Appeal Fees. At full cost recovery, the County’s fees for services such as Certificate of Compliance, and Appeal Fees would be the highest of all agencies surveyed, with all other fees at full cost recovery being low or in line with all other surveyed agencies’ fees.

5.2 Engineering & Water Resources

The Engineering and Water Resources section (AKA just "Engineering") is part of the Engineering and Construction Division. This section offers the following services:

- Engineering Inspection Scheduling – for Road Improvements and Encroachments, Grading and Storm Water, and Sanitation Sewers.
- Grading and Storm Water – ensures that construction grading does not cause flooding. Grading is the extraction (cuts) and placement (fill) of earth material by artificial means. Storm water is any storm water runoff, snow melt, or surface runoff.
- Road Encroachment – permits for work in the public roads for new driveway for utility installation.
- Road Improvement Plan Review – reviews improvement plans for new developments.
- Sanitation Sewer – a sanitary sewer system collects and transports waste from indoor plumbing fixtures via public sewer to treatment plants.
- Survey and Land Development (County Surveyor) – reviews all subdivision and survey maps before recordation.
- Transportation Permits – issues permits to operate or move vehicle(s) or special mobile equipment on County roads of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code.

5.2.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by the Engineering & Water Resources Section, segregated by those costs that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. The costs recoverable through fees were also translated into a fully burdened hourly rate for purposes of individual fee calculations. Tables 10 & 11 summarize the outcomes of the analysis:

Table 10. Engineering and Water Resources: Fully Burdened Hourly Rate

Cost Element	External Customer Support	Stormwater Program Support	Direct Fee for Service Eng & Water	Total
Labor	\$ 152,146	\$ 70,208	\$ 867,357	\$ 1,089,711
Recurring Non-Labor	-	-	83,711	83,711
Countywide Overhead	88,911	41,028	506,865	636,804
Engineering Division Admin	106,541	49,163	644,366	800,070
Section Total	\$ 347,598	\$ 160,399	\$ 2,102,299	\$ 2,610,296
Cost Recovery Targeted from Fees	80%	0%	100%	91%
Amount Targeted for Consideration in Billings/Fees	278,078	-	2,102,299	2,380,377
Amount Requiring Another Funding Source	69,520	160,399	-	229,919
Fully Burdened Hourly Rate				\$ 234
Reference: Direct Hours Only				10,163

Table 11. County Surveyor Fully Burdened Hourly Rate

Cost Element	External Customer Support	Direct Fee-For Service - Surveyor	Total
Labor	\$ 108,153	\$ 374,693	\$ 482,846
Recurring Non-Labor	-	15,387	15,387
Countywide Overhead	54,491	188,782	243,273
Surveyor Division Admin	61,982	220,599	282,581
Section Total	\$ 224,626	\$ 799,462	\$ 1,024,088
Cost Recovery Targeted from Fees	80%	100%	96%
Amount Targeted for Consideration in Billings/Fees	179,701	799,462	979,163
Amount Requiring Another Funding Source	44,925	-	44,925
Fully Burdened Hourly Rate			\$ 247
	Reference: Direct Hours Only		3,967

Engineering & Water Resources incurs a total annual cost of approximately \$3.63 million (total of two tables above), of which approximately, as a combined value, 92% is eligible and/or targeted for recovery from fees. All fee calculations in this report assume a fully burdened hourly rate of **\$234** for Engineering & Water services, and **\$247** for County Surveyor services.

The cost category columns shown in Tables 10 & 11 above are based on interviews conducted with Section staff. Summary descriptions of each cost category are provided below to assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate:

- N **External Customer Support** – Activities associated with responding to phone calls and general information requests that support the development review process. Typically, some portion of costs for the provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Engineering staff estimated that approximately 80% of these costs support land use application review activities, while the remaining costs should not be considered in the calculation of fees for services.
- N **Stormwater Program Support** – Engineering staff provides support to the Stormwater program. These costs are not recommended for recovery from Engineering fees.
- N **Direct Fee-For service – Engineering & Water** – Work activities associated with the administration, processing and inspection of Engineering & Water permits and services. 100% of these costs eligible for recovery from fees for services.
- N **Direct Fee-For service – Surveyor** – Work activities associated with County Surveyor services. 100% of these costs are recoverable from fees for services.

5.2.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The following is a summary of the Engineering and Water Resources' fee structure improvements identified:

Additions:

- ℳ Engineering Staff Consultation Fee
- ℳ Encroachment Permit / Inspection fees for Bell Holes and Borings were expanded to include incremental fees per each additional two bell holes and/or borings beyond the first four
- ℳ Encroachment Permit / Inspection fees added a new project category for Existing Driveway Upgrade
- ℳ Survey and Land Development Map/Plan Check added a service fee for Referrals for Projects Subject to State Storm Water Regulations
- ℳ Storm Water Services added Low Impact Development Review and Monitoring fees
- ℳ Sewer Services added fees for the following types of plan check services:
 - Sewer Service or Connection Fee Determination for two types of projects: Residential, and Non-Residential Residential Single Lot; Sewer Lines from Sewer Mains to Building (one or multiple on-site connections)
 - Subdivisions (under county jurisdiction)
 - Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); Sewer Line from Sewer Main to Building (flat)
 - Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.) Sewer Main Extensions or Side Sewers with Manholes
- ℳ Water Service Fees – a new fee structure was created to separate water service review and inspection from sewer service review and inspection

Deletions:

- ℳ Transportation Permit Special Service
- ℳ Work Without Permit
- ℳ Subdivision Map Review and Processing, all “Plus (per lot)” fees
- ℳ Non-Subdivision Improvement Agreement
- ℳ Improvement Agreement Extensions Review
- ℳ Grading Plan Check of a Driveway Plan
- ℳ NPDES Abatement Repair
- ℳ Sewer Service Plan Check fees for Connection Fee Determination and Plan Check of Commercial/Industrial (incl. tenant improvements and mixed uses) projects. These fee categories were replaced by additions noted above.
- ℳ Office Review - Septic Tank Destruct with Sewer Connection Clearance
- ℳ Water Permit Processing and Water System - Commercial/Industrial (incl. tenant improvements and mixed uses)

Reorganization and/or Restructure:

- ℳ Encroachment Plan Check fee categories were restructured to reflect one Plan Review fee per project and an add on fee for a site visit/evaluation when needed
- ℳ Special Event permits, fees for Athletic Event Inspections were expanded to reflect separate fees for services performed during and after business hours

- N Survey Land Development Map/Plan Check fees were restructured to eliminate additional “per lot” fees and better delineate for services provided to parcel map sized, versus subdivision map sized projects
- N Survey Land Development Inspection fees for Improvements are currently charged based on a percentage of the Engineers Estimate of Construction Cost (ECC) for each project as follows:
 - o Improvements Inspections – Projects with ECC less than \$5,000 is \$954.00; Projects with ECC greater than \$5,000 is 5.75% of ECC or at cost (whichever is greater)
 - o NPDES Inspections – Fee is equal to .5% of ECC or \$75 minimum fee per project
- N NBS provided two options for the County’s consideration in restructuring the following fees:
 - o Improvements Inspections – Projects with ECC less than \$5,000 should continue with the flat fee per project; Projects with ECC greater can be converted into a minimum fee and charged At Cost (option 1), or continue with a revised percentage of ECC to determine the At Cost initial fee amount (option 2).
 - o NPDES Inspections – Fee can be converted into a minimum fee and charged At Cost (Option 1), or continue with the same current fee structure and amount (option 2)
- N Grading Plan Check and Inspection fees were restructured to move away from a projects cubic yardage as a basis for determining the fee amount. Service fees are now categorized by the type of review performed.
- N Grading Inspection fees for NPDES related review were restructured from cubic yards to above and below ½ acre of disturbed area
- N Late / Overtime Inspection fees were changed from a charge equal to 50% of the inspection fee to an hourly fee for service
- N Storm Water Services for Drainage Review were restructured into fee categories that mirror the revised Grading Plan Check and Inspection fee categories
- N Sewer and Water Services fees were split apart into two separate fee schedules for Sewer Services and Water Services

5.2.3 COST RECOVERY EVALUATION

Appendix A.4 presents the results of the detailed cost recovery analysis of fees for the Engineering & Water Resources Section. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Currently, the Section is recovering approximately 53% of the total cost of providing services from fees. As Table 12 shows, the County collects approximately \$1.87 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$3.52 million.

Table 7. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Engineering & Water	\$ 1,867,912	\$ 3,518,952	\$ (1,651,040)	53%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.4 to set each individual fee either at, or below the 100% Cost of Service.

5.2.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency's fee schedule.

For most Engineering fees, the structures varied too greatly between comparison agencies to draw a conclusion. The County's hourly rate falls in line with the other agencies surveyed. For Encroachment permits, the County fees are higher than most agencies surveyed, but the County fee list also contains a more expansive list than the comparison agencies.

5.3 Well & Septic

The Well and Septic Section staff reviews all development proposals that will rely on wells or septic systems. They also review permit applications for septic system repair or upgrade. Their focus is on protecting health by ensuring that water wells are properly constructed and septic systems protect surface and ground water quality. Sonoma County's soils are notoriously poor for septic systems, so this is a sometimes challenging mission.

5.3.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by the Well & Septic Section, segregated by those costs that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. The costs recoverable through fees were also translated into a fully burdened hourly rate for purposes of individual fee calculations. Table 13 summarizes the outcomes of the analysis:

Table 8. Well & Septic Fully Burdened Hourly Rate

Cost Element	External Customer Support	Direct Fee for Service Well & Septic	Total
Labor	\$ 124,454	\$ 1,426,928	\$ 1,551,382
Recurring Non-Labor	-	316,797	316,797
Countywide Overhead	160,804	1,843,698	2,004,503
W&S Division Admin	59,805	752,111	811,916
Section Total	\$ 345,064	\$ 4,339,534	\$ 4,684,598
Cost Recovery Targeted from Fees	75%	100%	98%
Amount Targeted for Consideration in Billings/Fees	258,798	4,339,534	4,598,332
Amount Requiring Another Funding Source	86,266	-	86,266
Fully Burdened Hourly Rate			\$ 250
	Reference: Direct Hours Only		18,388

The Well & Septic Section incurs a total annual cost of approximately \$4.68 million, of which approximately 98% is eligible and/or targeted for recovery from fees. All fee calculations in this report assume a fully burdened hourly rate of **\$250** for Well & Septic services.

The cost category columns shown in Table 13 above are based on interviews conducted with Section staff. Summary descriptions of each cost category are provided below to assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate:

- ℳ **External Customer Support** – Activities associated with responding to phone calls and general information requests that support the development review process. Typically, some portion of costs for the provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Well & Septic staff estimated that approximately 75% of these costs support land use application review activities, while the remaining costs should not be considered in the calculation of fees for services.
- ℳ **Direct Fee-For service – Well & Septic** – Work activities associated with the administration, processing and inspection of Well & Septic permits. 100% of these costs are recoverable from its routine fees for service.

5.3.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The following is a summary of the overall changes made to the Division’s fee structure:

Additions:

- ℳ Well & Septic Staff Consultation Fee (1 hr. minimum)
- ℳ Septic Construction Application Plan Check fees for Repairs, Septic Tank Only, Pre-Treatment Tank Only, Waterless Toilet, and other. Renamed Plan Check – Minor to Plan Check – Minor/Vesting Cert/Other
- ℳ Septic Design Application Plan Check Fees for Standard, Non-Standard Alternate, and Non-Standard Experimental systems
- ℳ Water Well Plan Check section of service fees
- ℳ Total Daily Maximum Load Monitoring

Deletions:

- ℳ Transportation Permit Special Service
- ℳ Work Without Permit
- ℳ Subdivision Map Review and Processing, all “Plus (per lot)” fees
- ℳ Non-Subdivision Improvement Agreement
- ℳ Improvement Agreement Extensions Review
- ℳ Grading Plan Check of a Driveway Plan
- ℳ NPDES Abatement Repair
- ℳ Sewer Service Plan Check fees for Connection Fee Determination and Plan Check of Commercial/Industrial (incl. tenant improvements and mixed uses) projects. These fee categories were replaced by additions noted above.
- ℳ Office Review - Septic Tank Destruct with Sewer Connection Clearance

- Water Permit Processing and Water System - Commercial/Industrial (incl. tenant improvements and mixed uses)

Reorganization and/or Restructure:

- Overall, fees were restructured and recategorized to delineate between Septic review and Well review services, and within those main service categories, to delineate between Site Evaluation Services, Construction Application Plan Check Services, and Design Application Plan Check Services
- Septic Permit / Inspection fees for repairs were collapsed from several fees per type of repair into one repair inspection fee category

5.3.3 COST RECOVERY EVALUATION

Appendix A.5 presents the results of the detailed cost recovery analysis of fees for the County's Well & Septic Section. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

Currently, the Section is recovering approximately 58% of the total cost of providing services from fees. As Table 14 shows, the County collects approximately \$2.82 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$4.86 million.

Table 9. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Well & Septic	\$ 2,820,904	\$ 4,862,826	\$ (2,041,922)	58%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.5 to set each individual fee either at, or below the 100% Cost of Service.

5.3.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency's fee schedule.

Based on this analysis, the County's current fees are lower than the other agencies surveyed for most of the Septic Site Evaluation and Construction Services. At full cost recovery, most of the County's fees are in line with the other agencies surveyed. For Well & Septic Staff Consultation fees, the County has the highest hourly rate of the agencies surveyed.

For the cities of San Rafael, Santa Rosa and Walnut Creek, these agencies do not have Well & Septic fees, but rather use the fees set by their counties. San Rafael is in Marin County, and Santa Rosa is in Sonoma County. Results for these counties are discussed above. Walnut Creek is in Contra Costa County which was not surveyed.

5.4 Building

The Building Division inspects and reviews plans for construction projects to make sure they are built according to the approved plans and building codes. The focus of this division is on protecting public health and safety.

5.4.1 COST OF SERVICE ANALYSIS

NBS calculated the total estimated annual cost of services provided by the Building Division, segregated by those costs that are eligible and/or targeted for recovery in fees for service and those that require another funding source other than fees. The costs recoverable through fees were also translated into a fully burdened hourly rate for purposes of individual fee calculations. Table 15 summarizes the outcomes of the analysis:

Table 10. Building Division Fully Burdened Hourly Rate

Cost Element	Public Counter / General Info	Building Direct Services - Plan Check and Inspection	Total
Labor	\$ 172,264	\$ 2,949,957	\$ 3,122,221
Recurring Non-Labor	12,984	322,340	335,323
Countywide Overhead	178,125	3,050,338	3,228,463
Building Division Admin	73,107	1,272,058	1,345,166
Division Total	\$ 436,480	\$ 7,594,693	\$ 8,031,173
Cost Recovery Targeted from Fees	95%	100%	100%
Amount Targeted for Consideration in Billings/Fees	414,656	7,594,693	8,009,349
Amount Requiring Another Funding Source	21,824	-	21,824
Fully Burdened Hourly Rate			\$ 229
	<i>Reference: Direct Hours Only</i>		35,026

The Building Division incurs a total annual cost of approximately \$8.03 million, of which approximately 100% is eligible and/or targeted for recovery from fees. All fee calculations in this report assume a fully burdened hourly rate of **\$229** for Building Plan Check and Inspection services.

The cost category columns shown in Table 15 above are based on interviews conducted with Division staff. Summary descriptions of each cost category are provided below to assist the reader in understanding the underlying costs and assumptions used to calculate the fully burdened hourly rate:

- Public Information / General Information** – These activities are related to staff time dedicated to answering phone calls and requests for general information related to Processing, plan check and inspection services at the public counter. Typically, some portion

of costs for the provision of general public information and assistance do not apply toward recovery from fees and are considered a basic function of governmental services to the public. Building staff estimated that approximately 95% of these costs support land use application review activities, while the remaining costs should not be considered in the calculation of fees for services.

- N Building Direct Services – Plan Check and Inspection** – Work activities associated with the administration, processing and inspection of Building Division services. 100% of these costs are recoverable from its routine fees for service.

5.4.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

There are two common approaches utilized by California local governments to calculate building permit and plan check fees.

Method 1: Building Valuation Data (BVD): This method for calculating plan check and permit fees has been the industry standard in California (and nationally) since the evolution of the State Building Code. This fee calculation method relies upon building valuation data (BVD) as the underlying criteria for determining a project’s scope and/or regulatory complexity. A BVD table, the most used reference for which is the International Code Council (ICC), provides the “average” construction cost per square foot, and the resulting calculated construction cost for an entire project is then assessed a fee based upon a sliding scale. A very simplified example, not specific to Sonoma, would be a project with a construction value of \$150,000 is charged a fee of \$2,000 for the first \$100,000 of its construction value, plus an incremental charge of \$3.17 for each additional increment of \$1,000 in construction value above \$100,000.

Method 2: Cost per Project Type. In the early 2000’s an alternate method for calculating plan check and permit fees gained traction, due to concerns raised in the industry about whether construction value was the most appropriate indicator of any given project’s scope and/or regulatory complexity. The alternate fee calculation method removes BVD as a criterion for determining fees, and instead relies upon a project’s building occupancy type as defined by the building code, and square footage. Additional lists of itemized permit fees are also typically developed for minor residential projects and repairs.

In NBS’ professional opinion and experience, which spans more than 20 years of calculating building fees in California, both methods are appropriate for use in establishing reasonable and defensible plan check and permitting fees. The key to ensuring fees are reasonable under either method rely upon the time and cost required of the regulatory efforts (plan check and inspection) for which the fee is charged, as relative to the type and size of the project being regulated. Both methods have their advantages and challenges in terms of maintenance, and implementation, which requires periodic review and analysis of the underlying assumptions behind the cost of providing services.

Advantages of the BVD method include ease of analysis and implementation, as staff and developers are very familiar with this system as the industry standard. Challenges include the reliability of changing BVD data and its impact on the resulting fee amounts charged. If the BVD data is updated then the construction value of a project is influenced by that change, and so is the fee. Another challenge that BVD fee tables also present is that fees for larger projects can become excessive if additional “tiers” on the scaled fee table are not added as the typical project values over time increase. Permit Sonoma addresses

the first challenge with the BVD method by utilizing an older version of BVD tables. Because the BVD tables are not updated, resulting fees are not actually influenced by changing BVD. However, this requires local developers to rely on Permit Sonoma's BVD tables and can be confusing or time consuming in terms of establishing construction value at times. The second challenge has been addressed within this Study, as further discussed below.

Advantages of the Cost per Project Type method include elimination of the BVD tables, which is a variable that changes every six months when relying upon the ICC tables. Challenges of this method, however, can sometime outweigh the advantages. Challenges mostly center around implementation efforts, requiring a high degree of effective change management. When moving to this method, the implementing agency must go through a complete restructuring of their approach to classifying project types, calculating fees, programming permitting systems, and completely retrain permit counter staff. Implementation efforts also typically require additional studies and analysis within one to two years of initial implementation to work out any unforeseen edits from the restructure.

As a final note, in our professional opinion and experience, to date there is no official regulatory requirement or legal precedent that requires the use of one system versus the other to establish building plan check and permit fees in California. California law simply requires that the fee charged not exceed the estimated and reasonable cost of providing the service for which the fee is charged. The methods of analysis applied to develop this report meet the statutory requirements for regulatory fees.

After weighing the advantages and challenges presented by each fee calculation system, Permit Sonoma decided to continue with its use of Method 1 as their preferred approach. The following is a summary of the overall changes to the Division's fee schedule:

Additions:

- Building Plan Check and Permit / Inspection fee tables that utilize a BVD as the basis for determining the fee were modified to include an additional tier for projects over \$1 million. The current scale for fee calculation shows a highest tier of \$1 million, with an incremental fee charged per \$1,000 of construction value over \$1 million. Upon review of the County's permit records, NBS recommended adding a \$5 million tier to the fee table.

Deletions:

- NPDES – Building – New Construction
- NPDES - Building – Repair in Kind

Reorganization and/or Restructure:

- Building Plan Check and Permit / Inspection fee tables that utilize a project's construction valuation as the basis for determining the fee were segregated into two sets of fee tables for residential versus commercial project types. The effort required to review and inspect these types of projects often varies based on their use (public versus private occupancy).
- Electrical, Plumbing, and Mechanical fees were restructured, as follows:
 - Electrical, Plumbing, and Mechanical permits that are associated with a building permit with a plan check. Currently, fees for these services are structured on a per square foot fee basis for residential projects, and on an itemized basis for commercial

projects. The Division wished to streamline the approach to electrical, plumbing, and mechanical permits and make the fees consistent for residential and commercial project type applications. Counting each individual fixture, item, etc. is a cumbersome task that requires an unnecessary amount of staff time. Therefore, Division staff recommended these fees be structured into three tiers according to trade and occupancy type. Fees are based on a tiered table of square footage of space requiring permit inspection services.

- Electrical, Plumbing, and Mechanical permits that are not associated with a building permit with a plan check. Currently, fees for these services are itemized by type of trade permit required. For example, water heater permits, electrical service upgrades, and the like. The Division also wished to streamline the process of issuing these permits on an itemized basis. NBS recommended a fee structure that is based on a minimum permit fee that covers the cost of up two inspection trips and three itemized trade permits, on average. Should additional items or inspections be required, an additional fee applies.

5.4.3 COST RECOVERY EVALUATION

Appendix A.6 presents the results of the detailed cost recovery analysis of fees for the County’s Building Division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Currently, the Section is recovering approximately 97% of the total cost of providing services from fees. As Table 16 shows, the County collects approximately \$8.06 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$8.30 million.

Table 11. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Building	\$ 8,061,400	\$ 8,303,247	\$ (241,847)	97%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.6 to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

5.4.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County’s current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are often non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency’s fee schedule.

As discussed in section 5.4.2 above, there are 2 common approaches utilized to calculate building permit and plan check fees. The County of Marin and the City of Santa Rosa utilize method 2, cost per project type, and therefore a comparison of these fees to the County's current fees could not be established. However, the County of Napa and the cities of San Rafael and Walnut Creek utilize method 1, Building Valuation Data, and could be compared. Based on this analysis, the County's current fees are lower than the other agencies surveyed in the under \$500,000 valuation tier of Permit & Plan Check fees, while higher than other agencies at and above \$500,000 in valuation. At full cost recovery, the County's fees for these same services are more in line with the other agencies surveyed. Mechanical, Plumbing and Electrical permit fee structures varied too greatly between comparison agencies to draw a conclusion.

5.5 Code Enforcement

The Code Enforcement Division handles violations of the County's building, zoning, and health regulations. Code Enforcement also administers the County's Abandoned Vehicle Abatement program. Staff investigates and resolves instances of the following within unincorporated Sonoma County:

- ▮ Accessibility complaints
- ▮ Abandoned vehicles on private property
- ▮ Cannabis violations
- ▮ Construction without permits
- ▮ Failing septic systems
- ▮ Grading violations
- ▮ Health and safety issues (except issues like smoking)
- ▮ Housing code violations
- ▮ Zoning violations/Illegal uses of land (examples: commercial use in a residential area or vacation rental without permit)

As noted in Section 2.1, fees examined in this report specifically exclude evaluation of fines and penalties imposed by the County for violations of its requirements or codes.³ The focus of NBS' study of the Code Enforcement services is tailored toward establishment of a fully burdened cost per hour for use in cost recovery applications, where applicable.

³ According to the California Constitution Article XII C § 1 (e) (4) and (5), the County is not limited to the costs of service when charging for entrance to or use of government property, or when imposing fines and penalties.

5.5.1 COST OF SERVICE ANALYSIS

NBS developed a composite, fully burdened, hourly rate for the Code Enforcement Division as shown in Table 17 below:

Table 12. Code Enforcement Division Fully Burdened Hourly Rate

Cost Element	CE - Direct Services
Labor	\$ 1,115,490
Recurring Non-Labor	81,272
Countywide Overhead	576,034
CE Admin	1,070,116
Division Total	\$ 2,842,913
Fully Burdened Hourly Rate	\$ 222
<i>Reference: Direct Hours Only</i>	12,813

The total annual cost of the Code Enforcement Division is approximately \$2.84 million. Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. It should be noted that \$2.84 million is not an expected cost recovery target from fees, as the Division handles many reactive enforcement activities that result in administrative penalties or fines, rather than fees for services. The Division charges very few fees for services, as further described below. For purposes of analyzing the Division's fees, NBS calculated an average cost per hour. All fee calculations in this report assume a fully burdened hourly rate of **\$222**.

5.5.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The following is a summary of the fee schedule identified improvements:

Additions: none.

Deletions:

- ⌵ Abatement Repair Permit
- ⌵ NPDES - Abatement Repair
- ⌵ Building Board and Secure
- ⌵ Use Permit Site Inspection

Reorganization and/or Restructure: Currently the Division charges hourly rates per individual staff position. NBS calculated a composite rate.

5.5.3 COST RECOVERY EVALUATION

Appendix A.7 presents the results of the detailed cost recovery analysis of fees for the County's Code Enforcement Division. In the Appendix, the "Cost of Service per Activity" column establishes the maximum adoptable fee amount for the corresponding service identified in the "Fee Name" list.

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.7 to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

5.5.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency's fee schedule and complete a comparison. Unfortunately, insufficient data was available to complete a comparison of Code Enforcement fees for services.

5.6 Fire Prevention and Hazardous Materials

The Fire Prevention and Hazardous Materials Division is primarily responsible for programs, procedures, and projects for preventing the outbreak of fires within the unincorporated areas of the County. The Hazardous Materials Unit regulates the storage, handling, and processing of hazardous materials through the Certified Unified Program Agency (CUPA) program. Their goal is to minimize the danger to persons and damage to property caused by fires. In addition to code adherence, the Fire Prevention and Hazardous Materials Division staff is responsible for hazardous materials incident response, fire investigations, and emergency scene management support at emergencies.

5.6.1 COST OF SERVICE ANALYSIS

NBS developed a composite, fully burdened, hourly rate for Fire Prevention and Hazardous Materials Division as shown in Table 18 below:

Table 18. Fire Prevention and Hazardous Materials Division Fully Burdened Hourly Rate

Cost Element	Public Counter / General Info	Hazmat Emergency Response Standby	Chipper Services	Direct Plan Check/ Field Services	Total
Labor	\$ -	\$ 115,415	\$ 135,233	\$ 827,652	\$ 1,078,300
Recurring Non-Labor	-	29,970	71,476	234,518	335,964
Countywide Overhead	-	74,696	467	584,508	659,672
Division Overhead	364,680	134,081	126,219	1,003,212	1,628,191
Division Total	\$ 364,680	\$ 354,162	\$ 333,395	\$ 2,649,890	\$ 3,702,127
Fully Burdened Hourly Rate	n/a	\$ 310	\$ 133	\$ 308	
<i>Reference: Direct Hours Only</i>	n/a	1,141	2,516	8,600	

The total annual cost of the Fire Prevention and Hazardous Materials Division is approximately \$3.70 million. Section 2.2, *Methods of Analysis*, further describes the types of expenditures and allocated costs considered in the development of the rate. It should be noted that Division Total amounts in Table 18 shown for Public Counter/General Info, Hazmat Emergency Response Standby, and Chipper Services are not targeted for recovery in fees for services. NBS calculated an average cost per hour for Hazmat and Emergency Response Standby and Chipper Services for the Division to utilize where and when applicable. Out of the \$3.70 million total annual cost of services identified in this study, approximately \$2.65 million (72%) are targeted for recovery in the fees for services listed in Appendix A.8. All fee calculations in this report assume a fully burdened hourly rate of **\$308**.

5.6.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The fee schedule for this Division may have incurred the most significant amount of restructuring out of any Department or Division studied. After much review and discussion with Division staff about the types and nature of various services provided, NBS and Division staff decided to create four distinct areas of the fee structure, as follows:

I. Annual Inspections and Fire Code Operational Permits: includes services for the annual fire code occupancy inspections that are required by State law and/or local policy or ordinance. Fees were restructured to charge a minimum annual fee amount that includes both the annual inspection and the first related Fire Code permit assigned to an occupancy (where applicable). Subsequent required Fire Code permits are then added to the minimum annual fee at ½ hour of time per permit. Should reinspection's be required due to lack of compliance, missed inspections, etc., a reinspection fee will apply.

II. HazMat / CUPA Program: the County is required to regulate hazardous waste generators according to State requirements on an annual basis. Fees for these services are grouped under this heading. Most fees

were preserved in their existing structure of fee names and project size categories. A few new fee categories were added as follows:

- CUPA Program Consultation, to be used to onboard a new business into the CUPA inspection program.
- Temporary Generator Permit
- Stormwater Inspection (as needed)
- Business License Inspection

III. Other Services: miscellaneous fees for Emergency Response, Vegetation Management, and Special Event Permits. Regarding Vegetation Management fees, a new fee was added in response to the recent Assembly Bill 38 which requires the County to perform a Defensible Space Inspection if a home sale meets certain criteria. These inspection requirements only apply to properties in High and Very High Severity Zones.

IV. Development Services: fees for review of planning, engineering, and building plan referrals to the Division for review, as well as the plan check and inspection of all fire sprinkler, alarm, and safety systems required for development projects. The Division currently charges for these services on an hourly basis. NBS recommended restructuring these fees into an expanded fee structure that is typically seen in fire prevention divisions in similar sized agencies. Fees are structured by type and size of project and charged on a flat “per project” basis. The advantages of an expanded list of flat fees for these services include less administrative effort to ensure calculation of all individual hours incurred on each project, and more clarity for fee payors up front as to what they can approximately expect to pay based on the type of project they need services for.

5.6.3 COST RECOVERY EVALUATION

Appendix A.8 presents the results of the detailed cost recovery analysis of fees for the County’s Fire Prevention and Hazardous Materials Division. In the Appendix, the “Cost of Service per Activity” column establishes the maximum adoptable fee amount for the corresponding service identified in the “Fee Name” list.

Currently, the Division is recovering approximately 84% of the total cost of providing fee related services. As Table 19 shows, the County collects approximately \$2.29 million per year in revenue at the current fee amounts. At full cost recovery and the same demand level for these services, the County would recover approximately \$2.72 million.

Table 19. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Fire	\$ 2,293,207	\$ 2,723,543	\$ (430,336)	84%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information in Appendix A.8 to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

5.6.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for many fee categories due to comparison agencies typically using varied terminology for the provision of similar services, NBS made every reasonable attempt to source each comparison agency's fee schedule.

Based on this analysis, the County's current fees are lower than the other agencies surveyed in the area(s) of Annual Fire Code Permits, Small and Large Quantity Generators, Hazmat Business Plans, Fire Alarm / Sprinkler and Fire Suppression fees. They are higher in the area of Underground Storage Tanks. At full cost recovery, the County's fees for services such as Underground Storage Tanks would be the highest of all agencies surveyed, while being lower than or comparable to other surveyed agencies for remaining fee categories.

5.7 Planning Administration Fee

The Planning Division is responsible for updating the County's General Plan on a routine basis. This Plan helps to guide the growth of the community in a consistent manner. Government Code 66014 (b) allows local agencies to, "...include the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations." This section of the Government Code supports the inclusion of costs for general plan maintenance and updates in fees for service.

5.7.1 COST OF SERVICE ANALYSIS

As shown in Table 20 below, the annual cost of a comprehensive General Plan update and its associated implementation is approximately \$601,200. This amount is based on the Division's estimate of \$8.27 million in costs required for comprehensive updates to be performed every 8 - 12 years, less the amount of current fund balance accrued through PRMD's existing fee revenue to date.

Table 13. Annual General Plan Update Costs

Item	County Costs	Consultant Costs	Total Cost	Amortization Period (Yrs)	Annual Cost
General Plan Update Costs	\$ 4,900,000	\$ 2,100,000	\$ 7,000,000	12	\$ 583,333
Local Coastal Plan Update Costs	\$ 250,000	\$ -	\$ 250,000	12	\$ 20,833
Housing Element Update Costs	\$ 310,800	\$ 133,200	\$ 444,000	8	\$ 55,500
Critical Implementation Program Costs	\$ 71,200	\$ -	\$ 71,200	12	\$ 5,933
Reports and Maintenance Costs	\$ 507,456	\$ -	\$ 507,456	12	\$ 42,288
Plan Admin Fund Balance	\$ -	\$ (1,280,214)	\$ (1,280,214)	12	\$ (106,685)
Total			\$ 6,992,442		\$ 601,203

5.7.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

By industry standard, this surcharge applies only to development projects that have a significant impact on the update of the General Plan, or that are subject to specific review and approval pertaining to the policies and requirements therein. NBS therefore recommends that the Plan Administration Fee be

assessed as a surcharge on new building permits with over \$100,000 in project construction costs. This method spreads the cost recovery among a reasonable range of permitted projects that are most likely to have required an entitlement or discretionary approval through planning before proceeding to apply for a building permit. Small residential projects, such as re-roofing, small kitchen, bath, and room remodels, water heater replacement projects would be exempt.

Per the Study's results, the recommended fee revenue for relevant building permit and plan check types subject to this Surcharge is approximately \$3.08 million per year, as shown in Table 21, below. The County's General Plan and associated implementation programs provide the key guidelines, policies, and legal parameters required for the approval of development projects. However, it is recognized that the General Plan has other applications, which the County uses in its continued efforts to serve its existing residents and businesses. Additionally, when adopting a reasonable surcharge amount, policy makers must consider to what degree new development impacts the revision and maintenance efforts of the General Plan, and to what degree the General Plan is required for approval of new development projects. For jurisdictions with large amounts of undeveloped land available, the impact is typically assumed higher than for jurisdictions that are closer to the "build-out" of available land resources.

The following table provides options for surcharge amounts based on various policy-driven cost recovery targets:

Table 14. Surcharge Calculation

Cost Recovery Target	Annual Cost @ Target	% of Recommended Fee Revenue
100%	\$ 601,203	19.5%
75%	\$ 450,903	14.7%
50%	\$ 300,602	9.8%
25%	\$ 150,301	4.9%
Full Cost Recovery Fee Revenue (Building Plan Check and Permit Fees with >\$100,000 valuation)		\$ 3,075,594

The County currently charges a 15% Planning Administration Fee on top of building permit fees. The current surcharge applies to more types of building permits than the revised surcharge is recommended to apply to based on their estimated likelihood of requiring General Plan review or generating General Plan policy impacts.

As shown in the table above, an 19.5% surcharge would recover 100% of the costs associated with update and implementation of the County's General Plan. For the reasons discussed above, County staff and the Board of Supervisors should agree upon a desired annual cost recovery target for this fee program that is reasonably less than 100%.

NBS recommends the County track these revenues in a separate fund and utilize the funds solely for the purposes identified in this report.

5.7.3 COST RECOVERY EVALUATION

As shown in the following table, the County collects approximately \$453,000 per year in revenues at the current surcharge amount. At full cost recovery, a surcharge for these services would recover approximately \$601,200.

Table 22. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Planning Administration Fee	\$ 452,626	\$ 601,203	\$ (148,577)	75%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information to set each individual fee either at, or below the 100% Cost of Service per Activity level shown.

5.7.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to source each comparison agency's fee schedule.

The structure of the Planning Administration fee in most agencies is charged as a percentage on top of select fees. Only one of the agencies surveyed charges a flat fee rather than a percentage. PRMD's current 15% surcharge appears to be within the range and practice of the agencies surveyed. At full cost recovery the 18.9% surcharge would be on the higher side of the range, though still not the highest. The full comparison can be found as Appendix B.3 to this report.

5.8 Technology Surcharge

Routine investment in the County's land management software and systems are key in promoting efficient development approval and processing services. The basic premise behind implementation of a Technology Surcharge is that a separate fund is created and is self-sustaining in meeting the ongoing technology enhancement needs of the Department.

5.8.1 COST OF SERVICE ANALYSIS

As shown in Table 23, the County's cost estimate for known needed technology enhancements is approximately \$956,000 every one to five years.

Table 23. Annual Cost of Service Calculation

Item	Cost	Amortization Period (Yrs)	Average Annual Cost
OPR Online Forms	\$ 12,500	3	\$ 4,167
Planning Online Forms	\$ 12,500	3	\$ 4,167
ESRI InSights for Planning	\$ 60,000	3	\$ 20,000
Electronic Signature Integration	\$ 75,000	3	\$ 25,000
Records Digitization	\$ 500,000	5	\$ 100,000
Wizard Development	\$ 75,000	3	\$ 25,000
Online Chat	\$ 85,000	3	\$ 28,333
Special Events Mapping	\$ 35,000	3	\$ 11,667
Call Center Phone System	\$ 65,000	3	\$ 21,667
Accela Maintenance	\$ 86,000	1	\$ 86,000
Technology Fee Fund Balance	\$ (50,000)	3	\$ (16,667)
Total	\$ 956,000		\$ 309,333

The average annual funding requirements for technology enhancements is approximately \$309,000 per year.

5.8.2 FEE STRUCTURE CONFIRMATION AND ALIGNMENT

The technology enhancements recommended by PRMD Information Technology Division staff are primarily supportive of the Department's fee for service programs, and also tangentially supportive of the entire Department's operations. As such NBS does not recommend a cost recovery target of 100% for these enhancements.

The following table provides options for surcharge amounts at varied cost recovery targets:

Table 24. Surcharge Calculation

Cost Recovery Target	Annual Cost @ Target	% of Recommended Fee Revenue
100%	\$ 309,333	1.3%
90%	\$ 278,400	1.1%
75%	\$ 232,000	0.9%
50%	\$ 154,667	0.6%
Full Cost Recovery Fee Revenue		\$ 24,666,953

The County currently charges technology fee on top of various permit fees. Fees are grouped into complexity tiers. The more complex the permit, the more the permit holder is assumed to benefit from the enhanced technology. After discussion with PRMD staff, it was decided that the tiered fee structure is

no longer needed, and a single surcharge percentage applied on top of permit fees across the whole Department would be reasonable.

As shown in the table above, a 1.3% surcharge would recover 100% of the costs associated ongoing technology enhancements for the Department.

5.8.3 COST RECOVERY EVALUATION

As shown in the following table, the County collects approximately \$257,000 per year in revenues at the current surcharge amount. At full cost recovery, a surcharge for these services would recover approximately \$309,000 annually.

Table 25. Cost Recovery Outcomes

Permit Sonoma Fee Program	Estimated Annual Current Fee Revenue	Estimated Annual Full Cost Recovery Fee Revenue	Annual Cost Recovery Surplus / (Deficit)	Current Cost Recovery %
Technology Fee	\$ 257,267	\$ 309,333	\$ (52,066)	83%

NBS provided a full cost of service evaluation and the framework for considering fees. The County can now utilize the information to set each individual fee either at, or below the 100% Cost of Service Per Activity level shown.

5.8.4 COMPARISON SURVEY

As discussed in section 2.2.5, *Comparative Fee Survey*, NBS compared the County's current list of fees to those of 5 comparison agencies selected by the County. While the results of comparative fee surveys are sometimes non-conclusive for a number of reasons, NBS made every reasonable attempt to source each comparison agency's fee schedule.

The structure of the Technology Enhancement fee in the agencies surveyed varied too greatly to draw a conclusion. The County's current fees are charged on top of various permit fees and grouped into complexity tiers. At full cost recovery, the complexity tiers will be removed and a flat rate of .9% would be charged on top of permit fees to achieve full cost recovery. As shown in the agencies surveyed, the practice of charging a technology fee is a common practice. Marin County charges a flat \$15 on top of select Planning applications, the City of Santa Rosa charges a flat dollar amount on top of select Building fees, and the City of Walnut Creek has the most similar fee structure charging 5.75% on top of permit and plan review fees. The other two agencies were inconclusive. The full comparison can be found as Appendix B.3 to this report.

6. CONCLUSION

Based on the outcomes of the Cost of Service Analysis, Fee Establishment, and Cost Recovery Evaluation presented in this Study, the proposed Master Fee Schedule has been prepared for implementation and included in the County's Staff Report.

As discussed throughout this report, the intent of the proposed fee schedule is to improve the County's recovery of costs incurred to provide individual services, as well as adjust fees where the fees charged exceed the average costs incurred. Predicting the amount to which any adopted fee increases will affect County revenues is difficult to quantify. For the near-term, the County should not count on increased revenues to meet any specific expenditure plan. Experience with the revised fee amounts should be gained first before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the County, proposed fee amendments should enhance the County's cost recovery performance over time, providing it the ability to stretch other resources further for the benefit of the public at-large.

The County's Master Fee Schedule should become a living document, but handled with care:

- A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees imposed by the County. Once adopted by the Board of Supervisors, the fee schedule is the final word on the amount and method in which fees should be charged and supersedes all previous fee schedules. If it is discovered that the master document is missing certain fees, those fees will eventually need to be added to the master fee schedule and should not exist outside the consolidated, master framework.
- The County should consider adjusting these user fees and regulatory fees on an annual basis to keep pace with cost inflation. For all fees and charges, the County could use a Consumer Price Index adjustment. Conducting a comprehensive user fee Study is not an annual requirement, and only becomes worthwhile over time as shifts in organization, local practices, legislative values, or legal requirements result in significant change.

Disclaimer: In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the County's budgets, time estimate data, and workload information from County staff, were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions. While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

APPENDIX A.1

Cost of Service Analysis – Animal Services Department

Sonoma County
Animal Care & Control Division - User Fee Study Fiscal Year 19/20
Cost of Service Estimate for Fee Related Services and Activities

APPENDIX A.1

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Animal Care & Control Fees											
1	S/N Fine - Dog & Cat - Required by State Law		[1]								
	Unaltered 1st Impound	each					\$ 35				
	Unaltered 2nd Impound (within one year)	each					\$ 50				
	Unaltered 3rd Impound (within one year)	each					\$ 100				
2	Board and Care										
	Dog	per day		0.17	\$ 147	\$ 25	\$ 23	94%	319	\$ 7,337	\$ 7,836
	Cat	per day		0.13	\$ 147	\$ 20	\$ 23	117%	33	\$ 759	\$ 649
	Livestock	per day		0.25	\$ 147	\$ 37	\$ 23	62%	11	\$ 253	\$ 405
3	Owner Surrender										
	Dog, Cat, Litters, Livestock, Birds (in jurisdiction)	each		0.42	\$ 147	\$ 61	\$ 60	98%	226	\$ 13,560	\$ 13,879
	Dog, Cat, Litters, Livestock, Birds (out of jurisdiction)	each		0.50	\$ 147	\$ 74	\$ 119	161%	7	\$ 833	\$ 516
4	Rabies Quarantine										
	Quarantine - Shelter	each		0.25	\$ 147	\$ 37	\$ 103	280%	36	\$ 3,708	\$ 1,326
	Quarantine - Home	each		1.00	\$ 147	\$ 147	\$ 73	50%	208	\$ 15,184	\$ 30,657
	Quarantine Board per Day - Dog Or Cat	per day		0.25	\$ 147	\$ 37	\$ 28	76%	34	\$ 952	\$ 1,253

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5	Adoption										
	Dog										
	Over 6 years	each		2.00	\$ 147	\$ 295	\$ 94	32%	9	\$ 846	\$ 2,653
	Over 6 years, after 2 weeks	each		2.00	\$ 147	\$ 295	\$ 47	16%	-	\$ -	\$ -
	Over 4 months to 6 years	each		2.00	\$ 147	\$ 295	\$ 126	43%	237	\$ 29,862	\$ 69,862
	Over 4 months to 6 years, After 2 weeks (optional)	each		2.00	\$ 147	\$ 295	\$ 63	21%	-	\$ -	\$ -
	8 weeks to 4 months	each		2.00	\$ 147	\$ 295	\$ 168	57%	268	\$ 45,024	\$ 79,000
	8 weeks to 4 months, After 2 weeks (optional)	each		2.00	\$ 147	\$ 295	\$ 84	28%	-	\$ -	\$ -
	Cat										
	Over 6 years	each		0.75	\$ 147	\$ 111	\$ 53	47%	11	\$ 578	\$ 1,216
	Over 6 years, after 2 weeks	each		0.75	\$ 147	\$ 111	\$ 26	24%	-	\$ -	\$ -
	Over 4 months to 6 years	each		0.75	\$ 147	\$ 111	\$ 79	71%	184	\$ 14,536	\$ 20,340
	Over 4 months to 6 years, After 2 weeks (optional)	each		0.75	\$ 147	\$ 111	\$ 40	36%	-	\$ -	\$ -
	8 weeks to 4 months	each		0.75	\$ 147	\$ 111	\$ 132	119%	268	\$ 35,376	\$ 29,625
	8 weeks to 4 months, After 2 weeks (optional)	each		0.75	\$ 147	\$ 111	\$ 66	60%	-	\$ -	\$ -
	Small Mammals/Rodents/Fowl	each		0.38	\$ 147	\$ 55	\$ 11	19%	35	\$ 368	\$ 1,934
	Livestock/Exotic Animals	each	[1]				Fair Market Value		13	\$ -	\$ -
	Rabbits	each		0.38	\$ 147	\$ 55	\$ 21	38%	15	\$ 315	\$ 829
	Special cat or dog adoption fee (due to space or animals' condition)	each	[1]				\$ 25		26	\$ 650	\$ 650
6	Surgery										
	Dog										
	Spay/Neuter (2-30 lbs.)	each		0.75	\$ 147	\$ 111	\$ 60	54%	3	\$ 180	\$ 332
	Spay/Neuter (31-75 lbs.)	each		1.00	\$ 147	\$ 147	\$ 70	47%	34	\$ 2,380	\$ 5,011
	Spay/Neuter (over 75 lbs.)	each		1.50	\$ 147	\$ 221	\$ 90	41%	-	\$ -	\$ -
	Cat										
	Spay	each		0.50	\$ 147	\$ 74	\$ 40	54%	-	\$ -	\$ -
	Neuter	each		0.33	\$ 147	\$ 49	\$ 25	51%	-	\$ -	\$ -

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				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
7	Dog License										
	Altered	each		0.17	\$ 147	\$ 25	\$ 27	110%	17,548	\$ 473,796	\$ 431,060
	Unaltered	each		0.17	\$ 147	\$ 25	\$ 104	423%	2,722	\$ 283,088	\$ 66,865
	Senior Citizen (62 and older)										
	Altered	each		0.17	\$ 147	\$ 25	\$ 14	55%	4,998	\$ 67,473	\$ 122,774
	Late License Penalty	each	[1]				\$ 40				
8	Voluntary Cat License (Mandatory upon adoption)										
	Altered	each		0.08	\$ 147	\$ 12	\$ 7	53%	420	\$ 2,730	\$ 5,159
	Unaltered	each		0.08	\$ 147	\$ 12	\$ 13	106%	-	\$ -	\$ -
9	Transfer/Duplicate - Dog or Cat License	each		0.08	\$ 147	\$ 12	\$ 6	49%	1,276	\$ 7,656	\$ 15,672
10	Kennel/Pet Shop License										
	Commercial	each		1.33	\$ 147	\$ 197	\$ 210	107%	31	\$ 6,510	\$ 6,092
	Pet Fancier Kennel (Dog)										
	Altered (also must purchase individual dog licenses)	each		1.33	\$ 147	\$ 197	\$ 43	22%	17	\$ 731	\$ 3,341
	Unaltered (also must purchase individual dog licenses)	each		1.33	\$ 147	\$ 197	\$ 87	44%	25	\$ 2,175	\$ 4,913
	Pet Fancier Kennel (Cat)										
	Altered (individual cat license optional)	each		1.33	\$ 147	\$ 197	\$ 22	11%	1	\$ 22	\$ 197
	Unaltered (individual cat license optional)	each		1.33	\$ 147	\$ 197	\$ 43	22%	-	\$ -	\$ -
	Hobby Kennel	each		1.33	\$ 147	\$ 197	\$ 210	107%	1	\$ 210	\$ 197
	Pet Shop	each		1.33	\$ 147	\$ 197	\$ 210	107%	1	\$ 210	\$ 197
	Late Penalty	each	[1]				50% of Fee				
	Transfer (inspection)	hourly		1.00	\$ 147	\$ 147	\$ 25	17%	-	\$ -	\$ -
	Periodic Inspection	hourly		1.00	\$ 147	\$ 147	\$ 25	17%	-	\$ -	\$ -
new	Reinspection Fee	hourly		1.00	\$ 147	\$ 147	new	%	-	\$ -	\$ -
11	Protection Dog Operator										
	Registration	each		0.17	\$ 147	\$ 25	\$ 10	41%	-	\$ -	\$ -
	Inspection (Periodic)	hourly		1.00	\$ 147	\$ 147	\$ 25	17%	-	\$ -	\$ -

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12	Potentially/Dangerous Registration										
	Potentially Dangerous Dog	each		0.42	\$ 147	\$ 61	\$ 148	241%	96	\$ 14,208	\$ 5,896
	Dangerous Dog	each		0.42	\$ 147	\$ 61	\$ 371	604%	23	\$ 8,533	\$ 1,412
13	Impound										
	Dog										
	1st Impound - Licensed	each		1.25	\$ 147	\$ 184	\$ 68	37%	160	\$ 10,880	\$ 29,478
	1st Impound - Unlicensed	each		1.25	\$ 147	\$ 184	\$ 85	46%	311	\$ 26,435	\$ 57,297
	Additional Impound (within one year)	each		1.25	\$ 147	\$ 184	\$ 142	77%	49	\$ 6,958	\$ 9,027
	Cat										
	Impound - Altered	each		0.75	\$ 147	\$ 111	\$ 23	21%	43	\$ 989	\$ 4,753
	Impound - Unaltered	each		0.75	\$ 147	\$ 111	\$ 28	25%	6	\$ 168	\$ 663
	Small Livestock - Under 300 lbs. (sheep, goat, rabbit, bird, or other)	each		0.75	\$ 147	\$ 111	\$ 28	25%	6	\$ 168	\$ 663
	Large Livestock - 300 lbs. & up (horse, bovine, etc.)	each		2.50	\$ 147	\$ 368	\$ 62	17%	2	\$ 124	\$ 737
	Exotic	each		0.33	\$ 147	\$ 49	\$ 18	37%	-	\$ -	\$ -
14	Vaccination/Testing/Microchips										
	Rabies Vaccine (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 21	85%	78	\$ 1,638	\$ 1,916
	DHLPP (Distemper, Parvo Virus, Parainfluenza Vaccines) (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 26	106%	208	\$ 5,408	\$ 5,109
	Bordetella (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 26	106%	247	\$ 6,422	\$ 6,067
	Heartworm Test (owner request)	each		0.17	\$ 147	\$ 25	\$ 26	106%	10	\$ 260	\$ 246
	FVRCP (Panleukopenia, Feline Viral Rhinotracheitis, Calici Virus Vaccines) (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 26	106%	31	\$ 806	\$ 762
	FELV/FIV Test (Feline Leukemia Virus/Immunodeficiency Virus) (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 26	106%	2	\$ 52	\$ 49
	Microchip (included in adoption)	each		0.17	\$ 147	\$ 25	\$ 21	85%	6	\$ 126	\$ 147
new	Rabies Control Test (owner request)										
	Small Animal	each		0.83	\$ 147	\$ 123	\$ 149	121%	-	\$ -	\$ -
	Large Animal	each		1.33	\$ 147	\$ 197	\$ 149	76%	-	\$ -	\$ -

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15	Additional Vet Care Services										
	Medication fee	each		0.42	\$ 147	\$ 61	new	%	-	\$ -	\$ -
	Exam	each		0.50	\$ 147	\$ 74	new	%	-	\$ -	\$ -
	Outside Lab Work Minor	each		0.33	\$ 147	\$ 49	new	%	-	\$ -	\$ -
	Outside Lab Work Comprehensive	each		0.33	\$ 147	\$ 49	new	%	-	\$ -	\$ -
	In House Lab Work	each		0.25	\$ 147	\$ 37	new	%	-	\$ -	\$ -
	Sedation	each		0.67	\$ 147	\$ 98	new	%	-	\$ -	\$ -
	General Anesthesia	each		0.75	\$ 147	\$ 111	new	%	-	\$ -	\$ -
	Surgery Level 1	each		0.50	\$ 147	\$ 74	new	%	-	\$ -	\$ -
	Surgery Level 2	each		1.00	\$ 147	\$ 147	new	%	-	\$ -	\$ -
	Surgery Level 3	each		1.50	\$ 147	\$ 221	new	%	-	\$ -	\$ -
	Veterinary Treatment Level 1	each		0.50	\$ 147	\$ 74	new	%	-	\$ -	\$ -
	Veterinary Treatment Level 2	each		0.75	\$ 147	\$ 111	new	%	-	\$ -	\$ -
	Veterinary Treatment Level 3	each		1.00	\$ 147	\$ 147	new	%	-	\$ -	\$ -
16	Other Vet Services Not Listed	each					new				
17	Disposal - Large Animal	each		0.25	\$ 147	\$ 37	\$ 74	201%	191	\$ 14,134	\$ 7,038
18	Officer Assistance - Stray Livestock	each		2.00	\$ 147	\$ 295	\$ 275	93%	1	\$ 275	\$ 295
TOTAL										\$ 1,114,885	\$ 1,055,993

[Notes]

[1] Set per County policy / NBS did not evaluate.

APPENDIX A.2

Cost of Service Analysis – Agriculture/Weights & Measures Department

Sonoma County
Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20
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				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
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Agriculture Fees											
1	Copies										
	Copies of any requested record(s)	per page	[1]				\$ 0.35				
	A charge for all hours associated with recovery/manipulation of data	hourly (1/4 hr min)		1.00	\$ 225	\$ 225	\$ 177	79%	-	\$ -	\$ -
2	Direct Marketing Program										
	Certified Producer's Certificate (CPC)	each		3.49	\$ 225	\$ 785	\$ 69	9%	14	\$ 966	\$ 10,990
	Certified Producer Certificate (CPC) for User Online Data Entry	each		3.73	\$ 225	\$ 838	\$ 35	4%	137	\$ 4,795	\$ 114,862
	Certified Producer Certificate (CPC) Amendment	each		0.75	\$ 225	\$ 169	\$ 35	21%	-	\$ -	\$ -
	Embossed Copy/Copy of CPC After First Two Copies	per page	[1]				\$ 0.35				
	Certified Farmers' Market Application/Certificate	each		0.50	\$ 225	\$ 112	\$ 100	89%	23	\$ 2,300	\$ 2,584
3	Farm Labor Contract										
	County Registration	each		0.47	\$ 225	\$ 106	\$ 35	33%	122	\$ 4,270	\$ 12,886
4	Hazardous Materials Program										
	Hazardous Material Range 6 (55 gals <=1210 gals)	each		1.87	\$ 225	\$ 420	\$ 155	37%	258	\$ 39,990	\$ 108,425
	Hazardous Material Range 7 (>1210 gals cumulative)	each		2.12	\$ 225	\$ 476	\$ 247	52%	100	\$ 24,700	\$ 47,644
	Hazardous Waste Program (<325 gals waste/year)	each		1.20	\$ 225	\$ 270	\$ 145	54%	43	\$ 6,235	\$ 11,596
	Hazardous Waste Program (>325 gals waste/year)	each		1.28	\$ 225	\$ 288	\$ 225	78%	16	\$ 3,600	\$ 4,603
	APSA Surcharge	each	[3]				\$ 26				
	State Surcharge	each	[3]				\$ 49				
	Technology Fee	each	[11]				\$ 29				

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5	Miscellaneous										
	Grower Workshop: Pre-Registration	each		0.08	\$ 225	\$ 18	\$ 10	56%	265	\$ 2,650	\$ 4,764
	Grower Workshop: Registration at the Door	each		0.14	\$ 225	\$ 31	\$ 20	64%	68	\$ 1,360	\$ 2,139
	Additional CDFA Administrative Service Fee for Master Permits	each	[3]				\$ 125				
6	Pest Control Operators										
	Agricultural Aircraft Pilot (in county) – Registration	each	[4]				\$ 10				
	Agricultural Aircraft Pilot (out of county) – Registration	each	[4]				\$ 5				
	Agricultural Pest Control Operator (PCO) – Registration	each		0.47	\$ 225	\$ 106	\$ 86	81%	174	\$ 14,964	\$ 18,379
	Pest Control Advisor (in county) (PCA) – Registration	each	[4]				\$ 10				
	Pest Control Advisor (out of county) (PCA) – Registration	each	[4]				\$ 5				
	Maintenance Gardener Pest Control – Registration	each	[4]				\$ 25				
	Branch I Structural Pest Control Operator (Operators/Field Representatives) Registration	each	[4]				\$ 25				
	Branch II & III Pest Control Operators (General) – Registration	each	[4]				\$ 10				
	Register Additional Structural Pest Control Operators, Field Representatives, and Branch Offices	each	[4]				\$ 10				

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7	Phytosanitary Certificate/Certificate of Quarantine Compliance (CQC)										
	Additional CDFA Administrative Service Fee for All Individual Phytosanitary Certificates*	each	[3]				\$ 5				
	State Phyto Certificate (Individual)	each		0.50	\$ 225	\$ 112	\$ 15	13%	6	\$ 90	\$ 674
	State Phyto Certificate (Individual) – in Santa Rosa Office	each		0.25	\$ 225	\$ 56	\$ 8	13%	-	\$ -	\$ -
	State Phyto Certificate (additional cert for the same visit)	each		0.33	\$ 225	\$ 74	\$ 10	13%	-	\$ -	\$ -
	State Phyto Certificate (additional cert for the same visit) – in Santa Rosa Office	each		0.20	\$ 225	\$ 45	\$ 5	11%	-	\$ -	\$ -
	Federal Phyto Certificate (Individual) + USDA Admin Fee below	each		3.00	\$ 225	\$ 674	\$ 57	8%	109	\$ 6,213	\$ 73,488
	Federal Phyto Certificate (Individual) – in Santa Rosa Office + USDA Admin Fee below	each		2.50	\$ 225	\$ 562	\$ 29	5%	-	\$ -	\$ -
	USDA Admin Fee for a Federal Phyto Certificate	each	[5]				\$ 6				
	Certificate of Quarantine Compliance (Individual)	each		0.50	\$ 225	\$ 112	\$ 15	13%	-	\$ -	\$ -
	Certificate of Quarantine Compliance (Individual) – in Santa Rosa Office	each		0.25	\$ 225	\$ 56	\$ 8	13%	-	\$ -	\$ -
	Certificate of Quarantine Compliance (additional cert for the same visit)	each		0.33	\$ 225	\$ 74	\$ 10	13%	-	\$ -	\$ -
	Certificate of Quarantine Compliance (additional cert for the same visit) – in Santa Rosa Office	each		0.20	\$ 225	\$ 45	\$ 5	11%	-	\$ -	\$ -
8	Cannabis Zoning Permit Application Fees		[6]								
	Cottage Outdoor	each		8.00	\$ 225	\$ 1,798	\$ 1,874	104%	4	\$ 7,496	\$ 7,192
	Specialty Outdoor	each		8.00	\$ 225	\$ 1,798	\$ 2,190	122%	1	\$ 2,190	\$ 1,798
	Small Outdoor	each		11.00	\$ 225	\$ 2,472	\$ 2,508	101%	12	\$ 30,096	\$ 29,665
	Renewals (Pass through fees not included)	hourly (1/4 hr min)		1.00	\$ 225	\$ 225	\$ 177	79%	9	\$ 1,549	\$ 1,966

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9	Cannabis Zoning Permit Renewal Fees		[6]								
	Annual Site Monitoring Fee (Cottage, Specialty, and Small)	each		2.38	\$ 225	\$ 534	\$ 600	112%	8	\$ 4,800	\$ 4,270
	Technology Enhancement Fee (Cottage, Specialty)	each	[11]				\$ 18				
	Technology Enhancement Fee (Small)	each	[11]				\$ 36				
	CEQA Notice of Exemption Recording Fee	each					\$ 50				
10	Miscellaneous Fees related to Cannabis Cultivation										
	Re-Inspections and/or Re-reviews at Staff Hourly Rate	hourly (1/4 hr min)		1.00	\$ 225	\$ 225	\$ 177	79%	2	\$ 354	\$ 449
	Canopy Visit Verification / Crop Loss Inspections at Staff Hourly Rate	hourly (1/4 hr min)		1.00	\$ 225	\$ 225	\$ 177	79%	21	\$ 3,644	\$ 4,627
11	Annual Cultivation Site Monitoring - AWM Permitted Sites										
	Cottage Outdoor	each		3.50	\$ 225	\$ 787	\$ 600	76%	-	\$ -	\$ -
	Specialty Outdoor	each		4.00	\$ 225	\$ 899	\$ 900	100%	-	\$ -	\$ -
	Small Outdoor	each		4.00	\$ 225	\$ 899	\$ 1,200	133%	-	\$ -	\$ -
12	Annual Cultivation Site Monitoring - PRMD Permitted Sites										
	Indoor/Mixed Light Cultivation, Indoor Nursery	each		3.50	\$ 225	\$ 787	\$ 600	76%	-	\$ -	\$ -
	Outdoor Cultivation: Cottage & Specialty	each		3.50	\$ 225	\$ 787	\$ 600	76%	-	\$ -	\$ -
	Outdoor Cultivation: Small	each		4.00	\$ 225	\$ 899	\$ 600	67%	-	\$ -	\$ -
	Outdoor Cultivation: Medium and Outdoor Nursery	each		4.00	\$ 225	\$ 899	\$ 900	100%	-	\$ -	\$ -

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NEW	Hemp - County Ordinance										
	Registration	each		5.00	\$ 225	\$ 1,124	\$ 882	78%	-	\$ -	\$ -
	Technology Fee	each	[11]				\$ 18				
	A charge for all hours associated with Male Field Walk Inspections	hourly (1/4 hr min)		1.00	\$ 225	\$ 225	\$ 177	79%	-	\$ -	\$ -
Land Stewardship Fees											
1	Frost Protection Ordinance										
	Registration	each	[2]	0.30	\$ 292	\$ 88	\$ 64	73%	-	\$ -	\$ -
	100% Penalty for late payments	each	[1]				\$ 64				
2	Department of Agriculture/Weights & Measures Staff Review of Permit and Resource Management (PRMD) Project	each		2.00	\$ 292	\$ 584	\$ 272	47%	-	\$ -	\$ -
3	Level I Vineyard Erosion and Sediment Control Ordinance (VESCO)										
	No Grading or Drainage		[7]								
	< 10 Acres	each		12.60	\$ 292	\$ 3,677	\$ 722	20%	54	\$ 38,988	\$ 198,546
	10 < 50 Acres	each		13.47	\$ 292	\$ 3,931	\$ 1,364	35%	30	\$ 40,920	\$ 117,920
	50 < 100 Acres	each		14.47	\$ 292	\$ 4,221	\$ 1,769	42%	2	\$ 3,538	\$ 8,443
	> 100 Acres	each		15.55	\$ 292	\$ 4,538	\$ 2,280	50%	3	\$ 6,840	\$ 13,613
	With Grading and/or Drainage		[8]								
	< 10 Acres	each		18.32	\$ 292	\$ 5,345	\$ 1,060	20%	1	\$ 1,060	\$ 5,345
	10 < 50 Acres	each		20.65	\$ 292	\$ 6,026	\$ 1,695	28%	2	\$ 3,390	\$ 12,052
	50 < 100 Acres	each		23.65	\$ 292	\$ 6,901	\$ 2,151	31%	-	\$ -	\$ -
	> 100 Acres	each		26.48	\$ 292	\$ 7,728	\$ 2,742	35%	-	\$ -	\$ -

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Cost of Service Estimate for Fee Related Services and Activities

APPENDIX A.2

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
4	Level II Vineyard Erosion and Sediment Control Ordinance (VESCO)										
	No Grading or Drainage		[9]								
	< 10 Acres	each		23.23	\$ 292	\$ 6,780	\$ 4,604	68%	16	\$ 73,664	\$ 108,475
	10 < 50 Acres	each		25.15	\$ 292	\$ 7,339	\$ 6,801	93%	5	\$ 34,005	\$ 36,695
	50 < 100 Acres	each		29.60	\$ 292	\$ 8,638	\$ 8,657	100%	-	\$ -	\$ -
	> 100 Acres	each		33.90	\$ 292	\$ 9,892	\$ 11,444	116%	2	\$ 22,888	\$ 19,785
	With Grading and/or Drainage		[10]								
	< 10 Acres	each		30.57	\$ 292	\$ 8,920	\$ 4,936	55%	12	\$ 59,232	\$ 107,035
	10 < 50 Acres	each		33.73	\$ 292	\$ 9,844	\$ 7,168	73%	10	\$ 71,680	\$ 98,437
	50 < 100 Acres	each		38.82	\$ 292	\$ 11,327	\$ 9,090	80%	1	\$ 9,090	\$ 11,327
	> 100 Acres	each		40.65	\$ 292	\$ 11,862	\$ 11,961	101%	-	\$ -	\$ -
5	Level II Vineyard Erosion and Sediment Control Ordinance (VESCO) with Tree Removal										
	No Grading or Drainage		[9]								
	< 10 Acres	each		28.23	\$ 292	\$ 8,239	\$ 5,330	65%	1	\$ 5,330	\$ 8,239
	10 < 50 Acres	each		31.65	\$ 292	\$ 9,236	\$ 7,740	84%	-	\$ -	\$ -
	50 < 100 Acres	each		34.65	\$ 292	\$ 10,111	\$ 9,697	96%	-	\$ -	\$ -
	> 100 Acres	each		35.32	\$ 292	\$ 10,306	\$ 12,717	123%	-	\$ -	\$ -
	With Grading and/or Drainage		[10]								
	< 10 Acres	each		34.73	\$ 292	\$ 10,135	\$ 5,644	56%	1	\$ 5,644	\$ 10,135
	10 < 50 Acres	each		40.48	\$ 292	\$ 11,813	\$ 8,133	69%	5	\$ 40,665	\$ 59,067
	50 < 100 Acres	each		47.90	\$ 292	\$ 13,978	\$ 10,126	72%	-	\$ -	\$ -
	> 100 Acres	each		52.65	\$ 292	\$ 15,364	\$ 13,232	86%	-	\$ -	\$ -

Sonoma County
Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20
Cost of Service Estimate for Fee Related Services and Activities

APPENDIX A.2

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
6	Grading and/or Drainage Only		[7]								
	< 10 Acres	each		14.48	\$ 292	\$ 4,226	\$ 750	18%	1	\$ 750	\$ 4,226
	10 < 50 Acres	each		14.48	\$ 292	\$ 4,226	\$ 848	20%	1	\$ 848	\$ 4,226
	50 < 100 Acres	each		14.48	\$ 292	\$ 4,226	\$ 991	23%	-	\$ -	\$ -
	> 100 Acres	each		14.98	\$ 292	\$ 4,372	\$ 1,137	26%	-	\$ -	\$ -
Weights & Measures Fee											
1	Automated Point of Sale Fees										
	1 - 3 Point of Sale-Scanners	each		1.00	\$ 228	\$ 228	\$ 221	97%	534	\$ 118,014	\$ 121,794
	4 - 9 Point of Sale-Scanners	each		1.73	\$ 228	\$ 395	\$ 332	84%	172	\$ 57,104	\$ 67,867
	10 or greater	each		3.33	\$ 228	\$ 760	\$ 378	50%	67	\$ 25,326	\$ 50,887
2	Reinspection										
	Point of Sale-Scanner Re-inspections	each					Equal to annual POS-Scanner Registration				
	All Other Re-inspections (Device, Customer POS Display, Out of County, Non/Comm, etc)	per hour (1/4 hr min)		1.00	\$ 228	\$ 228	\$ 158	69%	135	\$ 21,330	\$ 30,791
TOTAL										\$ 802,568	\$ 1,557,907

Sonoma County
Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20
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				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee

[Notes]

- [1] Set per County policy / NBS did not evaluate.
- [2] No fee for exclusively treated waste water.
- [3] Fee set by State / NBS did not evaluate.
- [4] Fee capped by State.
- [5] This is federal fee that is paid directly to USDA through the Phytosanitary Certificate Issuance and Tracking System (PCIT); this fee must be paid before a Phytosanitary Certificate will be issued.
- [6] Includes 1 application review, 1 pre-grow site inspection, and 1 annual cultivation site monitoring visit.
- [7] Includes 1 Plan Review and 1 Site Visit. Additional charges of Engineer/Geologist may apply.
- [8] Includes 1 Plan Review and 2 Site Visits. Additional charges of Engineer/Geologist may apply.
- [9] Includes 2 Plan Reviews and 2 Site Visits. Additional charges of Engineer/Geologist may apply.
- [10] Includes 2 Plan Reviews and 3 Site Visits. Additional charges of Engineer/Geologist may apply.
- [11] Technology Fee is set by the PRMD Department. Refer to PRM fee schedule

APPENDIX A.3

Cost of Service Analysis – Planning Division

Sonoma County
Planning - User Fee Study Fiscal Year 19/20
Cost of Service Estimate for Fee Related Services and Activities

APPENDIX A.3

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Planning Fees											
1000, 1001	Administrative Certificate of Compliance										
	1-5 lots	at cost		20.00	\$ 232	\$ 4,641	\$ 3,053	66%	12	\$ 36,630	\$ 55,692
	6-10 lots	at cost		40.00	\$ 232	\$ 9,282	\$ 5,240	56%	4	\$ 20,960	\$ 37,128
	10+ lots	at cost		80.00	\$ 232	\$ 18,564	\$ 5,240	28%	-	\$ -	\$ -
1005	Ag Preserve/Williamson Act Contract Consistency Determination	at cost		6.25	\$ 232	\$ 1,450	\$ 1,007	69%	10	\$ 10,070	\$ 14,503
1002	Ag Preserve/Williamson Act Contract	at cost		21.88	\$ 232	\$ 5,076	\$ 3,803	75%	12	\$ 45,636	\$ 60,913
1003	Ag Preserve/Williamson Act Contract Non-Renewal / Plan Amendment	flat		4.38	\$ 232	\$ 1,015	\$ 569	56%	7	\$ 3,983	\$ 7,106
1140	Approved Permit Condition Compliance Review	at cost		19.00	\$ 232	\$ 4,409	\$ 2,779	63%	13	\$ 36,127	\$ 57,316
1074, 1084	Certificate of Modification	at cost		23.75	\$ 232	\$ 5,511	\$ 3,009	55%	10	\$ 30,090	\$ 55,111
1024	Coastal Permit - Level I	at cost	[5]	19.38	\$ 232	\$ 4,496	\$ 2,287	51%	15	\$ 34,305	\$ 67,439
1025	Coastal Permit - Level II	at cost	[6]	39.38	\$ 232	\$ 9,137	\$ 4,863	53%	1	\$ 4,863	\$ 9,137
1026	Coastal Permit - Extension of Time	flat		6.25	\$ 232	\$ 1,450	\$ 696	48%	1	\$ 696	\$ 1,450
1030	Conditional Certificate of Compliance	at cost		24.38	\$ 232	\$ 5,656	\$ 2,989	53%	5	\$ 14,945	\$ 28,281
1049	Design - Administrative Review Major (> 1,000 square feet: at cost*, min. deposit)	at cost		14.38	\$ 232	\$ 3,336	\$ 1,667	50%	26	\$ 43,342	\$ 86,728
1048	Design - Administrative Review Minor (≤ 1,000 square feet)	flat		6.63	\$ 232	\$ 1,537	\$ 735	48%	39	\$ 28,665	\$ 59,955
1044	Design Review - Commercial Major (> 10,000 square feet: at cost*, min. deposit)	at cost		16.25	\$ 232	\$ 3,771	\$ 4,468	118%	7	\$ 31,276	\$ 26,395
1034	Design Review - Commercial Minor (Building size < 10,000 square feet; at cost*, min. deposit)	at cost		15.63	\$ 232	\$ 3,626	\$ 1,733	48%	19	\$ 32,927	\$ 68,889
1039	Design Review - Minor Alteration (e.g. building modification, sign awning)	flat		1.63	\$ 232	\$ 377	\$ 157	42%	55	\$ 8,635	\$ 20,739
1041	Design Review - Residential Projects Minor (Single Detached Planned Developments)	at cost		22.00	\$ 232	\$ 5,105	\$ 3,198	63%	-	\$ -	\$ -
1042	Design Review - Residential Projects Major (All others)	at cost		36.00	\$ 232	\$ 8,354	\$ 5,378	64%	-	\$ -	\$ -
1031	Design Review - Revision / Extension of Time	flat		5.63	\$ 232	\$ 1,305	\$ 662	51%	-	\$ -	\$ -

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APPENDIX A.3

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
1062	Lot Line Adjustment - Extension of Time	flat		3.50	\$ 232	\$ 812	\$ 490	60%	3	\$ 1,470	\$ 2,437
1060, 1061	Lot Line Adjustment	flat		15.00	\$ 232	\$ 3,481	\$ 1,760	51%	63	\$ 110,880	\$ 219,286
1063	Lot Line Adjustment - Revision to File	flat		9.00	\$ 232	\$ 2,088	\$ 1,149	55%	1	\$ 1,149	\$ 2,088
1095	Mills Act Contract Amendment or Cancellation	at cost		4.38	\$ 232	\$ 1,015	\$ 509	50%	-	\$ -	\$ -
1090	Ordinance Determinations and Interpretations	at cost		11.88	\$ 232	\$ 2,756	\$ 1,195	43%	3	\$ 3,585	\$ 8,267
1103	Plan Amendments - General Plan Level I	flat		17.50	\$ 232	\$ 4,061	\$ 1,321	33%	3	\$ 3,963	\$ 12,183
1100	Plan Amendments - General Plan Level II	at cost		55.00	\$ 232	\$ 12,763	\$ 6,564	51%	3	\$ 19,692	\$ 38,288
1102	Plan Amendments - Specific Plan Level I	flat		16.25	\$ 232	\$ 3,771	\$ 1,290	34%	-	\$ -	\$ -
1101	Plan Amendments - Specific Plan Level II	at cost		43.75	\$ 232	\$ 10,152	\$ 5,270	52%	-	\$ -	\$ -
1070	Subdivision Major	at cost		60.63	\$ 232	\$ 14,068	\$ 7,144	51%	-	\$ -	\$ -
1072	Subdivision Major Extension of Time	flat		24.38	\$ 232	\$ 5,656	\$ 2,882	51%	3	\$ 8,646	\$ 16,969
1073	Subdivision Major Revision to File	at cost		30.00	\$ 232	\$ 6,961	\$ 3,553	51%	-	\$ -	\$ -
1080	Subdivision Minor	at cost		36.25	\$ 232	\$ 8,412	\$ 4,306	51%	15	\$ 64,590	\$ 126,176
1082	Subdivision Minor Extension of Time	flat		11.25	\$ 232	\$ 2,611	\$ 2,882	110%	7	\$ 20,174	\$ 18,274
1083	Subdivision Minor Revision	at cost		25.00	\$ 232	\$ 5,801	\$ 2,914	50%	-	\$ -	\$ -
1142	Use Permit - Minor Level I with Hearing Waiver, Time Extension, Renewal	at cost		10.00	\$ 232	\$ 2,320	\$ 994	43%	63	\$ 62,622	\$ 146,190
1143	Use Permit - Minor Level II with Hearing Waiver, Fence Exception, Cannabis, etc.	at cost		27.50	\$ 232	\$ 6,381	\$ 2,909	46%	7	\$ 20,363	\$ 44,669
1137	Use Permit Extension of Time	flat		21.25	\$ 232	\$ 4,931	\$ 2,461	50%	3	\$ 7,383	\$ 14,793
1130	Use Permit Level I Cannabis in developed area, legal structure	at cost		31.25	\$ 232	\$ 7,252	\$ 3,117	43%	12	\$ 37,404	\$ 87,018
1131	Use Permit Level II (e.g. Winery, Mining, Cannabis)	at cost		70.00	\$ 232	\$ 16,243	\$ 8,063	50%	46	\$ 370,898	\$ 747,196
1138	Use Permit Level II Revision to File	flat		31.88	\$ 232	\$ 7,397	\$ 4,057	55%	9	\$ 36,513	\$ 66,569
1145	Use Permit - Surface Mining Permit / Reclamation Plan / Extensions / Revisions	at cost		82.50	\$ 232	\$ 19,144	\$ 10,037	52%	-	\$ -	\$ -
1150	Variance Permits	flat		36.50	\$ 232	\$ 8,470	\$ 5,447	64%	-	\$ -	\$ -
1151	Variance Permits Revision/Extension	flat		17.00	\$ 232	\$ 3,945	\$ 2,492	63%	-	\$ -	\$ -
1170	Voluntary Merger	flat		2.25	\$ 232	\$ 522	\$ 228	44%	36	\$ 8,208	\$ 18,796

Sonoma County
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APPENDIX A.3

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
1155	Zone Change Level I	flat		16.25	\$ 232	\$ 3,771	\$ 1,929	51%	6	\$ 11,574	\$ 22,625
1156	Zone Change Level II	at cost		48.75	\$ 232	\$ 11,312	\$ 5,712	50%	7	\$ 39,984	\$ 79,186
1165	Zoning Permit Level I (no notice, including Hosted Rentals)	flat		1.50	\$ 232	\$ 348	\$ 158	45%	1,340	\$ 211,720	\$ 466,417
1166	Zoning Permit Level II (including Vacation Rental, Accessory Structure, Revision, Condition Compliance, Renewal, Extension of Time)	flat		4.50	\$ 232	\$ 1,044	\$ 638	61%	289	\$ 184,382	\$ 301,779
1160	Zoning Permit Level III (with posting/notice, i.e. Cultural Event)	flat		8.75	\$ 232	\$ 2,030	\$ 854	42%	41	\$ 35,014	\$ 83,247
1167	Zoning Permit Level IV (with Posting/Notice) (including Indoor Cultivation - Cottage, Mixed Light Cultivation - Cottage)	flat		25.00	\$ 232	\$ 5,801	\$ 2,609	45%	-	\$ -	\$ -
1162	Vacation Rental Noticing	flat		0.80	\$ 232	\$ 186	\$ 88	47%	19	\$ 1,672	\$ 3,527
1163	Vacation Rental Annual Monitoring	flat		1.50	\$ 232	\$ 348	\$ 224	64%	204	\$ 45,696	\$ 71,007
1164	Vacation Rental Property Manager Certification	flat		0.50	\$ 232	\$ 116	\$ 67	58%	134	\$ 8,978	\$ 15,547
Project Review Other											
1011	Appeals to Board of Zoning Adjustments, Planning Commission or Board of Supervisors (at cost*, min. deposit)	at cost		8.75	\$ 232	\$ 2,030	\$ 1,209	60%	16	\$ 19,344	\$ 32,487
1173	Engineering Referral to Comprehensive Planning or Environmental Review	at cost		7.00	\$ 232	\$ 1,624	\$ 933	57%	-	\$ -	\$ -
1172	Engineering Referral to Project Review	flat		2.50	\$ 232	\$ 580	\$ 310	53%	-	\$ -	\$ -
1052	Environmental Review CEQA Exemption	flat		0.30	\$ 232	\$ 70	\$ 37	53%	529	\$ 19,573	\$ 36,826
1055	Environmental Review Level I	at cost		35.63	\$ 232	\$ 8,267	\$ 3,239	39%	28	\$ 90,692	\$ 231,468
1053	Environmental Review Level II	at cost		40.00	\$ 232	\$ 9,282	\$ 4,774	51%	42	\$ 200,508	\$ 389,841
1058	Environmental Review Level III	at cost		50.63	\$ 232	\$ 11,747	\$ 5,734	49%	-	\$ -	\$ -
1056	Environmental Review Peer Review of Technical Reports	at cost		4.38	\$ 232	\$ 1,015	\$ 478	47%	1	\$ 478	\$ 1,015
1054	Environmental Review Referral Fee to Regional Archeology Lab	flat		0.50	\$ 232	\$ 116	\$ 156	134%	53	\$ 8,268	\$ 6,149
1054	Regional Archeology Lab Fee	flat					\$ 75				
0332	Health Review - Certificate of Modification	flat		1.00	\$ 232	\$ 232	\$ 281	121%	9	\$ 2,529	\$ 2,088
0325	Health Review - No Public Sewer (per lot)	per lot		0.50	\$ 232	\$ 116	\$ 63	54%	12	\$ 756	\$ 1,392
0329	Health Review - Real Estate Letter	flat		1.50	\$ 232	\$ 348	\$ 189	54%	1	\$ 189	\$ 348
0337	Health Review Coastal, Design Review, Use Permit, Plan Amend	flat		9.75	\$ 232	\$ 2,262	\$ 1,791	79%	76	\$ 136,116	\$ 171,948

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Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0336	Health Review Lot Line Adj, Zoning Permit, Variance	flat		4.30	\$ 232	\$ 998	\$ 590	59%	51	\$ 30,090	\$ 50,888
0335	Health Review Minor/Major Subdivision - All Other	flat		6.63	\$ 232	\$ 1,537	\$ 1,973	128%	8	\$ 15,784	\$ 12,299
0338	Health Review Monitoring Fee - Large Capacity Water Wells	flat		2.50	\$ 232	\$ 580	\$ 224	39%	135	\$ 30,240	\$ 78,316
0339	Health Review Water Well Monitoring - Very Large Capacity	flat		4.50	\$ 232	\$ 1,044	\$ 577	55%	9	\$ 5,193	\$ 9,398
1057	Hearing - Environmental Review Committee (per hour)	hourly		1.00	\$ 232	\$ 232	\$ 318	137%	-	\$ -	\$ -
0610	Hearing - Project Review Advisory Committee	flat		10.00	\$ 232	\$ 2,320	\$ 1,177	51%	20	\$ 23,540	\$ 46,410
1175	Hearing Fee Additional	at cost		25.00	\$ 232	\$ 5,801	\$ 2,960	51%	1	\$ 2,960	\$ 5,801
1064	Landscape Water Efficiency Plan Check (base)	flat		3.00	\$ 232	\$ 696	\$ 408	59%	2	\$ 816	\$ 1,392
1065	Site Evaluation, Inspection, File Record, Research, Consultation, Meetings	at cost		2.00	\$ 232	\$ 464	\$ 311	67%	1	\$ 311	\$ 464
3600	Planning At Cost Billing	hourly		1.00	\$ 232	\$ 232	\$ 160	69%	9,206	\$ 1,473,000	
Additional Fees											
2120	Agricultural Commissioner Review	flat	[2]				\$ 272			\$ -	\$ -
0118	Fire Services Pre-Application - Referral Review	flat	[3]				\$ 204			\$ -	\$ -
0704	Drainage Review - Major Developments. MJS >4 units; UPE/DRH >1 acre (at cost*, min. deposit)	flat					\$ 5,728		-	\$ -	\$ -
	Plus (per unit)	per unit					\$ 432			\$ -	\$ -
0705	Drainage Review - Minor Developments. MJS <=4 units; UPD/DRH <=1 acre (at cost*, min. deposit)	at cost					\$ 1,680			\$ -	\$ -
0626	Final and Parcel Map Review and Processing	flat					\$ 2,087		-	\$ -	\$ -
	Plus (per lot)	per lot					\$ 116		-	\$ -	\$ -
0731	NPDES Drainage Review - Major Developments	flat					\$ 1,183			\$ -	\$ -

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0732	NPDES Drainage Review - Minor Developments	flat					\$ 646			\$ -	\$ -
0730	NPDES Planning Referrals to Drainage Review	flat					\$ 881			\$ -	\$ -
0710	Planning Referrals to Drainage Review	flat					\$ 565			\$ -	\$ -
0435	Planning Referrals to Sanitation	flat					\$ 436			\$ -	\$ -
3805	Public Works Review (At Cost Projects)***	flat	[4]				\$ 650			\$ -	\$ -
0611	Referrals to County Surveyor	flat					\$ 197			\$ -	\$ -
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	flat					\$ 32			\$ -	\$ -
0605	Surveyor Processing Fee	flat					\$ 240			\$ -	\$ -
0140	Technology Enhancement Fee Permit Tier Type I: Building Permit No Plan Check, Temporary Utilities Addressing Field Review - Building, Office Review - Building, Well and Septic Field Review Field Review - Engineering, Stock Plan, Temporary Structure	flat					\$ 18				\$ -

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				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0140	Technology Enhancement Fee Permit Tier Type II: Agricultural Development Permit Level 1 (ACO), Agricultural Development Permit Level 2 (ACO), Administrative Design Review (ADR), Demolition Permit (DEM), Storm Water Permit (STW), Encroachment (ENC), Ordinance Determination (ORD), Sewer Construction (SEW), Sewer Fee Only (SEW), Special Event (SPE), Voluntary Merger (VMG), Zoning Permit (ZPE & ZPC), Agricultural Exemption (AEX), Pre-Application (PRE), Record of Survey (ROS), Engineering Project (ENP)	flat					\$ 18			\$ -	\$ -
0140	Technology Enhancement Fee Permit Tier Type III: Certificate of Compliance - Administrative (ACC), Building Permit With Plan Check (BLD), Coastal Permit - No Hearing (CPN), Lot Line Adjustment (LLA), Septic Permit (SEP), Vesting Certificate (VES), Water Permit (WAT), Well Permit (WEL), Zoning Permit (ZPE & ZPC), Rolling Permit (ROI), Agricultural Preserve (AGP), Certificate of Compliance - Conditional (CCC), Certificate of Modification (CMO), Coastal Permit - With Hearing (CPH), Planning Project (PLP), Design Review With Hearing (DRH), General Plan Amendment (GPA), Major Subdivision (MJS), Minor Subdivision (MNS), Specific Plan Amendment (SPA), Use Permit (UPE & UPC), Variance (VAR), Zone Change Amendment (ZCE), Map (SUR), Grading Permit (GRD)	flat					\$ 49		-	\$ -	\$ -
	Planning Administration Fee	flat					15% on top of building permit fees		-	\$ -	\$ -
TOTAL										\$ 3,764,860	\$ 4,347,848

Sonoma County
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				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee

[Notes]

- [1] Set per County policy / NBS did not evaluate.
- [2] Agricultural Commissioner Pre-Application Fees
- [3] Fire Prevention Fees
- [4] Public Works Pre-Application Fees
- [5] Level 1 permit - No Hearing Required
- [6] Level 2 permit - Hearing Required

APPENDIX A.4

Cost of Service Analysis – Engineering & Water Resources Section

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
Engineering Fees												
new	Engineering Staff Consultation Fee (2 hrs. minimum)	hourly (2 hr min)		1.00	n/a	1.00	\$ 234	new	%	-	\$ -	\$ -
Encroachment & Transportation Services												
Transportation Permits												
0411	Overwidth/Overheight	flat	[1]	0.50	n/a	0.50	\$ 117	\$ 16	14%	851	\$ 13,616	\$ 99,664
0409	Overwidth/Overheight Blanket Permit	flat	[1]	0.50	n/a	0.50	\$ 117	\$ 90	77%	216	\$ 19,440	\$ 25,297
Encroachment Plan Check												
0419	Encroachment Plan Review	flat		6.05	n/a	6.05	\$ 1,417	\$ 864	61%	324	\$ 280,002	\$ 459,136
0104	Engineering Site Review/Evaluation As Needed	flat		1.50	n/a	1.50	\$ 351	\$ 220	63%	178	\$ 39,208	\$ 62,539
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		0.50	n/a	0.50	\$ 117	\$ 72	61%	360	\$ 25,953	\$ 42,215
3804	Public Works Plan Check	flat	[2]					See PW Fee Schedule				
0706	Office Review - Building/Engineering Permit Clearance	flat		0.75	n/a	0.75	\$ 176	\$ 88	50%	54	\$ 4,721	\$ 9,424
Encroachment Permit / Inspection												
0420	Encroachment Inspection	at cost		34.92	n/a	34.92	\$ 8,179	\$ 5,000	61%	19	\$ 95,543	\$ 156,298
0420	Linear Construction – Utility Service; Curb, Gutter & Sidewalk; Paving Improvements, Trenching	first 100 lineal feet		5.00	n/a	5.00	\$ 1,171	\$ 1,055	90%	28	\$ 29,540	\$ 32,792
	Per additional 100 feet or fraction thereof	additional 100 lineal feet		1.00	n/a	1.00	\$ 234	\$ 527	225%	27	\$ 14,229	\$ 6,324
	Bell Hole for Utility Service (up to four bell holes within 1,000 feet on the same street or road)	first 4		2.00	n/a	2.00	\$ 468	\$ 405	86%	27	\$ 10,935	\$ 12,648
new	flat additional 2 bell holes	per 2 bell holes		0.50	n/a	0.50	\$ 117	new	%	12	\$ -	\$ 1,405
	Borings (up to four (4) borings within 1,000 feet on the same street or road)	first 4		2.00	n/a	2.00	\$ 468	\$ 507	108%	11	\$ 5,577	\$ 5,153
new	flat additional 2 borings	per 2 borings		0.50	n/a	0.50	\$ 117	new	%	10	\$ -	\$ 1,171
	New Driveway Entrance	flat		4.00	n/a	4.00	\$ 937	\$ 659	70%	83	\$ 54,697	\$ 77,764
new	Existing Driveway Upgrade	flat		3.00	n/a	3.00	\$ 703	new	%	-	\$ -	\$ -
	Fences, Signs, Landscaping, Mailboxes, Well collars, Retaining walls under 100 lineal feet, etc. (per location, not per structure)	per location		2.50	n/a	2.50	\$ 586	\$ 527	90%	8	\$ 4,216	\$ 4,685
	Minor work within Right-of-Way (sidewalk drain, pave only driveway, sidewalk repair, etc.)	flat		1.50	n/a	1.50	\$ 351	\$ 214	61%	54	\$ 11,556	\$ 18,973
0420	Annual Water or Utility District Blanket Permit											
	Operational boundary less than Countywide	deposit						\$ 936				
	Operational boundary Countywide	deposit						\$ 936				

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)		Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	
				Eng & Water	Surveyor							Total
				\$ 234	\$ 247							
0107	Reinspection (1 hr min.)	hourly		1.00	n/a	1.00	\$ 234	\$ 128	55%	-	\$ -	\$ -
0108	Late / Overtime Inspection Fee	hourly		1.00	n/a	1.00	\$ 257	Up to an additional 50% of inspection fee	%	-	\$ -	\$ -
0740	NPDES - Encroachment (required on all permits)	flat		0.50	n/a	0.50	\$ 117	\$ 44	38%	207	\$ 9,108	\$ 24,243
3807	Public Works Construction Inspection	at cost	[2]					See PW Fee Schedule				
Special Event Permits												
0406	Athletic Event - Minimal Impact: < 150 Participants	flat		1.50	n/a	1.50	\$ 351	\$ 65	19%	2	\$ 130	\$ 703
0406	Athletic Event - Low Impact: 150 - 500 Participants	flat		3.00	n/a	3.00	\$ 703	\$ 130	19%	5	\$ 650	\$ 3,513
0406	Athletic Event - Moderate Impact: 501 - 1,000 Participants	flat		6.00	n/a	6.00	\$ 1,405	\$ 656	47%	8	\$ 5,248	\$ 11,243
0406	Athletic Event - High Impact: > 1,000 Participants	at cost		10.00	n/a	10.00	\$ 2,342	\$ 925	39%	9	\$ 8,325	\$ 21,081
0407	Athletic Event - Inspection				n/a	0.00	\$ -					
	During Normal Business Hours	hourly		1.00	n/a	1.00	\$ 234	at cost	%	-	\$ -	\$ -
	After Business Hours	hourly		1.00	n/a	1.00	\$ 257	at cost	%	-	\$ -	\$ -
0412	Filming, Parades, Carnivals - Permit	flat		3.00	n/a	3.00	\$ 703	\$ 656	93%	20	\$ 13,120	\$ 14,054
0412	Filming, Parades, Carnivals - Inspection	flat		2.00	n/a	2.00	\$ 468	at cost	%	-	\$ -	\$ -
Other Fees												
0417	Traffic Mitigation Fee Determination (non-residential only)	flat		2.31	n/a	2.31	\$ 542	\$ 364	67%	-	\$ -	\$ -
Surveyor Services												
Survey & Land Development Map/Plan Check												
0611	Referrals to County Surveyor	flat		n/a	2.00	2.00	\$ 494	\$ 197	40%	105	\$ 20,685	\$ 51,837
new	Referral for Projects Subject to State Storm Water Regulations	flat		n/a	2.00	2.00	\$ 494	new	%	-	\$ -	\$ -
0626	Parcel Map Review and Processing	at cost		n/a	20.00	20.00	\$ 4,937	\$ 2,087	42%	7	\$ 14,609	\$ 34,558
0626	Subdivision Map Review and Processing	at cost		n/a	40.00	40.00	\$ 9,874	\$ 2,087	21%	-	\$ -	\$ -
0630	Subdivision Minor Improvement Plan Check	at cost		n/a	80.00	80.00	\$ 19,747	\$ 3,157	16%	5	\$ 15,785	\$ 98,737
0632	Subdivision Major Improvement Plan Check	at cost		n/a	160.00	160.00	\$ 39,495	\$ 8,671	22%	-	\$ -	\$ -
0633	Non-Subdivision Improvement Plan Check	at cost		n/a	160.00	160.00	\$ 39,495	\$ 4,103	10%	12	\$ 49,236	\$ 473,937
3806	Public Works Plan Check	at cost	[2]					See PW Fee Schedule				

				Activity Service Cost Analysis			Cost Recovery Analysis			Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		n/a	0.50	0.50	\$ 123	\$ 72	58%	-	\$ -	\$ -
0601	Record of Survey	flat		n/a	4.50	4.50	\$ 1,111	\$ 702	63%	190	\$ 133,380	\$ 211,050
0602	Corner Record (2-sided, 1-sheet only)	flat	[1]	n/a	2.00	2.00	\$ 494	\$ 17	3%	165	\$ 2,805	\$ 81,458
0603	Certificate of Correction	flat	[5]	n/a	4.50	4.50	\$ 1,111	\$ 77	7%	3	\$ 231	\$ 3,332
new	Certificate of Modification / Amended Map	flat	[5]	n/a	4.50	4.50	\$ 1,111	new	%	-	\$ -	\$ -
new	County Surveyor Review (minor)	flat	[6]	n/a	3.00	3.00	\$ 741	new	%	-	\$ -	\$ -
new	County Surveyor Review (major)	flat	[7]	n/a	4.00	4.00	\$ 987	new	%	-	\$ -	\$ -
Survey & Land Development Inspection												
0628	Improvement - Inspection by County											
	Less than \$5,000 ECC	flat		n/a	6.63	6.63	\$ 1,635	\$ 954	58%	1	\$ 954	\$ 1,635
	> \$5,000 ECC (Fee Structure Option 1)	at cost		n/a	80.00	80.00	\$ 19,747	\$ 25,060	127%	4	\$ 100,240	\$ 78,990
	> \$5,000 ECC (Fee Structure Option 2)							Minimum fee 5.75% of ECC, or at cost*, whichever is greater				
3807	Public Works Construction Inspection	at cost	[2]					See PW Fee Schedule				
0738	NPDES - Improvement Plans Inspection - (Fee Structure Option 1)	flat		n/a	8.00	8.00	\$ 1,975	\$ 1,810	92%	5	\$ 9,050	\$ 9,874
	NPDES - Improvement Plans Inspection - (Fee Structure Option 2)							0.5% of the Engineers Estimate of Construction Cost - \$75 minimum				
1075	Planning Review - Subdivision Map							See Planning Fee Schedule				
0325	Health Review - No Public Sewer							See Planning Fee Schedule				
Survey & Land Development Other												
0605	Surveyor Processing Fee	flat		n/a	1.67	1.67	\$ 411	\$ 240	58%	11	\$ 2,640	\$ 4,525
0620	Abandonment and Vacations	at cost		n/a	35.95	35.95	\$ 8,874	\$ 5,177	58%	1	\$ 5,177	\$ 8,874
3803	Public Works Review - Abandonments and Vacations	flat	[2]					\$ 650				
0625	Review of Assessment District Changes	flat		n/a	10.00	10.00	\$ 2,468	\$ 1,464	59%	-	\$ -	\$ -

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
Grading Services												
Grading Plan Check												
0105	Grading Plan Check Fees											
	Residential	flat		3.35	n/a	3.35	\$ 785	\$ 160	20%	390	\$ 62,499	\$ 306,020
	Other Residential Work	flat		3.15	n/a	3.15	\$ 738	\$ 160	22%	-	\$ -	\$ -
	Reservoir	flat		2.95	n/a	2.95	\$ 691	\$ 160	23%	-	\$ -	\$ -
	Remediation/Environmental	flat		2.30	n/a	2.30	\$ 539	\$ 160	30%	-	\$ -	\$ -
	Multi-Family / Commercial / Industrial	at cost		4.35	n/a	4.35	\$ 1,019	\$ 160	16%	-	\$ -	\$ -
0104	Engineering Site Review/Evaluation As Needed	flat		1.50	n/a	1.50	\$ 351	\$ 220	63%		\$ -	\$ -
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		0.50	n/a	0.50	\$ 117	\$ 72	61%	-	\$ -	\$ -
0706	Office Review - Building/Engineering Permit Clearance	flat		0.75	n/a	0.75	\$ 176	\$ 88	50%	-	\$ -	\$ -
Grading Inspection												
0101	Grading Inspection/Permit Fees											
	Residential	flat		8.00	n/a	8.00	\$ 1,874	\$ 728	39%	177	\$ 128,805	\$ 331,668
	Other Residential Work	flat		4.00	n/a	4.00	\$ 937	\$ 728	78%	-	\$ -	\$ -
	Reservoir	flat		6.00	n/a	6.00	\$ 1,405	\$ 728	52%	-	\$ -	\$ -
	Remediation/Environmental	flat		3.00	n/a	3.00	\$ 703	\$ 728	104%	-	\$ -	\$ -
	Multi-Family / Commercial / Industrial	at cost		10.00	n/a	10.00	\$ 2,342	\$ 728	31%	-	\$ -	\$ -
0736	NPDES - Grading Permit											
	< 0.5 acres of disturbed area	flat		1.00	n/a	1.00	\$ 234	\$ 624	267%	115	\$ 71,796	\$ 26,936
	> 0.5 acres of disturbed area	flat		2.00	n/a	2.00	\$ 468	\$ 624	133%	-	\$ -	\$ -
0107	Reinspection (1 hr min.)	hourly		1.00	n/a	1.00	\$ 234	\$ 128	55%	-	\$ -	\$ -
0108	Late / Overtime Inspection Fee	hourly		1.00	n/a	1.00	\$ 257	Up to an additional 50% of inspection fee	%	-	\$ -	\$ -
Storm Water Services												
Storm Water												
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	flat	[4]					\$ 32				
0701	Flood Zone Determination - Once Per Parcel	flat		1.00	n/a	1.00	\$ 234	\$ 220	94%	-	\$ -	\$ -
0702	Roiling Permit	flat		6.50	n/a	6.50	\$ 1,522	\$ 2,028	133%	3	\$ 6,084	\$ 4,567

Fee No.	Fee Name	Fee Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
0704, 0731, 0705, 0732, 0707, 0733, 0708, 0734	Drainage Review											
	Residential - Single Lot			4.30	n/a	4.30	\$ 1,007	\$ 618	61%	329	\$ 203,364	\$ 331,364
	Other Residential Work			3.95	n/a	3.95	\$ 925	\$ 618	67%	-	\$ -	\$ -
	Reservoir			3.70	n/a	3.70	\$ 867	\$ 618	71%	-	\$ -	\$ -
	Remediation/Environmental			2.70	n/a	2.70	\$ 632	\$ 618	98%	-	\$ -	\$ -
	Multi-Family / Commercial / Industrial			7.65	n/a	7.65	\$ 1,792	\$ 618	34%	-	\$ -	\$ -
0710	Planning Referrals to Drainage Review	flat		1.10	n/a	1.10	\$ 258	\$ 565	219%	72	\$ 40,680	\$ 18,551
0730	NPDES Planning Referrals to Drainage Review	flat		3.00	n/a	3.00	\$ 703	\$ 881	125%	42	\$ 37,002	\$ 29,513
0706	Office Review - Building/Engineering Permit Clearance	flat		0.75	n/a	0.75	\$ 176	\$ 88	50%	-	\$ -	\$ -
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		0.50	n/a	0.50	\$ 117	\$ 72	61%	-	\$ -	\$ -
0107	Reinspection (1 hr min.)	hourly		1.00	n/a	1.00	\$ 234	\$ 128	55%	-	\$ -	\$ -
0108	Late / Overtime Inspection Fee	flat		1.00	n/a	1.00	\$ 257	Up to an additional 50% of inspection fee	%	-	\$ -	\$ -
0711	Dept of Real Estate Letter (Drainage Review)	flat		1.00	n/a	1.00	\$ 234	\$ 198	85%	-	\$ -	\$ -
0712	Storm Water Permit Inspection Fee	flat		3.00	n/a	3.00	\$ 703	\$ 708	101%	7	\$ 4,956	\$ 4,919
new	Low Impact Development Review Fee				n/a	0.00	\$ -					
	Residential - Single Lot	flat		3.20	n/a	3.20	\$ 750	new	%	-	\$ -	\$ -
	Multi-Family / Commercial / Industrial	at cost		4.10	n/a	4.10	\$ 960	new	%	-	\$ -	\$ -
new	Low Impact Development Monitoring Fee	per year		1.50	n/a	1.50	\$ 351	new	%	-	\$ -	\$ -
Sewer Services												
Public Sewer Systems - Plan Check												
new	Sewer Service or Connection Fee Determination (Fee Only)											
	Residential	flat		0.50	n/a	0.50	\$ 117	new	%	-	\$ -	\$ -
	Non-Residential	flat		1.00	n/a	1.00	\$ 234	new	%	-	\$ -	\$ -
new	Residential Single Lot; Sewer Lines from Sewer Mains to Building (one or multiple on-site connections)	flat		1.00	n/a	1.00	\$ 234	new	%	-	\$ -	\$ -
0431	Residential Sewer Main Extensions and Subdivisions (not under county jurisdiction), (one lot or single unit)	flat		10.06	n/a	10.06	\$ 2,356	\$ 1,477	63%	9	\$ 13,293	\$ 21,207
	flat additional lot or unit	flat		0.50	n/a	0.50	\$ 117	\$ 51	44%	-	\$ -	\$ -

Fee No.	Fee Name	Fee Type	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
				Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
new	Subdivisions (under county jurisdiction)	at cost	[8]					new				
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); Sewer Line from Sewer Main to Building (flat)	flat		4.50	n/a	4.50	\$ 1,054	new	%	-	\$ -	\$ -
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.) Sewer Main Extensions or Side Sewers with Manholes	at cost		9.00	n/a	9.00	\$ 2,108	new	%	-	\$ -	\$ -
0438	Record Drawing for County - Sewer System - Residential/Subdivision	flat		4.00	n/a	4.00	\$ 937	\$ 682	73%	3	\$ 2,046	\$ 2,811
0501	Sanitation District Record Drawing - Sewer System - Residential/Subdivision	flat	[9]					\$ 153				
0432	Outside Service Area Agreement/Annexation Application (flat)	flat		33.17	n/a	33.17	\$ 7,769	\$ 4,381	56%	3	\$ 13,143	\$ 23,306
0437	Record Drawing for County - Sewer System - Commercial/Industrial	flat		5.00	n/a	5.00	\$ 1,171	\$ 1,383	118%	2	\$ 2,766	\$ 2,342
0500	Sanitation District Record Drawing - Sewer System - Commercial/Industrial	flat	[9]					\$ 307				
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		0.50	n/a	0.50	\$ 117	\$ 72	61%	-	\$ -	\$ -
1172	Engineering Referral to Project Review	flat						\$ 310				
1173	Engineering Referral to Comprehensive Planning or Environmental Review	at cost						\$ 933				
0706	Office Review - Building/Engineering Permit Clearance	flat		0.75	n/a	0.75	\$ 176	\$ 88	50%	-	\$ -	\$ -
0106	Sewer Pump System Review	flat		3.00	n/a	3.00	\$ 703	\$ 352	50%	-	\$ -	\$ -
	Public Sewer Systems - Inspection		[3]									
0436	Sewer Permit Processing	flat		1.94	n/a	1.94	\$ 455	\$ 267	59%	143	\$ 38,181	\$ 65,022
0434	Point Repair (<=20ft)	flat		3.00	n/a	3.00	\$ 703	\$ 563	80%	172	\$ 97,000	\$ 121,067
0434	Grease Interceptor											
	Precast	flat		2.00	n/a	2.00	\$ 468	\$ 708	151%	-	\$ -	\$ -
	Poured-in-Place	flat		3.00	n/a	3.00	\$ 703	\$ 1,419	202%	-	\$ -	\$ -
0434	Pumping Stations (Prefabricated units)	flat		1.50	n/a	1.50	\$ 351	\$ 626	178%	1	\$ 626	\$ 351
	Plus (per ESD)	flat		1.00	n/a	1.00	\$ 234	\$ 70	30%	-	\$ -	\$ -
0434	Pressure Lines (minimum, <= 100 feet)	flat		1.50	n/a	1.50	\$ 351	\$ 428	122%	4	\$ 1,712	\$ 1,405
	>100 feet (per 100 feet or fraction thereof)	flat		0.50	n/a	0.50	\$ 117	\$ 400	342%	23	\$ 9,336	\$ 2,733
0434	Building Sewers (segment between property line and structure, includes cleanout)	flat		2.00	n/a	2.00	\$ 468	\$ 932	199%	49	\$ 45,668	\$ 22,954
	Additional buildings	flat		0.50	n/a	0.50	\$ 117	\$ 268	229%	12	\$ 3,216	\$ 1,405
0434	Lateral Sewers (segment between mainline and property line)	flat		2.00	n/a	2.00	\$ 468	\$ 1,006	215%	-	\$ -	\$ -
0434	Building & Lateral Sewers Combined (constructed simultaneously)	flat		3.00	n/a	3.00	\$ 703	\$ 1,319	188%	8	\$ 10,552	\$ 5,621

				Activity Service Cost Analysis			Cost Recovery Analysis			Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
0434	Main Lines (minimum, <= 100 feet)	flat		2.50	n/a	2.50	\$ 586	\$ 984	168%	4	\$ 3,936	\$ 2,342
	>100 feet (per 100 feet or fraction thereof)	flat		1.00	n/a	1.00	\$ 234	\$ 900	384%	25	\$ 22,158	\$ 5,767
0434	Connection to Existing Manhole (no stub provided)	flat		1.50	n/a	1.50	\$ 351	\$ 957	272%	-	\$ -	\$ -
0434	Manholes (includes monitoring or mainline types)	flat		1.50	n/a	1.50	\$ 351	\$ 986	281%	-	\$ -	\$ -
0434	Cleanout	flat		1.00	n/a	1.00	\$ 234	\$ 93	40%	31	\$ 2,883	\$ 7,261
0434	Lateral Cap	flat		1.00	n/a	1.00	\$ 234	\$ 65	28%	2	\$ 130	\$ 468
0434	Pipe Bursting	flat		2.40	n/a	2.40	\$ 563	\$ 563	100%	-	\$ -	\$ -
0107	Reinspection (1 hr min.)	hourly		1.00	n/a	1.00	\$ 234	\$ 128	55%	-	\$ -	\$ -
0108	Late / Overtime Inspection Fee	flat		1.00	n/a	1.00	\$ 257	Up to an additional 50% of inspection fee	%	-	\$ -	\$ -
0109	Work Without Permit	flat						Up to an additional 100% of inspection fee				
Public Sewer Systems - Other												
0435	Planning Referrals to Sanitation	flat		3.00	n/a	3.00	\$ 703	\$ 436	62%	43	\$ 18,748	\$ 30,216
Water Service Fees												
Water Systems - Plan Check												
new	Residential Water Systems; New, Extensions, or Replacements (one lot or single unit)	flat		10.00	n/a	10.00	\$ 2,342	new	%	-	\$ -	\$ -
	flat additional lot or unit	flat		0.50	n/a	0.50	\$ 117	new	%	-	\$ -	\$ -
new	Subdivisions	at cost		10.00	n/a	10.00	\$ 2,342	new	%	-	\$ -	\$ -
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); New, Extensions, or Replacements	at cost		10.00	n/a	10.00	\$ 2,342	new	%	-	\$ -	\$ -
new	Point Repair (<=20' of pipe)	flat		2.00	n/a	2.00	\$ 468	new	%	-	\$ -	\$ -
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour		0.50				\$ 72	%	-	\$ -	\$ -
0706	Office Review - Building/Engineering Permit Clearance	flat		0.75	n/a	0.75	\$ 176	\$ 88	50%	-	\$ -	\$ -
Water Systems - Inspection			[3]									
new	Subdivisions	at cost		12.00	n/a	12.00	\$ 2,811	new	%	-	\$ -	\$ -
	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); New, Extensions, Replacements, or Repairs	at cost		8.00	n/a	8.00	\$ 1,874	new	%	-	\$ -	\$ -

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)			Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Eng & Water	Surveyor	Total						
				\$ 234	\$ 247							
	Main Lines including appurtenances (minimum, <= 100 feet)	flat		2.50	n/a	2.50	\$ 586	new	%	-	\$ -	\$ -
	>100 feet (per 100 feet or fraction thereof)	flat		0.50	n/a	0.50	\$ 117	new	%	-	\$ -	\$ -
	Lateral including appurtenances (segment between mainline and property line) (flat)	flat		1.50	n/a	1.50	\$ 351	new	%	-	\$ -	\$ -
	Point Repair (<=20' of pipe)	flat		3.00	n/a	3.00	\$ 703	new	%	-	\$ -	\$ -
0107	Reinspection (1 hr min.)	hourly		1.00	n/a	1.00	\$ 234	\$ 128	55%	-	\$ -	\$ -
0108	Late / Overtime Inspection Fee	flat		1.00	n/a	1.00	\$ 257	Up to an additional 50% of inspection fee	%	-	\$ -	\$ -
0109	Work Without Permit	flat		n/a	n/a	0.00	\$ -	Up to an additional 100% of inspection fee	%	-	\$ -	\$ -
TOTAL											\$ 1,867,912	\$ 3,518,952

[Notes]

- [1] Set by State.
- [2] Public Works fees not included in Study.
- [3] If inspection fee is > \$5,000, fee will be charged at cost with first \$5,000 non-refundable
- [4] This is an impact fee / NBS did not evaluate.
- [5] Minimum fee. Actual costs to be charged.
- [6] Review miscellaneous documents/minimum with at cost agreement as an option. No signage needed.
- [7] Review and process of documents/minimum with at cost agreement required. Signage/Recordation needed.
- [8] Residential Subdivision fee is included in Improvement Plan Processing.
- [9] Passthrough fees. NBS did not evaluate

APPENDIX A.5

Cost of Service Analysis – Well & Septic Section

				Activity Service Cost Analysis		Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Well & Septic						
				\$ 250						
Well & Septic Services										
new	Well & Septic Staff Consultation Fee (1 hr. minimum)	hourly		1.00	\$ 250	new	%	-	\$ -	\$ -
Septic Site Evaluation Services										
0398	Soil Profile Evaluation/Pre-Perc (up to 5 profile holes per site)	each		4.00	\$ 1,000	\$ 511	51%	326	\$ 166,586	\$ 326,088
	Unit fee for >5 holes/same site	per unit		0.70	\$ 175	\$ 70	40%	83	\$ 5,810	\$ 14,529
0361	Perc Data Review	per site		3.00	\$ 750	\$ 702	94%	100	\$ 70,200	\$ 75,020
0362	Wet Weather Groundwater Observations (per up to 6 holes per site)	each		2.50	\$ 625	\$ 217	35%	147	\$ 31,899	\$ 91,900
	Unit fee for >6 holes/same site	per unit		0.43	\$ 108	NEW	%	-	\$ -	\$ -
0399	Other Septic Site Evaluation Inspection	per site		3.00	\$ 750	\$ 511	68%	9	\$ 4,599	\$ 6,752
Septic Construction Application Plan Check										
0363	Standard System	each		5.00	\$ 1,250	\$ 895	72%	153	\$ 136,935	\$ 191,301
0557	Non-Standard Alternative System	each		6.00	\$ 1,500	\$ 1,008	67%	235	\$ 236,880	\$ 352,595
0559	Non-Standard Experimental System	each		7.00	\$ 1,750	\$ 1,152	66%	5	\$ 5,760	\$ 8,752
new	Repairs	each		3.00	\$ 750	new	%	-	\$ -	\$ -
0561	Interceptor Drain Only	each		2.00	\$ 500	\$ 241	48%	1	\$ 241	\$ 500
new	Septic Tank Only	each		2.00	\$ 500	new	%	-	\$ -	\$ -
new	Pre-Treatment Tank Only	each		2.00	\$ 500	new	%	-	\$ -	\$ -
new	Waterless Toilet	each		3.00	\$ 750	new	%	-	\$ -	\$ -
0350	Graywater - Simple	each		1.00	\$ 250	\$ 143	57%	-	\$ -	\$ -
0351	Graywater - Complex	each		2.00	\$ 500	\$ 143	29%	1	\$ 143	\$ 500
0552	Subdivision Improvement Plan Review	each		2.00	\$ 500	\$ 236	47%	20	\$ 4,721	\$ 10,003
new	Plan Check - Minor /Vesting Cert/Other	each		2.00	\$ 500	new	%	-	\$ -	\$ -
Septic Design Application Plan Check										
new	Standard System	each		4.00	\$ 1,000	new	%	-	\$ -	\$ -
new	Non-Standard Alternative System	each		5.00	\$ 1,250	new	%	-	\$ -	\$ -
new	Non-Standard Experimental System	each		6.00	\$ 1,500	new	%	-	\$ -	\$ -

Fee No.	Fee Name	Fee Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Well & Septic						
				\$ 250						
	Septic Permit / Inspection									
0371	Standard Systems	each		5.00	\$ 1,250	\$ 609	49%	153	\$ 93,177	\$ 191,301
0556	Non-Standard Alternate System	each		7.00	\$ 1,750	\$ 1,314	75%	290	\$ 381,060	\$ 507,637
0558	Non-Standard Experimental System	each		7.00	\$ 1,750	\$ 1,492	85%	10	\$ 14,920	\$ 17,505
0367, 0368, 0358, 0359	Repair - Inspection	each		3.50	\$ 875	\$ 653	75%	273	\$ 178,269	\$ 238,939
0551	Interceptor Drain Only	each		2.00	\$ 500	\$ 241	48%	1	\$ 241	\$ 500
0369	Septic Tank Only	each		2.00	\$ 500	\$ 605	121%	147	\$ 88,935	\$ 73,520
0375	Septic Tank Destruction Only	each		2.00	\$ 500	\$ 382	76%	76	\$ 29,032	\$ 38,010
new	Pre-Treatment Tank Only	each		3.00	\$ 750	new	%	-	\$ -	\$ -
0374	Waterless Toilet	each		2.25	\$ 563	new	%	-	\$ -	\$ -
0352	Graywater - Simple	each		2.15	\$ 538	\$ 143	27%	-	\$ -	\$ -
0353	Graywater - Complex	each		3.00	\$ 750	\$ 287	38%	1	\$ 287	\$ 750
	Water Well Plan Check									
new	Well - Class I	each		2.50	\$ 625	new	%	-	\$ -	\$ -
new	Well - Class II	each		3.00	\$ 750	new	%	-	\$ -	\$ -
new	Well Destruction	each		1.00	\$ 250	new	%	-	\$ -	\$ -
new	Well Re-construction	each		1.50	\$ 375	new	%	-	\$ -	\$ -
new	Geotechnical Borings	each		2.00	\$ 500	new	%	-	\$ -	\$ -
new	Performance/Cathodic Protection/De-Watering Wells	each		1.98	\$ 495	new	%	-	\$ -	\$ -
new	Monitoring Wells	each		1.65	\$ 413	new	%	-	\$ -	\$ -
new	Geoexchange Well - Piezometer and Inclinator	each		3.00	\$ 750	new	%	-	\$ -	\$ -

				Activity Service Cost Analysis		Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type	Notes	Estimated Average Labor Time Per Activity (hours)	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Well & Septic						
				\$ 250						
Water Well Permit / Inspection										
0391	Well - Class I	each		3.00	\$ 750	\$ 700	93%	282	\$ 197,400	\$ 211,557
0392	Well - Class II	each		3.00	\$ 750	\$ 838	112%	34	\$ 28,492	\$ 25,507
0394	Well Destruction	each		2.00	\$ 500	\$ 287	57%	40	\$ 11,480	\$ 20,005
0554	Well Re-construction	each		2.50	\$ 625	\$ 502	80%	-	\$ -	\$ -
0397	Geotechnical Borings (up to 6 borings per parcel)	each		2.90	\$ 725	\$ 316	44%	150	\$ 47,400	\$ 108,779
	Unit fee for >6 borings	per unit		0.50	\$ 125	\$ 50	40%	299	\$ 14,950	\$ 37,385
0555	Performance/Cathodic Protection/De-Watering Wells (up to 6 per parcel)	each		2.48	\$ 620	\$ 396	64%	11	\$ 4,356	\$ 6,822
	Unit fee for >6	per unit		0.50	\$ 125	\$ 88	70%	-	\$ -	\$ -
0403	Monitoring Wells (up to 6 per parcel)	each		2.32	\$ 580	\$ 700	121%	5	\$ 3,500	\$ 2,901
	Unit fee for >6	per unit		0.50	\$ 125	\$ 88	70%	3	\$ 264	\$ 375
0402	Geoexchange Well - Piezometer and Inclinometer (for first well)	each		3.45	\$ 863	\$ 396	46%	32	\$ 12,672	\$ 27,607
	Unit fee for >1	per unit		2.07	\$ 518	\$ 88	17%	368	\$ 32,384	\$ 190,491
Well & Septic Other										
New	Site Review (As Needed)	each		1.50	\$ 375	new	%	-	\$ -	\$ -
0366	Office Review - Building/Engineering Permit Approval	each		0.75	\$ 188	\$ 108	58%	121	\$ 13,068	\$ 22,694
0372	Field Clearance - Building/Engineering Permit Approval	each		2.00	\$ 500	\$ 472	94%	88	\$ 41,536	\$ 44,012
0549	Additional Plan Check/Revision Review	per 1/2 hour		0.50	\$ 125	\$ 70	56%	22	\$ 1,540	\$ 2,751
0378	Reinspection	hourly		1.00	\$ 250	\$ 140	56%	55	\$ 7,700	\$ 13,754
0390	Review of Proposed Experimental Systems	each		8.00	\$ 2,001	\$ 1,266	63%	-	\$ -	\$ -
0354	Review of Residential Consultant Findings Report	each		2.00	\$ 500	\$ 143	29%	143	\$ 20,449	\$ 71,519
0548	Review of Commercial Consultant Findings Report	each		4.38	\$ 1,095	\$ 490	45%	5	\$ 2,450	\$ 5,476
0373	Easement Review	each		2.00	\$ 500	\$ 193	39%	4	\$ 772	\$ 2,001
0388	Dispute Resolution	each		10.00	\$ 2,501	\$ 585	23%	-	\$ -	\$ -
0381	Vesting Certificate (does not include plan check fees)	each		1.97	\$ 493	\$ 578	117%	22	\$ 12,716	\$ 10,838
0364	Formal Variance	each		8.00	\$ 2,001	\$ 574	29%	48	\$ 27,552	\$ 96,026
0400	Administrative Variance	each		2.50	\$ 625	\$ 64	10%	23	\$ 1,472	\$ 14,379

Fee No.	Fee Name	Fee Type	Notes	Activity Service Cost Analysis		Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				Well & Septic						
				\$ 250						
0393	Well Ordinance Variance	each		2.15	\$ 538	\$ 339	63%	2	\$ 678	\$ 1,075
0396	Well Yield Report	per well		2.88	\$ 720	\$ 282	39%	87	\$ 24,534	\$ 62,657
0401	Well Abandonment Exemption	each		2.00	\$ 500	\$ 531	106%	-	\$ -	\$ -
0550	Well Ground Water Study Review for Second Unit	each		2.50	\$ 625	\$ 432	69%	2	\$ 864	\$ 1,250
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	each	[4]			\$ 32		-	\$ -	\$ -
0404	Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day)	at cost		10.00	\$ 2,501	\$ 5,521	221%	1	\$ 5,521	\$ 2,501
Operational Permit										
0340	Operational Permit - Type I	each		3.00	\$ 750	\$ 436	58%	1,395	\$ 608,220	\$ 1,046,532
0340	Operational Permit - Type II	each		2.00	\$ 500	\$ 218	44%	263	\$ 57,334	\$ 131,535
0340	Operational Permit - Type III	each		1.67	\$ 418	\$ 145	35%	1,314	\$ 190,530	\$ 548,743
0389	Operational Permit - Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day) (per Equivalent Single Family Dwelling)	each		5.00	\$ 1,250	\$ 115	9%	1	\$ 115	\$ 1,250
0347	Operational Permit - Transfer of Ownership	each		1.40	\$ 350	\$ 70	20%	18	\$ 1,260	\$ 6,302
0348	Operational Permit - Staff Report for Hearing	each		6.00	\$ 1,500	\$ 862	57%	-	\$ -	\$ -
0379	Easement Release	each		1.30	\$ 325	\$ 585	180%	-	\$ -	\$ -
new	TMDL Monitoring	per year		0.50	\$ 125	NEW	%	-	\$ -	\$ -
TOTAL									\$ 2,820,904	\$ 4,862,826

[Notes]

[1] This is an impact fee / NBS did not evaluate.

APPENDIX A.6

Cost of Service Analysis – Building Division

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Building Plan Check			[1]								
0060	Plan Check Fee - Residential										
	\$ 500	base fee up to \$500		0.40	\$ 229	\$ 91	\$ 52	57%	98	\$ 5,091	\$ 8,964
	\$ 501	base fee @ \$501		0.50	\$ 229	\$ 114	\$ 52	45%	48	\$ 2,494	\$ 5,488
	each additional \$100 or fraction thereof	each add'l \$100		0.067	n/a	\$ 15.24	\$ 2.65	n/a	376	\$ 997	\$ 5,737
	\$ 2,001	base fee @ \$2,001		1.50	\$ 229	\$ 343	\$ 94	27%	670	\$ 63,168	\$ 229,813
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.078	n/a	\$ 17.90	\$ 17.57	n/a	6,793	\$ 119,355	\$ 121,569
	\$ 25,001	base fee @ \$25,001		3.30	\$ 229	\$ 755	\$ 514	68%	320	\$ 164,570	\$ 241,475
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.024	n/a	\$ 5.49	\$ 12.67	n/a	3,972	\$ 50,331	\$ 21,801
	\$ 50,001	base fee @ \$50,001		3.90	\$ 229	\$ 892	\$ 844	95%	376	\$ 317,186	\$ 335,321
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.022	n/a	\$ 5.03	\$ 8.78	n/a	9,160	\$ 80,426	\$ 46,082
	\$ 100,001	base fee @ \$100,001		5.00	\$ 229	\$ 1,143	\$ 1,300	114%	648	\$ 842,478	\$ 740,889
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.023	n/a	\$ 5.32	\$ 7.04	n/a	76,417	\$ 537,978	\$ 406,278
	\$ 500,001	base fee @ \$500,001		14.30	\$ 229	\$ 3,270	\$ 4,226	129%	71	\$ 300,066	\$ 232,168
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.028	n/a	\$ 6.36	\$ 5.91	n/a	9,564	\$ 56,521	\$ 60,797
	\$ 1,000,001	base fee @ \$1,000,001		28.20	\$ 229	\$ 6,448	\$ 7,300	113%	34	\$ 248,216	\$ 219,248
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.007	n/a	\$ 1.70	\$ 4.01	n/a	17,674	\$ 70,873	\$ 30,110
	\$ 5,000,001	base fee @ \$5,000,001		58.00	\$ 229	\$ 13,263	\$ 23,340	176%	1	\$ 23,340	\$ 13,263
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.012	n/a	\$ 2.65	\$ 4.01	n/a	5,526	\$ 22,159	\$ 14,658

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0060	Plan Check Fee - Commercial										
	\$ 500	base fee up to \$500		0.80	\$ 229	\$ 183	\$ 52	28%	-	\$ -	\$ -
	\$ 501	base fee @ \$501		0.90	\$ 229	\$ 206	\$ 52	25%	-	\$ -	\$ -
	each additional \$100 or fraction thereof	each add'l \$100		0.073	n/a	\$ 16.77	\$ 2.65	n/a	-	\$ -	\$ -
	\$ 2,001	base fee @ \$2,001		2.00	\$ 229	\$ 457	\$ 94	21%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.065	n/a	\$ 14.91	\$ 17.57	n/a	-	\$ -	\$ -
	\$ 25,001	base fee @ \$25,001		3.50	\$ 229	\$ 800	\$ 514	64%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.120	n/a	\$ 27.44	\$ 12.67	n/a	-	\$ -	\$ -
	\$ 50,001	base fee @ \$50,001		6.50	\$ 229	\$ 1,486	\$ 844	57%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.150	n/a	\$ 34.30	\$ 8.78	n/a	-	\$ -	\$ -
	\$ 100,001	base fee @ \$100,001		14.00	\$ 229	\$ 3,201	\$ 1,300	41%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.035	n/a	\$ 8.00	\$ 7.04	n/a	-	\$ -	\$ -
	\$ 500,001	base fee @ \$500,001		28.00	\$ 229	\$ 6,403	\$ 4,226	66%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.044	n/a	\$ 10.06	\$ 5.91	n/a	-	\$ -	\$ -
	\$ 1,000,001	base fee @ \$1,000,001		50.00	\$ 229	\$ 11,433	\$ 7,300	64%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.008	n/a	\$ 1.77	\$ 4.01	n/a	-	\$ -	\$ -
	\$ 5,000,001	base fee @ \$5,000,001		81.00	\$ 229	\$ 18,522	\$ 23,340	126%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.016	n/a	\$ 3.70	\$ 4.01	n/a	-	\$ -	\$ -
0061	Plan Check Renewal Fee	flat	[2]				25% of calculated Building Permit Plan Check Fee				
0080	Green Building - Residential Plan Review	flat		0.50	\$ 229	\$ 114	\$ 644	563%	555	\$ 357,420	\$ 63,456
	Accessory Structures (Reduce fee by 50%)	flat					\$ 322				
0082	Green Building - Commercial Plan Review	flat		1.50	\$ 229	\$ 343	\$ 2,416	704%	43	\$ 103,888	\$ 14,749
0094	Accessibility Verification Under Threshold	flat		2.50	\$ 229	\$ 572	\$ 546	96%	36	\$ 19,656	\$ 20,580
0095	Accessibility Verification Over Threshold	flat		3.50	\$ 229	\$ 800	\$ 546	68%	14	\$ 7,644	\$ 11,205

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0093	Accessibility Consultation (minimum)	flat		4.00	\$ 229	\$ 915	\$ 304	33%	3	\$ 912	\$ 2,744
0067	Verification Plan Review	flat		5.00	\$ 229	\$ 1,143	\$ 703	62%	8	\$ 5,627	\$ 9,147
0100	Building Site Review / Elevation Certificate	flat		1.00	\$ 229	\$ 229	\$ 165	72%	766	\$ 126,543	\$ 175,161
0150	Project Revision (2 hr minimum)	hourly		1.00	\$ 229	\$ 229	\$ 208	91%	-	\$ -	\$ -
0062	Green Building - Residential Plan Review (1/2 hr minimum)	hourly		1.00	\$ 229	\$ 229	\$ 154	67%	770	\$ 118,580	\$ 176,075
Building Permit / Inspection											
0132	Building Permit - New Construction - Residential		[1]								
	\$ 500	base fee up to \$500		1.50	\$ 229	\$ 343	\$ 82	24%	14	\$ 1,149	\$ 4,802
	\$ 501	base fee @ \$501		1.50	\$ 229	\$ 343	\$ 82	24%	54	\$ 4,432	\$ 18,522
	each additional \$100 or fraction thereof	each add'l \$100		0.033	n/a	\$ 7.62	\$ 4.24	n/a	341	\$ 1,447	\$ 2,601
	\$ 2,001	base fee @ \$2,001		2.00	\$ 229	\$ 457	\$ 148	32%	555	\$ 82,273	\$ 253,823
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.087	n/a	\$ 19.88	\$ 28.00	n/a	5,670	\$ 158,772	\$ 112,753
	\$ 25,001	base fee @ \$25,001		4.00	\$ 229	\$ 915	\$ 818	89%	260	\$ 212,560	\$ 237,816
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.050	n/a	\$ 11.43	\$ 20.19	n/a	3,320	\$ 67,040	\$ 37,964
	\$ 50,001	base fee @ \$50,001		5.25	\$ 229	\$ 1,201	\$ 1,342	112%	307	\$ 412,040	\$ 368,558
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.055	n/a	\$ 12.58	\$ 13.98	n/a	7,471	\$ 104,451	\$ 93,967
	\$ 100,001	base fee @ \$100,001		8.00	\$ 229	\$ 1,829	\$ 2,069	113%	375	\$ 775,811	\$ 686,008
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.018	n/a	\$ 4.00	\$ 11.20	n/a	43,010	\$ 481,711	\$ 172,113
	\$ 500,001	base fee @ \$500,001		15.00	\$ 229	\$ 3,430	\$ 6,724	196%	38	\$ 255,507	\$ 130,342
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.010	n/a	\$ 2.29	\$ 9.49	n/a	5,042	\$ 47,845	\$ 11,529
	\$ 1,000,001	base fee @ \$1,000,001		20.00	\$ 229	\$ 4,573	\$ 11,208	245%	16	\$ 179,333	\$ 73,174
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.004	n/a	\$ 0.91	\$ 6.03	n/a	8,043	\$ 48,499	\$ 7,357
	\$ 5,000,001	base fee @ \$5,000,001		36.00	\$ 229	\$ 8,232	\$ 35,328	429%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.007	n/a	\$ 1.65	\$ 6.03	n/a	-	\$ -	\$ -

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0132	Building Permit - New Construction - Commercial										
	\$ 500	base fee up to \$500		1.63	\$ 229	\$ 373	\$ 82	22%	-	\$ -	\$ -
	\$ 501	base fee @ \$501		1.99	\$ 229	\$ 455	\$ 82	18%	-	\$ -	\$ -
	each additional \$100 or fraction thereof	each add'l \$100		0.011	n/a	\$ 2.44	\$ 4.24	n/a	-	\$ -	\$ -
	\$ 2,001	base fee @ \$2,001		2.15	\$ 229	\$ 492	\$ 148	30%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.011	n/a	\$ 2.49	\$ 28.00	n/a	-	\$ -	\$ -
	\$ 25,001	base fee @ \$25,001		2.40	\$ 229	\$ 549	\$ 818	149%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.071	n/a	\$ 16.19	\$ 20.19	n/a	-	\$ -	\$ -
	\$ 50,001	base fee @ \$50,001		4.17	\$ 229	\$ 954	\$ 1,342	141%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.059	n/a	\$ 13.45	\$ 13.98	n/a	-	\$ -	\$ -
	\$ 100,001	base fee @ \$100,001		7.11	\$ 229	\$ 1,626	\$ 2,069	127%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.031	n/a	\$ 7.16	\$ 11.20	n/a	-	\$ -	\$ -
	\$ 500,001	base fee @ \$500,001		19.64	\$ 229	\$ 4,491	\$ 6,724	150%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.001	n/a	\$ 0.20	\$ 9.49	n/a	-	\$ -	\$ -
	\$ 1,000,001	base fee @ \$1,000,001		20.08	\$ 229	\$ 4,592	\$ 11,208	244%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.003	n/a	\$ 0.77	\$ 6.03	n/a	-	\$ -	\$ -
	\$ 5,000,001	base fee @ \$5,000,001		33.56	\$ 229	\$ 7,674	\$ 35,328	460%	-	\$ -	\$ -
	each additional \$1,000 or fraction thereof	each add'l \$1,000		0.007	n/a	\$ 1.53	\$ 6.03	n/a	-	\$ -	\$ -

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0132	Building Permit - Repair In Kind										
	\$1 - \$500	flat		0.75	\$ 229	\$ 172	\$ 82	48%	9	\$ 738	\$ 1,544
	\$501 - \$2,000	flat		0.75	\$ 229	\$ 172	\$ 160	93%	98	\$ 15,680	\$ 16,807
	\$2,001 - \$8,000	flat		1.50	\$ 229	\$ 343	\$ 322	94%	270	\$ 86,940	\$ 92,611
	\$8,001 and above	flat		2.50	\$ 229	\$ 572	\$ 402	70%	749	\$ 301,098	\$ 428,184
0132	Swimming Pool	flat					see valuation table plus min fees for P,M,E				
0132	Manufactured Home (Mobile Home) Installation Fee (per section)	flat		6.00	\$ 229	\$ 1,372	\$ 151	11%	34	\$ 5,134	\$ 46,649
0132	Manufactured Home (Mobile Home)										
	HCD 433 Recordation Fee - paid at the Sonoma County Recorder's Office (for first page)	flat					\$ 13				
	Each additional page	flat					\$ 3				
0132	Manufactured Home (Mobile Home)										
	HCD 433 Filing Fee - payable to the State of California (per section)	flat					\$ 11				
0132	Building Permit - Floating Homes (each)	flat		2.00	\$ 229	\$ 457	\$ 145	32%	-	\$ -	\$ -
0132	Temporary Trailer/Mobile Home Setup (per section)	flat		1.50	\$ 229	\$ 343	\$ 82	24%	321	\$ 26,360	\$ 110,265
1165	Zoning Permit Level I (no notice; now includes Hosted Rentals)	flat					\$ 158				
0372	Field Clearance - Building Permit	flat					\$ 472				
0012	Inspections - Non-Business Hours (2-hour minimum)	hourly		0.02	\$ 229	\$ 5	\$ 151	3302%	-	\$ -	\$ -
0011	Inspections - Reinspection, Extra	hourly		0.02	\$ 229	\$ 5	\$ 151	3302%	61	\$ 9,211	\$ 279
0170	Temporary Occupancy	flat									
	Residential	flat		2.00	\$ 229	\$ 457	\$ 232	51%	86	\$ 19,952	\$ 39,331
	Commercial	flat		4.13	\$ 229	\$ 944	NEW	%	-	\$ -	\$ -
0081	Green Building - Residential Inspection with 3rd Party Verification	flat		0.17	\$ 229	\$ 39	\$ 195	502%	370	\$ 72,150	\$ 14,383
	Accessory Structures (Reduce fee by 50%)	flat					\$ 97				
0083	Green Building - Commercial Inspection with 3rd Party Verification	at cost		0.50	\$ 229	\$ 114	\$ 312	273%	22	\$ 6,864	\$ 2,515
0040	Agricultural Permit Exemption	flat		1.50	\$ 229	\$ 343	\$ 232	68%	26	\$ 6,032	\$ 8,918
0045	Demolition Permit (per building / structure)	flat		1.50	\$ 229	\$ 343	\$ 143	42%	682	\$ 97,526	\$ 233,929
0063	Additional Permit/Inspection	flat		1.00	\$ 229	\$ 229	\$ 172	75%	59	\$ 10,148	\$ 13,491
Photovoltaic and Thermal Systems		set by GC 66015									
0127	Photovoltaic Residential Roof Mount Systems	flat		2.00	\$ 229	\$ 457	\$ 450	98%	567	\$ 255,150	\$ 259,311
	For each kw over 15 Kilowatts	per kw		0.13	\$ 229	\$ 30	\$ 15	49%	1,892	\$ 28,380	\$ 57,686
0128	Photovoltaic Residential Ground Mount Systems	flat		3.00	\$ 229	\$ 686	\$ 450	66%	91	\$ 40,950	\$ 62,427
	For each kw over 15 Kilowatts	per kw		0.20	\$ 229	\$ 46	\$ 15	33%	278	\$ 4,170	\$ 12,714

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0129	Photovoltaic Commercial Roof Mount Systems	flat		2.07	\$ 229	\$ 473	\$ 1,000	211%	47	\$ 47,000	\$ 22,247
	For each kw between 51-250 Kilowatts	per kw		0.04	\$ 229	\$ 9	\$ 7	74%	750	\$ 5,250	\$ 7,100
	For over 250 Kilowatts (minimum)	flat		3.80	\$ 229	\$ 869	\$ 2,400	276%	-	\$ -	\$ -
	Plus (for each kw over 250 Kilowatts)	per kw		0.02	\$ 229	\$ 3	\$ 5	144%	-	\$ -	\$ -
0130	Photovoltaic Commercial Ground Mount Systems	flat		3.10	\$ 229	\$ 709	\$ 1,000	141%	6	\$ 6,000	\$ 4,253
	For each kw between 51-250 Kilowatts	per kw		0.06	\$ 229	\$ 14	\$ 7	49%	264	\$ 1,848	\$ 3,743
	For over 250 Kilowatts (minimum)	flat		5.17	\$ 229	\$ 1,182	\$ 2,400	203%	-	\$ -	\$ -
	Plus (for each kw over 250 Kilowatts)	per kw		0.02	\$ 229	\$ 5	\$ 5	106%	1,566	\$ 7,830	\$ 7,405
0127	Thermal Residential Roof Mount Systems	flat					\$ 450				
	For each KWth over 10 Kilowatts Thermal	per kw					\$ 15				
0128	Thermal Residential Ground Mount Systems	flat					\$ 450				
	For each KWth over 10 Kilowatts Thermal	per kw					\$ 15				
0129	Thermal Commercial Roof Mount Systems	flat					\$ 1,000				
	For each KWth between 31-260 Kilowatts Thermal	per kw					\$ 7				
	For over 260 Kilowatts Thermal (minimum)	flat					\$ 2,610				
	Plus (for each KWth over 260 Kilowatts Thermal)	per kw					\$ 5				
0130	Thermal Commercial Roof Mount Systems	flat					\$ 1,000				
	For each KWth between 31-260 Kilowatts Thermal	per kw					\$ 7				
	For over 260 Kilowatts Thermal (minimum)	flat					\$ 2,610				
	Plus (for each KWth over 260 Kilowatts Thermal)	per kw					\$ 5				
Electrical Permit (Associated with a Building Permit w/ Plan Check)											
	Single/Two Family Residential Buildings	per sqft		n/a	\$ 229	n/a	\$ 0.10	%	1,073,593	\$ 107,359	\$ -
	Other than Single/Two Family Residential	per sqft		n/a	\$ 229	n/a	\$ 0.07	%		\$ -	\$ -
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L		[3]								
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%			
		each add'l s.f.		0.0004	n/a	\$ 0.10	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.50	\$ 229	\$ 572	\$ 350	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		5.00	\$ 229	\$ 1,143	\$ 700	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		25.00	\$ 229	\$ 5,717	\$ 3,500	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		50.00	\$ 229	\$ 11,433	\$ 7,000	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4		[3]								
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%			
		each add'l s.f.		0.0004	n/a	\$ 0.10	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.50	\$ 229	\$ 572	\$ 350	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		5.00	\$ 229	\$ 1,143	\$ 700	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		25.00	\$ 229	\$ 5,717	\$ 3,500	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		50.00	\$ 229	\$ 11,433	\$ 7,000	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
0122	Tier 3 (least fixtures) – S-1, S-2, U, C		[3]								
	500	base fee up to 500 s.f.		0.25	\$ 229	\$ 57	\$ 35	61%	1,619		\$ 92,554
		each add'l s.f.		0.0003	n/a	\$ 0.06	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		1.50	\$ 229	\$ 343	\$ 350	102%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.09	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		3.50	\$ 229	\$ 800	\$ 700	87%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		18.00	\$ 229	\$ 4,116	\$ 3,500	85%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		36.00	\$ 229	\$ 8,232	\$ 7,000	85%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Plumbing Permit (Associated with a Building Permit w/ Plan Check)											
	Single/Two Family Residential Buildings	per sqft		n/a	\$ 229	n/a	\$ 0.15	%	444,701	\$ 66,705	\$ -
	Other than Single/Two Family Residential	per sqft		n/a	\$ 229	n/a	\$ 0.15	%	-	\$ -	\$ -
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L										
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%			
		each add'l s.f.		0.0003	n/a	\$ 0.08	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.00	\$ 229	\$ 457	\$ 350	77%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		4.50	\$ 229	\$ 1,029	\$ 700	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		22.50	\$ 229	\$ 5,145	\$ 3,500	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		45.00	\$ 229	\$ 10,290	\$ 7,000	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4										
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%	-		
		each add'l s.f.		0.0003	n/a	\$ 0.08	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.00	\$ 229	\$ 457	\$ 350	77%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		4.50	\$ 229	\$ 1,029	\$ 700	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		22.50	\$ 229	\$ 5,145	\$ 3,500	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		45.00	\$ 229	\$ 10,290	\$ 7,000	68%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.10	\$ 0.07	n/a	-		

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0122	Tier 3 (least fixtures) – S-1, S-2, U, C										
	500	base fee up to 500 s.f.		0.25	\$ 229	\$ 57	\$ 35	61%	1,619		\$ 92,554
		each add'l s.f.		0.0003	n/a	\$ 0.06	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		1.50	\$ 229	\$ 343	\$ 350	102%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.09	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		3.50	\$ 229	\$ 800	\$ 700	87%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		18.00	\$ 229	\$ 4,116	\$ 3,500	85%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		36.00	\$ 229	\$ 8,232	\$ 7,000	85%	-		
		each add'l s.f.		0.0004	n/a	\$ 0.08	\$ 0.07	n/a	-		
Mechanical Permit (Associated with a Building Permit w/ Plan Check)											
	Single/Two Family Residential Buildings	per sqft		n/a	\$ 229	n/a	\$ 0.05	%	399,441	\$ 19,972	\$ -
	Other than Single/Two Family Residential	per sqft		n/a	\$ 229	n/a	\$ 0.05	%	-	\$ -	\$ -
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L		(4)								
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%			
		each add'l s.f.		0.0003	n/a	\$ 0.08	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.00	\$ 229	\$ 457	\$ 350	77%	-		
		each add'l s.f.		0.0006	n/a	\$ 0.14	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		5.00	\$ 229	\$ 1,143	\$ 700	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		25.00	\$ 229	\$ 5,717	\$ 3,500	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		50.00	\$ 229	\$ 11,433	\$ 7,000	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4		(4)								
	500	base fee up to 500 s.f.		0.50	\$ 229	\$ 114	\$ 35	31%	-		
		each add'l s.f.		0.0003	n/a	\$ 0.08	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		2.00	\$ 229	\$ 457	\$ 350	77%	-		
		each add'l s.f.		0.0006	n/a	\$ 0.14	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		5.00	\$ 229	\$ 1,143	\$ 700	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		25.00	\$ 229	\$ 5,717	\$ 3,500	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		50.00	\$ 229	\$ 11,433	\$ 7,000	61%	-		
		each add'l s.f.		0.0005	n/a	\$ 0.11	\$ 0.07	n/a	-		
0122	Tier 3 (least fixtures) – S-1, S-2, U, C		(4)								
	500	base fee up to 500 s.f.		0.25	\$ 229	\$ 57	\$ 35	61%	1,619		\$ 92,554
		each add'l s.f.		0.0003	n/a	\$ 0.06	\$ 0.07	n/a	-		
	5,000	base fee up to 5,000 s.f.		1.50	\$ 229	\$ 343	\$ 350	102%	-		
		each add'l s.f.		0.0003	n/a	\$ 0.07	\$ 0.07	n/a	-		
	10,000	base fee up to 10,000 s.f.		3.00	\$ 229	\$ 686	\$ 700	102%	-		
		each add'l s.f.		0.0002	n/a	\$ 0.04	\$ 0.07	n/a	-		
	50,000	base fee up to 50,000 s.f.		10.00	\$ 229	\$ 2,287	\$ 3,500	153%	-		
		each add'l s.f.		0.0001	n/a	\$ 0.02	\$ 0.07	n/a	-		
	100,000	base fee up to 100,000 s.f.		15.00	\$ 229	\$ 3,430	\$ 7,000	204%	-		
		each add'l s.f.		0.0002	n/a	\$ 0.03	\$ 0.07	n/a	-		

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Electrical/Mechanical/Plumbing Permit (not associated with a Building Permit w/ Plan Check)											
	Base Fees (Apply to all Permits):										
0122	Minimum P/M/E Inspection/Permit Fee (up to two inspection trips and three individual trade items)	flat		1.30	\$ 229	\$ 297	\$ 82	28%	3,809	\$ 312,338	\$ 1,132,302
	Additional Trade Items on Same Permit	per item		0.25	\$ 229	\$ 57	new	%		\$ -	\$ -
	Additional Inspection - (per trip/reinspection)	flat		1.00	\$ 229	\$ 229	new	%	-	\$ -	\$ -
Building Electrical - Itemized Fee List											
0171	Temporary Utility Permits Electrical	each		1.30	\$ 229	\$ 297	\$ 117	39%	39	\$ 4,563	\$ 11,594
0172	Temporary Utility Permits Gas	each		1.30	\$ 229	\$ 297	\$ 117	39%	2	\$ 234	\$ 595
0173	Temporary Utility Permits Power Pole	each		1.30	\$ 229	\$ 297	\$ 117	39%	49	\$ 5,733	\$ 14,566
	600 volts or less and 200 amps or less	each									
	600 volts or less and 201 amps or more	each									
	over 600 volts or over 1,000 amps	each									
	Receptacle, Switch and Lightening Outlets - for receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters. Note: for multi outlet assemblies, each 5 feet or fraction thereof may be considered as one										
	First 20 units	per unit									
	Additional fixtures	per unit									
	Lighting Fixtures										
	First 20 units	per unit									
	Additional fixtures	per unit									
	Lighting Fixtures - Pole or Platform Mounted	per fixture									
	Lighting Fixtures - Theatrical Type	per fixture									
	Residential Appliances - for fixed residential appliances or receptacle outlets for same, including wall mounted electric ovens; counter-mounted cooktops; electric ranges, self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothing dryers; or other motor-operated appliances not exceeding one horse power (HP) in rating. Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.	each									

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
	Nonresidential Appliances - For residential appliances and self-contained factory-wired non-residential appliances not exceeding one horse power (HP), kilowatt (KW), or kilovolt ampere (KVA), in rating including medical and dental devices; food, beverage, and ice cream cabinets; illuminated showcases; drinking fountains; vending machines; laundry machines; other similar type of equipment. Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.	each									
	Power Apparatus - for motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus. Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR). Note: for equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.										
	Power Apparatus - up to 1 HP/KW/KVA/KVAR	each									
	Power Apparatus - >1 to 10 HP/KW/KVA/KVAR	each									
	Power Apparatus - >10 to 50 HP/KW/KVA/KVAR	each									
	Power Apparatus - >50 to 100 HP/KW/KVA/KVAR	each									
	Power Apparatus - >100 HP/KW/KVA/KVAR	each									
	Busways -- for trolley and plug-in type busways. Note: 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. (each 100 ft or fraction thereof)	each									
	Signs, Outline Lighting and Marquees - One Branch Circuit (each)	each									
	Signs, Outline Lighting and Marquees - Branch Circuits Within Same Sign (each)	each									
	Miscellaneous Apparatus, Conduits and Conductors -- for electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth. Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.	each									

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
	Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions. Note: for permanently installed rides, booths, displays and attractions, use the ELECTRICAL UNIT fixture count. (each)										
	Attractions - Electric Generator/Electrically Driven Rides (each)	each									
	Attractions - Mechanically Driven Rides/Permanently Installed Rides/Booths/Displays (each)	each									
	Attractions - System of area and booth lighting. (each)	each									
	Temporary Trailer/Mobile Home Electrical Fee (per section)	each									
	Sump Pump Installation (each)	each									
Building Plumbing - itemized Fee List											
	Plumbing Unit - for each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	each									
	Plumbing Unit - rainwater systems-per drain (inside building)	each									
	Plumbing Unit - for each water heater and/or vent	each									
	Plumbing Unit - for each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	each									
	Plumbing Unit - for installation, alteration, or repair of water piping and/or water-treatment equipment	each									
	Plumbing Unit - for repair or alteration of drainage or vent piping	per fixture									
	Plumbing Unit - for atmospheric-type vacuum breakers not included in item 2 (rainwater systems)										
	1 to 5	flat									
	over 5, each	each									
	Plumbing Unit - for each backflow protective device other than atmospheric-type vacuum breakers										
	2 inches and smaller	flat									
	over 2 inches	flat									
	Plumbing Unit - for each gas piping system of one to four outlets	flat									
	Plumbing Unit - for each gas piping system of five or more outlets	per outlet									
	Temporary Trailer/Mobile Home Plumbing Fee	per section									

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
	Building Mechanical - Itemized Fee List		[4]								
	Mechanical Unit - for the installation or relocation of each forced-air or gravity-type furnace, direct vent heater or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each floor furnace, including vent	flat									
	Mechanical Unit - for the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	flat									
	Mechanical Unit - 5. for the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	flat									
	Mechanical Unit - for the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporating cooling system, including installation of controls regulated by the Mechanical Code	flat									
	Mechanical Unit - for the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	flat									
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h	flat									

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
	Mechanical Unit - for each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto. Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	flat									
	Mechanical Unit - for each air-handling unit over 10,000 cfm	flat									
	Mechanical Unit - for each evaporative cooler other than portable type	flat									
	Mechanical Unit - for each ventilation fan connected to a single duct	flat									
	Mechanical Unit - for each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit (each)	flat									
	Mechanical Unit - for the installation of each hood which is served by mechanical exhaust, including the ducts for such hood (each)	flat									
	Mechanical Unit - for the installation or relocation of each domestic-type incinerator	flat									
	Mechanical Unit - for the installation or relocation of each commercial or industrial-type incinerator	flat									
	Mechanical Unit - for each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	flat									
	Fireplaces/Gas Flu Appliances Installation/repair/alteration	flat									
Building Other Miscellaneous Fees											
	Property Report (3-hour minimum)	hourly		1.00	\$ 229	\$ 229	\$ 151	66%	-	\$ -	\$ -
	Alquist Priolo Fault Trace Peer Review - An applicant shall deposit, at the time of submitting an Alquist-Priolo Special Studies Zones fault trace investigation for review by the County, a fee equal to the estimated cost of review. Any portion of this deposit not expended in the review shall be returned to the applicant. Expenses exceeding the estimate shall be paid by the applicant. (minimum deposit)	at cost					\$ 2,598				
	Alternate Materials and Methods Review (2-hour minimum)	hourly		1.00	\$ 229	\$ 229	\$ 184	80%	-	\$ -	\$ -
	Alternate Method Product Evaluation (4-hour minimum)	hourly		1.00	\$ 229	\$ 229	\$ 207	91%	-	\$ -	\$ -

Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
				Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
	Strong-Motion Instrumentation Program (SMIP) Fees pursuant to California Codes, Public Resources Code Section 2700-2709.1										
	S.M.I.P. (Strong-Motion Instrumentation Program) - 1 to 3 Story Residential	flat	[2]				Valuation x \$0.00013				
	S.M.I.P. (Strong-Motion Instrumentation Program) - Other	flat	[2]				Valuation x \$0.00028				
	California Building Standards Administration Fee pursuant to Senate Bill 1473, effective January 1, 2009 (minimum, fee = \$1.00 for every \$25,000 in valuation amount or fraction thereof)	flat	[2]				\$1 for every \$25,000 in valuation amount or fraction thereof				
	Planning Administration Fee	flat	[2]				15% of Building Permit Fee				
	Certified Access Specialist Training	flat					\$ 4				
1012	Board of Building Appeals	each		4.00	\$ 229	\$ 915	\$ 596	65%	1	\$ 596	\$ 915
0226	Abatement Repair Permit	each		2.50	\$ 229	\$ 572	\$ 835	146%	1	\$ 835	\$ 572
0229	Building Board and Secure	each		0.50	\$ 229	\$ 114	\$ 935	818%	10	\$ 9,350	\$ 1,143
TOTAL										\$ 8,061,400	\$ 8,303,247

[Notes]

- [1] Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit fees.
- [2] Set per County policy / NBS did not evaluate.
- [3] The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.
- [4] The following fee shall include all the mechanical equipment in or on each building or other mechanical equipment on the same premises constructed at the same time.
- [5] NBS recommends deleting this fee

APPENDIX A.7

Cost of Service Analysis – Code Enforcement Division

Sonoma County
Building (Code Enforcement) - User Fee Study Fiscal Year 19/20
Cost of Service Estimate for Fee Related Services and Activities

APPENDIX A.7

				Activity Service Cost Analysis			Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)	FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
Code Enforcement											
0210	Staff Time Abatement Hearing	hourly		1.00	\$ 222	\$ 222	Based on staff hourly rate	%	-	\$ -	\$ -
0211	Code Enforcement Reinspection	each		1.50	\$ 222	\$ 333	\$ 228.00	69%	-	\$ -	\$ -
1010	Hearing Officer Hearing	each									
	County Staff Support			2.00	\$ 222	\$ 444				\$ -	\$ -
	Hearing Officer - Hearing			8.00	\$ 260	\$ 2,080				\$ -	\$ -
	Hearing Officer - Drive Time			1.50	\$ 130	\$ 195				\$ -	\$ -
	Court Reporter			2.00	\$ 265	\$ 530				\$ -	\$ -
	Subtotal			13.50		\$ 3,249	\$ 596.00	18%	-	\$ -	\$ -
0227	Additional staff time subsequent to completion and recordation of Notice and Order Pursuant to Section 1.7.3 of the Sonoma County Code, Ordinance No. 4618	hourly		1.00	\$ 222	\$ 222	Based on adopted staff hourly rates	%	-	\$ -	\$ -
TOTAL										\$	\$

[Notes]

- Each section within Permit Sonoma may have to review and approve issuance of a permit. These review fees are not included in the Building Plan Check and Building Permit fees.
- [1] Set per County policy / NBS did not evaluate.
- The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time. For other types of occupancies and alterations, additions and modifications to existing buildings, use the electrical unit fixture count.
- [3] The following fee shall include all the mechanical equipment in or on each building or other mechanical equipment on the same premises constructed at the same time. For other occupancies and alterations, additions and modifications to existing residential buildings, use the MECHANICAL UNIT fixture count.
- [4]

APPENDIX A.8

Cost of Service Analysis – Fire Prevention & Hazardous Materials Division

				Activity Service Cost Analysis					Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				PROC.	PC	INSP	TOTAL	\$ 308						
I. ANNUAL INSPECTIONS AND FIRE CODE OPERATIONAL PERMITS														
Fire Code Operational Permits (flat rate, annual, or one-time)														
1	Annual Fire Code Occupancy Inspection (includes first permit)	Flat - Minimum Annual Fee		0.50	0.00	1.00	1.50	\$ 308	\$ 462	\$ 171	37%	85	\$ 14,535	\$ 39,284
2	Each Subsequent Permit	flat		0.00	0.00	0.50	0.50	\$ 308	\$ 154	\$ 171	111%	-	\$ -	\$ -
3	Reinspection Fee	flat		0.00	0.00	0.50	0.50	\$ 308	\$ 154	\$ 171	111%	-	\$ -	\$ -
II. HAZMAT / CUPA PROGRAM														
new	CUPA Program Consultation	per 1/4 hour					0.25	\$ 308	\$ 77	\$ 124	161%	-	\$ -	\$ -
	Small Quantity Generator Permits													
5	Hourly Rate (as applicable)	hourly					1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
6	>325 gal per year to <5 tons per year	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 300	49%	174	\$ 52,200	\$ 107,222
7	<325 gal per year	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 192	37%	179	\$ 34,368	\$ 91,919
8	Vineyard Hazardous Waste >325 gal per year to <5 tons per year w/ source reduction/recycling	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 226	37%	3	\$ 678	\$ 1,849
9	Vineway Hazardous Waste <325 gal per year	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 146	28%	11	\$ 1,606	\$ 5,649
10	Vineyard Hazardous Waste Recyclable; < 5 gallons per month	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	Exempt	%	14	\$ -	\$ 7,189
								\$ 308						
11	Treatment Permits	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 351	57%	-	\$ -	\$ -
	Large Quantity Generator Permits													
12	Hourly Rate (as applicable)	hourly					1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
13	5 to <25 tons per year	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 1,053	171%	31	\$ 32,643	\$ 19,103
14	25 to 250 tons per year	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 1,588	258%	10	\$ 15,880	\$ 6,162
15	250 to <500 tons per year	flat		1.00	0.00	1.33	2.33	\$ 308	\$ 719	\$ 3,141	437%	1	\$ 3,141	\$ 719
16	>500 tons per year	flat		1.00	0.00	1.33	2.33	\$ 308	\$ 719	\$ 8,668	1206%	1	\$ 8,668	\$ 719
	Waste Oil Only													
17	>5 tons per year	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 1,005	196%	34	\$ 34,170	\$ 17,460

				Activity Service Cost Analysis						Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				PROC.	PC	INSP	TOTAL							
	Hazmat Business Plans													
18	Range 0 - below reportable amount	flat		0.25	0.00	0.00	0.25	\$ 308	\$ 77	No Charge	%	-	\$ -	\$ -
19	LPG for Heating and Forklift Use Only	flat		0.25	0.00	0.25	0.50	\$ 308	\$ 154	\$ 124	80%	33	\$ 4,092	\$ 5,084
20	Range 2	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 578	113%	294	\$ 169,932	\$ 150,974
21	Range 3	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 841	136%	236	\$ 198,476	\$ 145,428
22	Range 4	flat		1.00	0.00	1.33	2.33	\$ 308	\$ 719	\$ 1,324	184%	116	\$ 153,584	\$ 83,395
23	Range 5	flat		1.00	0.00	1.67	2.67	\$ 308	\$ 822	\$ 1,727	210%	221	\$ 381,667	\$ 181,579
24	Range 6	flat		1.00	0.00	0.33	1.33	\$ 308	\$ 411	\$ 155	38%	16	\$ 2,480	\$ 6,573
25	Range 7	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 249	48%	5	\$ 1,245	\$ 2,568
26	Remote, Unstaffed Sites - One Time Fee	flat		1.00	0.00	0.33	1.33	\$ 308	\$ 411	\$ 309	75%	-	\$ -	\$ -
27	Remote, Unstaffed Sites - Hazardous Waste Generator	flat		0.25	0.00	0.25	0.50	\$ 308	\$ 154	NEW	%	-	\$ -	\$ -
28	Restaurants >1,000 SCF CO ₂	flat		1.00	0.00	0.33	1.33	\$ 308	\$ 411	\$ 388	94%	56	\$ 21,728	\$ 23,006
29	Accidental Release Plan	flat		2.00	0.00	0.33	2.33	\$ 308	\$ 719	\$ 841	117%	-	\$ -	\$ -
	Aboveground Petroleum Storage Tanks													
30	Hourly Rate (as applicable)	hourly					1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
31	Tier 1 Facility	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 258	50%	82	\$ 21,156	\$ 42,108
32	Tier 2 Facility	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 518	84%	-	\$ -	\$ -
33	Tier 3 Facility	flat		1.00	0.00	1.33	2.33	\$ 308	\$ 719	\$ 1,036	144%	-	\$ -	\$ -
34	Tank Closure Permit	flat		1.00	0.00	0.67	1.67	\$ 308	\$ 514	\$ 485	94%	-	\$ -	\$ -
35	Each additional tank	flat		1.00	0.00	0.00	1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
new	Temporary Generator	flat		1.00	0.00	0.33	1.33	\$ 308	\$ 411	new	%	-	\$ -	\$ -
37	Technology Fee	flat								\$ 30				
38	Reinspection Fee for Non-Compliance	flat		0.00	0.00	0.33	0.33	\$ 308	\$ 103	\$ 170	166%	-	\$ -	\$ -
	Underground Storage Tank Fees													
39	Hourly Rate	hourly					1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
40	Underground Storage Tank Facility	flat		3.00	0.00	3.00	6.00	\$ 308	\$ 1,849	\$ 1,637	89%	76	\$ 124,412	\$ 140,498
41	Each Additional Underground Storage Tank	per tank		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 956	155%	152	\$ 145,312	\$ 93,665
42	Plan Check and New Inspection (new building)	flat		1.00	4.00	10.00	15.00	\$ 308	\$ 4,622	\$ 1,878	41%	-	\$ -	\$ -
43	Each additional tank	per tank		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 263	43%	-	\$ -	\$ -
44	Repair Permit (modification)	flat		1.00	1.00	3.00	5.00	\$ 308	\$ 1,541	\$ 625	41%	-	\$ -	\$ -
45	Each additional tank	per tank		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ 163	26%	-	\$ -	\$ -
46	Cold Start Permit	flat		0.00	0.00	2.00	2.00	\$ 308	\$ 616	\$ 242	39%	-	\$ -	\$ -
47	Tank Closure Permit	flat		1.00	0.00	4.00	5.00	\$ 308	\$ 1,541	\$ 1,419	92%	-	\$ -	\$ -
48	Each additional tank	per tank		0.00	0.00	1.00	1.00	\$ 308	\$ 308	\$ 443	144%	-	\$ -	\$ -
49	Plan Check resubmittal	hourly		0.00	1.00	0.00	1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
50	Temporary closure	per site		1.00	0.00	2.00	3.00	\$ 308	\$ 924	\$ 702	76%	-	\$ -	\$ -
51	Transfer of Ownership/Permit Alteration	flat		1.00	0.00	0.00	1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
52	Precision Tank Test Permit (per facility)	flat		0.00	0.00	2.00	2.00	\$ 308	\$ 616	\$ 124	20%	-	\$ -	\$ -
53	Enhanced Leak Detection Test Permit	flat		0.00	0.00	3.00	3.00	\$ 308	\$ 924	\$ 591	64%	-	\$ -	\$ -
54	Each Additional Underground Storage Tank	per tank		1.00	0.00	0.00	1.00	\$ 308	\$ 308	\$ 124	40%	-	\$ -	\$ -
55	Secondary Containment	flat		0.67	0.00	0.33	1.00	\$ 308	\$ 308	NEW	%	-	\$ -	\$ -

				Activity Service Cost Analysis						Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				PROC.	PC	INSP	TOTAL	\$ 308						
56	Stormwater Inspection (as needed)	flat		0.00	0.00	0.33	0.33	\$ 308	\$ 103	new	%	-	\$ -	\$ -
57	Business License Inspection	flat		0.50	0.00	0.00	0.50	\$ 308	\$ 154	new	%	-	\$ -	\$ -
III. OTHER SERVICES														
	Emergency Response													
58	Emergency Responder	hourly								\$ 124				
59	Emergency Responder, After Hours Rate	hourly								\$ 185				
60	Hazmat Response Vehicle	hourly								\$ 177				
61	Hazmat Responder Truck/Support	hourly								\$ 32				
62	Hazmat Response Trailer	hourly								\$ 17				
	Vegetation Management													
new	Defensible Space Inspection (for Home Sale)	per inspection trip		0.50	0.00	0.83	1.33	\$ 308	\$ 410	new	%	-	\$ -	\$ -
64	Inspection	hourly - 1/2 hour minimum		0.00	0.00	0.50	0.50	\$ 308	\$ 154	\$ 350	227%	-	\$ -	\$ -
65	Plus Abatement Costs	each								Actual Cost				
	Special Event Permits													
	Planning Referral													
66	Zoning Review pre-Event	each		1.00	0.00	0.00	1.00	\$ 308	\$ 308	\$ -	0%	-	\$ -	\$ -
67	Inspection during Event	hourly		0.00	0.00	1.00	1.00	\$ 308	\$ 308	\$ -	0%	-	\$ -	\$ -
new	Engineering Referral													
68	Athletic Event - Minimal Impact: < 150 Participants	each		1.00	0.00	1.00	2.00	\$ 308	\$ 616	\$ -	0%	-	\$ -	\$ -
69	Athletic Event - Low Impact: 150 - 500 Participants	each		2.00	0.00	2.00	4.00	\$ 308	\$ 1,232	\$ -	0%	-	\$ -	\$ -
70	Athletic Event - Moderate Impact: 501 - 1,000 Participants	each		3.00	0.00	3.00	6.00	\$ 308	\$ 1,849	\$ -	0%	-	\$ -	\$ -
71	Athletic Event - High Impact: > 1,000 Participants	at cost								Actual Cost				
new	Athletic Event - Inspection													
72	During Normal Business Hours	hourly		0.00	0.00	1.00	1.00	\$ 308	\$ 308	\$ -	0%	-	\$ -	\$ -
73	After Business Hours	hourly		0.00	0.00	1.00	1.00	\$ 338	\$ 338	\$ -	0%	-	\$ -	\$ -
74	Filming, Parades, Carnivals - Permit	each		1.00	0.00	0.00	1.00	\$ 308	\$ 308	\$ -	0%	-	\$ -	\$ -
75	Filming, Parades, Carnivals - Inspection	at cost								Actual Cost				
TOTAL													\$ 1,421,973	\$ 1,172,151

[Notes]

[1] Set per County policy / NBS did not evaluate.

				Activity Service Cost Analysis					Cost Recovery Analysis		Annual Estimated Revenue Analysis			
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				PROC.	PC	INSP	TOTAL							
IV. DEVELOPMENT SERVICES														
1	Review of Planning Referrals		[2]											
	Planning Referral - Desk Review and Comment	flat		0.00	2.00	0.00	2.00	\$ 308	\$ 616	\$ 408	66%	-	\$ -	\$ -
	Planning Referral - Site Inspection (if Needed)	per visit		0.50	0.00	1.25	1.75	\$ 308	\$ 539	\$ 357	66%	128	\$ 45,696	\$ 69,017
2	Fire Services Pre-Application Meeting	hourly					1.00	\$ 308	\$ 308	\$ 204	66%	-	\$ -	\$ -
3	Review of Engineering Grading Plans													
	Residential	flat		0.00	0.75	0.00	0.75	\$ 308	\$ 231	\$ 204	88%	-	\$ -	\$ -
	Non-Residential	flat		0.00	2.00	0.00	2.00	\$ 308	\$ 616	\$ 408	66%	-	\$ -	\$ -
	Residential & Non-Residential Inspections	hourly		0.00	0.00	1.00	1.00	\$ 308	\$ 308	\$ 204	66%	-	\$ -	\$ -
	Review of Building Referrals - Construction													
4	New Commercial/Multi-Family/Industrial Building												\$ -	\$ -
	up to 10,000 sq ft	flat		0.00	4.00	1.00	5.00	\$ 308	\$ 1,541	\$ -	0%	-	\$ -	\$ -
	10,001 - 20,000 sq ft	flat		0.00	6.00	1.50	7.50	\$ 308	\$ 2,311	\$ -	0%	-	\$ -	\$ -
	20,000 - 50,000 sq ft.	flat		0.00	9.00	2.00	11.00	\$ 308	\$ 3,389	new	%	-	\$ -	\$ -
	>50,001 sq ft, per 10K sq ft	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	new	%	-	\$ -	\$ -
5	Single Family / Duplex Residential	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	\$ 275	45%	1,351	\$ 371,501	\$ 832,512
6	TI/Remodel - Commercial/Multi-Family/Industrial Building													
	up to 10,000 sq ft	flat		0.00	2.00	1.00	3.00	\$ 308	\$ 924	\$ 138	15%	192	\$ 26,587	\$ 177,471
	10,001 - 20,000 sq ft	flat		0.00	3.00	1.50	4.50	\$ 308	\$ 1,386	new	%	-	\$ -	\$ -
	20,000 - 50,000 sq ft.	flat		0.00	4.50	2.00	6.50	\$ 308	\$ 2,003	new	%	-	\$ -	\$ -
	>50,001 sq ft, per 10K sq ft	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	new	%	-	\$ -	\$ -
7	Rack/Shelving/High Piled Storage													
	up to 10,000 sq ft	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -
	10,001 - 50,000 sq ft	flat		0.50	2.00	1.00	3.50	\$ 308	\$ 1,078	new	%	-	\$ -	\$ -
	50,001 - 75,000 sq ft.	flat		0.50	3.00	2.00	5.50	\$ 308	\$ 1,695	new	%	-	\$ -	\$ -
	75,001 - 100,000 sq ft	flat		0.50	4.00	2.00	6.50	\$ 308	\$ 2,003	new	%	-	\$ -	\$ -
	>100,001 sq ft, per 10K sq ft	flat		0.50	5.00	3.00	8.50	\$ 308	\$ 2,619	new	%	-	\$ -	\$ -
8	Liquid & Compressed Gases													
	Compressed Gas – HAZARDOUS	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	\$ 197	32%	1	\$ 197	\$ 616
	Compressed Gas – MEDICAL	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	\$ 197	32%	1	\$ 197	\$ 616
9	Solar Panels													
	Solar Panel – COMMERCIAL	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	\$ 296	38%	4	\$ 1,182	\$ 3,081

				Activity Service Cost Analysis						Cost Recovery Analysis		Annual Estimated Revenue Analysis		
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
				PROC.	PC	INSP	TOTAL							
10	Spray Booth	flat		0.50	2.00	1.00	3.50	\$ 308	\$ 1,078	new	%	-	\$ -	\$ -
11	Emergency Responder Radio Coverage System - Commercial Inspection	flat		0.00	1.00	2.00	3.00	\$ 308	\$ 924	\$ 204	22%	1	\$ 204	\$ 924
12	Cryogenic Fluids - Commercial Inspection	flat		0.00	1.00	1.00	2.00	\$ 308	\$ 616	\$ 204	33%	1	\$ 204	\$ 616
13	Fire Standards Mitigation	flat		0.00	1.00	0.00	1.00	\$ 308	\$ 308	\$ 204	66%	32	\$ 6,528	\$ 9,860
14	Road Name Assignment													
	Public	flat		3.20	0.00	2.00	5.20	\$ 308	\$ 1,602	\$ 1,077	67%	12	\$ 12,924	\$ 19,226
	Each lot	flat		0.00	0.00	0.50	0.50	\$ 308	\$ 154	\$ 81	53%	-	\$ -	\$ -
	Private	flat		0.20	0.00	2.00	2.20	\$ 308	\$ 678	\$ 1,077	159%	-	\$ -	\$ -
	Each lot	flat		0.00	0.00	0.50	0.50	\$ 308	\$ 154	\$ 81	53%	-	\$ -	\$ -
	Hazmat - Initial Permits for Tanks													
15	Aboveground Tank Install – Flammables/Combustibles, Generators – Commercial – Base Fee	flat		0.25	1.50	1.00	2.75	\$ 308	\$ 847	new	%	-	\$ -	\$ -
16	each additional tank	flat		0.00	0.50	0.50	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -
17	Propane Tank Install (Aboveground)													
	Residential	flat		0.25	2.00	1.00	3.25	\$ 308	\$ 1,001	new	%	-	\$ -	\$ -
	Commercial	flat		0.25	1.00	1.00	2.25	\$ 308	\$ 693	new	%	-	\$ -	\$ -
18	Underground Propane Tank	flat		0.25	1.00	1.00	2.25	\$ 308	\$ 693	new	%	-	\$ -	\$ -
19	Fire Alarm Systems													
	1-25 devices	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	\$ 772	100%	25	\$ 19,306	\$ 19,257
	26-50 devices	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -
	51-100 devices	flat		1.00	2.00	1.00	4.00	\$ 308	\$ 1,232	new	%	-	\$ -	\$ -
	101 + devices	flat		1.00	2.00	2.00	5.00	\$ 308	\$ 1,541	new	%	-	\$ -	\$ -
	Flow & Tamper Alarm / Communications Upgrade	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -
	Fire Sprinkler Systems - New Building/Tenant													
20	Fire Hydrant (s) Flow Test	flat		0.00	0.00	1.00	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -
21	Stationary Fire Pump	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	\$ 591	77%	3	\$ 1,773	\$ 2,311
22	Fire Sprinkler System													
	1-99 sprinklers	flat		0.50	0.50	1.00	2.00	\$ 308	\$ 616	\$ 578	94%	651	\$ 376,577	\$ 401,159
	100 – 199 sprinklers	flat		0.50	0.50	1.50	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -
	200 or more	flat		0.50	0.50	2.00	3.00	\$ 308	\$ 924	new	%	-	\$ -	\$ -

				Activity Service Cost Analysis					Cost Recovery Analysis		Annual Estimated Revenue Analysis				
Fee No.	Fee Name	Fee Type (Flat / Deposit / Hourly)	Notes	Estimated Average Labor Time Per Activity (hours)				FBHR	Cost of Service Per Activity	Current Fee / Deposit	Existing Cost Recovery %	Estimated Volume of Activity	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	
				PROC.	PC	INSP	TOTAL								
23	Sprinkler Plan Check - Tenant Improvement														
	1 - 99 heads	flat		0.50	0.50	1.00	2.00	\$ 308	\$ 616	new	%	-	\$ -	\$ -	
	100-199 heads	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -	
	200+ heads	flat		0.50	1.00	1.00	2.50	\$ 308	\$ 770	new	%	-	\$ -	\$ -	
	Fire Suppression Systems														
24	Clean Agent Extinguishing System or equal (spray booth/industrial dry chemical systems)	flat		0.50	0.50	0.50	1.50	\$ 308	\$ 462	\$ 408	88%	6	\$ 2,448	\$ 2,773	
25	Hood & Duct System (per system)	flat		0.50	1.00	0.50	2.00	\$ 308	\$ 616	new	%	-	\$ -	\$ -	
26	Underground Fire Systems – (up to 3 hydrants and/or risers)	flat		0.50	1.00	4.00	5.50	\$ 308	\$ 1,695	\$ 887	52%	6	\$ 5,319	\$ 10,168	
27	additional 3 hydrants/risers or combination of the 2	flat		0.25	0.50	2.00	2.75	\$ 308	\$ 847	new	%	-	\$ -	\$ -	
28	Standpipe System			0.00	1.00	1.00	2.00	\$ 308	\$ 616	\$ 204	33%	3	\$ 591	\$ 1,785	
	Miscellaneous														
29	Alternative Method Request	hourly		1.00	0.00	0.00	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -	
30	Additional Re-Inspection (Construction Inspections)	hourly		0.00	0.00	1.00	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -	
31	Design Review/Consultation Meeting – Hourly Rate (1/2 hour minimum)	hourly					1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -	
32	Evacuation Plan Review/Fire Drill Monitoring	flat		0.00	1.00	0.00	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -	
33	Large Family Day Care	flat		0.50	0.00	1.00	1.50	\$ 308	\$ 462	new	%	-	\$ -	\$ -	
34	Pre-inspection for 25 or less	flat		1.00	0.00	1.00	2.00	\$ 308	\$ 616	new	%	-	\$ -	\$ -	
35	Pre-inspection for 26 or more	flat		2.00	0.00	2.00	4.00	\$ 308	\$ 1,232	new	%	-	\$ -	\$ -	
36	Over-the-Counter Plan Review – Hourly Rate (1/2 hour minimum)	hourly		0.00	1.00	0.00	1.00	\$ 308	\$ 308	new	%	-	\$ -	\$ -	
37	Overtime Inspection/Review – after normal office hours (2 hour minimum)	hourly		0.00	0.00	1.00	1.00	\$ 338	\$ 338	new	%	-	\$ -	\$ -	
38	New Residential Care Facility	flat		0.50	0.00	1.00	1.50	\$ 308	\$ 462	new	%	-	\$ -	\$ -	
TOTAL														\$ 871,234	\$ 1,551,391

[Notes]

- [1] Set per County policy / NBS did not evaluate.
- [2] Projects amended or changed are subject to additional plan review/inspection fees

APPENDIX B.1

Comparative Fee Survey – Animal Services Department

Sonoma County
Animal Services - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies							
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County			
Animal Service Fees												
1	S/N Fine - Dog & Cat - Required by State Law											
	Unaltered 1st Impound	each	\$ 35	\$ 35	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available			
	Unaltered 2nd Impound (within one year)	each	\$ 50	\$ 50								
	Unaltered 3rd Impound (within one year)	each	\$ 100	\$ 100								
2	Board and Care											
	Dog	per day	\$ 23	\$ 25	no comparison available	no comparison available	\$ 25	no comparison available	\$ 15			
	Cat	per day	\$ 23	\$ 20			\$ 20		\$ 15			
	Livestock	per day	\$ 23	\$ 37			\$ 25		\$ 20			
3	Owner Surrender											
	Dog, Cat, Litters, Livestock, Birds (in jurisdiction)	each	\$ 60	\$ 61	no comparison available	no comparison available	Only for animals not residing in SCC Cat: \$35 Dog: \$50	no comparison available	\$25-30			
	Dog, Cat, Litters, Livestock, Birds (out of jurisdiction)	each	\$ 119	\$ 74					\$ 50			
4	Rabies Quarantine											
	Quarantine - Shelter	each	\$ 103	\$ 37	no comparison available	no comparison available	no comparison available	\$ 50	\$ 30			
	Quarantine - Home	each	\$ 73	\$ 147								
	Quarantine Board per Day - Dog Or Cat	per day	\$ 28	\$ 37								
5	Adoption											
	Dog											
	Over 6 years	each	\$ 94	\$ 295	Dogs: \$175	\$ 145	no comparison available	Dogs: \$120	\$ 150			
	Over 6 years, after 2 weeks	each	\$ 47	\$ 295	Puppies (up to 5 mo.): \$275			Puppies (up to 6 mo.): \$135				
	Over 4 months to 6 years	each	\$ 126	\$ 295								
	Over 4 months to 6 years, After 2 weeks (optional)	each	\$ 63	\$ 295								
	8 weeks to 4 months	each	\$ 168	\$ 295								
	8 weeks to 4 months, After 2 weeks (optional)	each	\$ 84	\$ 295	Dogs over 10 years: \$65			Dogs over 7 years: \$75				

Sonoma County
Animal Services - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County
	Cat								
	Over 6 years	each	\$ 53	\$ 111	Cats: \$125, \$175/pair			Cats: \$80	
	Over 6 years, after 2 weeks	each	\$ 26	\$ 111					
	Over 4 months to 6 years	each	\$ 79	\$ 111	Kittens (up to 5 mo.): \$175, \$250/pair	\$ 80		Kittens (up to 6 mo.): \$120	\$ 110
	Over 4 months to 6 years, After 2 weeks (optional)	each	\$ 40	\$ 111					
	8 weeks to 4 months	each	\$ 132	\$ 111					
	8 weeks to 4 months, After 2 weeks (optional)	each	\$ 66	\$ 111	Cats over 10 years: \$65			Cats over 7 years: \$50	
	Small Mammals/Rodents/Fowl	each	\$ 11	\$ 55	\$10 - \$45	no comparison available	no comparison available	\$5 - \$25 depending on type	
	Livestock/Exotic Animals	each	Fair Market Value	Fair Market Value	\$10 - As quoted	\$ 50		Varies by species	no comparison available
	Rabbits	each	\$ 21	\$ 55	\$40, \$60/pair	\$ 40		\$ 40	
	Special cat or dog adoption fee (due to space or animals' condition)	each	\$ 25	\$ 25	no comparison available	no comparison available		no comparison available	
6	Surgery								
	Dog								
	Spay/Neuter (2-30 lbs.)	each	\$ 60	\$ 111	no comparison available	no comparison available	\$ 190	no comparison available	\$ 100
	Spay/Neuter (31-75 lbs.)	each	\$ 70	\$ 147					
	Spay/Neuter (over 75 lbs.)	each	\$ 90	\$ 221					
	Cat								
	Spay	each	\$ 40	\$ 74	no comparison available	no comparison available	\$ 25	no comparison available	\$ 100
	Neuter	each	\$ 25	\$ 49					
7	Dog License								
	Altered	each	\$ 27	\$ 25	no comparison available	1-6 mo.: \$10 7 mo. - 1 yr.: \$15 13 mo. - 2 yr.: \$20 25 mo. - 3 yr.: \$30	\$ 29	1 year: \$20 3 year: \$55	\$ 19
	Unaltered	each	\$ 104	\$ 25		1-6 mo.: \$20 7 mo. - 1 yr.: \$45 13 mo. - 2 yr.: \$65 25 mo. - 3 yr.: \$75	\$ 100	1 year: \$50 3 year: \$145	\$ 38
	Senior Citizen (62 and older)								
	Altered	each	\$ 14	\$ 25	no comparison available	\$ 10	\$ 29	1 year: \$9 3 year: \$23	\$ 19
	Late License Penalty	each	\$ 40	\$ 40		\$ 20	\$ 15	no comparison available	\$ 20

Sonoma County

Animal Services - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies					
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County	
8	Voluntary Cat License (Mandatory upon adoption)									
	Altered	each	\$ 7	\$ 12	no comparison available	\$ 10	no comparison available	1 year: \$7 3 year: \$17.5	\$ 19	
	Unaltered	each	\$ 13	\$ 12		\$ 15		1 year: \$15 3 year: \$45	\$ 38	
9	Transfer/Duplicate - Dog or Cat License	each	\$ 6	\$ 12	no comparison available	\$ 5	\$ 5	no comparison available	no comparison available	
10	Kennel/Pet Shop License									
	Commercial	each	\$ 210	\$ 197	no comparison available	1-5: \$125 6-10: \$190 11-20: \$315 21-30: \$440 31+: \$625	no comparison available	\$ 100	\$ 100	
	Pet Fancier Kennel (Dog)									
	Altered (also must purchase individual dog licenses)	each	\$ 43	\$ 197						
	Unaltered (also must purchase individual dog licenses)	each	\$ 87	\$ 197						
	Pet Fancier Kennel (Cat)									
	Altered (individual cat license optional)	each	\$ 22	\$ 197						
	Unaltered (individual cat license optional)	each	\$ 43	\$ 197						
	Hobby Kennel	each	\$ 210	\$ 197						
	Pet Shop	each	\$ 210	\$ 197						
	Late Penalty	each	50% of Fee	50% of Fee		\$ 300 \$ 75				
	Transfer (inspection)	hourly	\$ 25	\$ 147		no comparison available		no comparison available	no comparison available	\$ 50
	Periodic Inspection	hourly	\$ 25	\$ 147						no comparison available
new	Reinspection Fee	hourly	new	\$ 147						
11	Protection Dog Operator									
	Registration	each	\$ 10	\$ 25	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available	
	Inspection (Periodic)	hourly	\$ 25	\$ 147						
12	Potentially/Dangerous Registration									
	Potentially Dangerous Dog	each	\$ 148	\$ 61	no comparison available	no comparison available	\$ 200	no comparison available	\$ 40	
	Dangerous Dog	each	\$ 371	\$ 61			\$ 200			

Sonoma County
Animal Services - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County
13	Impound Dog								
	1st Impound - Licensed	each	\$ 68	\$ 184	no comparison available	no comparison available	1st: \$75 2nd: \$115 3rd: \$195 4+: \$225	no comparison available	1st: \$80 2nd: \$110 3rd: \$140
	1st Impound - Unlicensed	each	\$ 85	\$ 184			1st: \$75 + \$35 2nd: \$115 + \$50 3rd: \$195 + \$100 4+: \$225 + \$100		1st: \$80 + \$35 2nd: \$110 + \$50 3rd: \$140 + \$100
	Additional Impound (within one year)	each	\$ 142	\$ 184					
	Cat								
	Impound - Altered	each	\$ 23	\$ 111	no comparison available	no comparison available	1st: \$30 2nd: \$50 3rd: \$75 4+: \$75	no comparison available	1st: \$30 2nd: \$50 3rd: \$75
	Impound - Unaltered	each	\$ 28	\$ 111			1st: \$30 + \$35 2nd: \$50 + \$50 3rd: \$75 + \$100 4+: \$75 + \$100		1st: \$80 + \$35 2nd: \$110 + \$50 3rd: \$140 + \$100
	Small Livestock - Under 300 lbs. (sheep, goat, rabbit, bird, or other)	each	\$ 28	\$ 111			1st: \$75 2+: \$125		\$ 115
	Large Livestock - 300 lbs. & up (horse, bovine, etc.)	each	\$ 62	\$ 368			1st: \$200 2+: \$250		
	Exotic	each	\$ 18	\$ 49			no comparison available		no comparison available

Sonoma County
Animal Services - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies					
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County	
14	Vaccination/Testing/Microchips									
	Rabies Vaccine (included in adoption)	each	\$ 21	\$ 25	no comparison available	no comparison available	\$ 10	Dog: \$19 Cat: \$31	\$ 8	
	DHPP (Distemper, Parvo Virus, Parainfluenza Vaccines) (included in adoption)	each	\$ 26	\$ 25			no comparison available	no comparison available		\$ 20
	Bordetella (included in adoption)	each	\$ 26	\$ 25						\$ 10
	Heartworm Test (owner request)	each	\$ 26	\$ 25						no comparison available
	FVRCP (Panleukopenia, Feline Viral Rhinotracyitis, Calici Virus Vaccines) (included in adoption)	each	\$ 26	\$ 25						\$ 10
	FELV/FIV Test (Feline Leukemia Virus/Immunodeficiency Virus) (included in adoption)	each	\$ 26	\$ 25						\$ 30
	Microchip (included in adoption)	each	\$ 21	\$ 25			\$ 15	\$ 30	no comparison available	
new	Rabies Control Test (owner request)						no comparison available	no comparison available		
	Small Animal	each	new	\$ 123			no comparison available	no comparison available		
	Large Animal	each	new	\$ 197						

Sonoma County

Animal Services - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.1

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Marin Humane Society	Monterey County	County of Santa Cruz	County of San Mateo	Yolo County
15	Additional Vet Care Services								
	Medication fee	each	new	\$ 61	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Exam	each	new	\$ 74					
	Outside Lab Work Minor	each	new	\$ 49					
	Outside Lab Work Comprehensive	each	new	\$ 49					
	In House Lab Work	each	new	\$ 37					
	Sedation	each	new	\$ 98					
	General Anesthesia	each	new	\$ 111					
	Surgery Level 1	each	new	\$ 74					
	Surgery Level 2	each	new	\$ 147					
	Surgery Level 3	each	new	\$ 221					
	Veterinary Treatment Level 1	each	new	\$ 74					
	Veterinary Treatment Level 2	each	new	\$ 111					
	Veterinary Treatment Level 3	each	new	\$ 147					
16	Other Vet Services Not Listed	each	new	Actual Cost	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
17	Disposal - Large Animal	each	\$ 74	\$ 37	no comparison available	no comparison available	\$ 50	no comparison available	no comparison available
18	Officer Assistance - Stray Livestock	each	\$ 275	\$ 295	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

APPENDIX B.2

Comparative Fee Survey – Agriculture/Weights & Measures Department

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
Agriculture Fees									
1	Copies								
	Copies of any requested record(s)	per page	\$ 0.35	\$ 0.35	no comparison available	\$ 0.10	no comparison available	\$3 for up to 5 pages \$0.10 for each additional page	\$ 0.10
	A charge for all hours associated with recovery/manipulation of data	hourly	\$ 177	\$ 225	\$ 89	\$ 65		\$ 111	no comparison available
2	Direct Marketing Program								
	Certified Producer's Certificate (CPC)	each	\$ 69	\$ 785	\$ 25	no comparison available	\$ 27	\$60/hr.	no comparison available
	Certified Producer Certificate (CPC) for User Online Data Entry	each	\$ 35	\$ 838					
	Certified Producer Certificate (CPC) Amendment	each	\$ 35	\$ 169					
	Embossed Copy/Copy of CPC After First Two Copies	per page	\$ 0.35	\$ 0.35					
	Certified Farmers' Market Application/Certificate	each	\$ 100	\$ 112	1-15 certs: \$100 16-35 certs: \$200 36+ certs: \$300	1-10 certs: \$100 11-20 certs: \$200 21+ certs: \$300	1-9 certs: \$232 10-24 certs: \$392 25+ certs: \$673		
3	Farm Labor Contract								
	County Registration	each	\$ 35	\$ 106	no comparison available	\$ 25	\$ 37	\$ 72	no comparison available
4	Hazardous Materials Program								
	Hazardous Material Range 6 (55 gals <=1210 gals)	each	\$ 155	\$ 420	\$453 - 3,627 depending on type	\$480 - \$57,409 depending on type	In tanks: Up to 500 gal: \$263 501-1,500 gal: \$292 1,501-12,000 gal: \$321 12,001-40,000 gal: \$350 40,000+ gal: \$379 Not in tanks: \$53-526 depending on type	no comparison available	\$193 - \$51,261 depending on type
	Hazardous Material Range 7 (>1210 gals cumulative)	each	\$ 247	\$ 476					
	Hazardous Waste Program (<325 gals waste/year)	each	\$ 145	\$ 270					
	Hazardous Waste Program (>325 gals waste/year)	each	\$ 225	\$ 288					
	APSA Surcharge	each	\$ 26	\$ 26					
	State Surcharge	each	\$ 49	\$ 49					
	Technology Fee	each	\$ 29	\$ 29					

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies							
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County			
5	Miscellaneous											
	Grower Workshop: Pre-Registration	each	\$ 10	\$ 18	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available			
	Grower Workshop: Registration at the Door	each	\$ 10	\$ 31								
	Additional CDFA Administrative Service Fee for Master Permits	each	\$ 125	\$ 125	\$ 89							
6	Pest Control Operators											
	Agricultural Aircraft Pilot (in county) – Registration	each	\$ 10	\$ 10	no comparison available	\$ 10	no comparison available	\$ 10	no comparison available			
	Agricultural Aircraft Pilot (out of county) – Registration	each	\$ 5	\$ 5		\$ 5		\$ 5				
	Agricultural Pest Control Operator (PCO) – Registration	each	\$ 86	\$ 106	\$ 70	\$ 50	\$ 90	\$ 72				
	Pest Control Advisor (in county) (PCA) – Registration	each	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10				
	Pest Control Advisor (out of county) (PCA) – Registration	each	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5				
	Maintenance Gardener Pest Control – Registration	each	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25				
	Branch I Structural Pest Control Operator (Operators/Field Representatives) Registration	each	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25				
	Branch II & III Pest Control Operators (General) – Registration	each	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10				
	Register Additional Structural Pest Control Operators, Field Representatives, and Branch Offices	each	\$ 10	\$ 10	\$ 10	no comparison available	\$ 10	\$ 10				
7	Phytosanitary Certificate/Certificate of Quarantine Compliance (CQC)											
	Additional CDFA Administrative Service Fee for All Individual Phytosanitary Certificates*	each	\$ 5	\$ 5	Federal or State Initial Cert: \$89	State PC: \$5.30 + time and mileage	State: \$32 Federal: \$37 + \$11.30 online or \$12 paper	\$96/hr.	no comparison available			
	State Phyto Certificate (Individual)	each	\$ 15	\$ 112	Federal or State Add'l Cert (same receiver/commodity): \$45	Federal PC: \$11.30 + time and mileage Hourly rate: \$65						
	State Phyto Certificate (Individual) – in Santa Rosa Office	each	\$ 8	\$ 56								
	State Phyto Certificate (additional cert for the same visit)	each	\$ 10	\$ 74								
	State Phyto Certificate (additional cert for the same visit) – in	each	\$ 5	\$ 45								
	Federal Phyto Certificate (Individual) + USDA Admin Fee below	each	\$ 57	\$ 674	Non-Commercial Cert: \$45	Mileage: billed at current IRS rate						
	Federal Phyto Certificate (Individual) – in Santa Rosa Office + USDA Admin Fee below	each	\$ 29	\$ 562								
	USDA Admin Fee for a Federal Phyto Certificate	each	\$ 6	\$ 6								
	Certificate of Quarantine Compliance (Individual)	each	\$ 15	\$ 112	\$ 45	no comparison available	no comparison available					
	Certificate of Quarantine Compliance (Individual) – in Santa Rosa Office	each	\$ 8	\$ 56								
	Certificate of Quarantine Compliance (additional cert for the same visit)	each	\$ 10	\$ 74								
	Certificate of Quarantine Compliance (additional cert for the same visit) – in Santa Rosa Office	each	\$ 5	\$ 45								

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
8	Cannabis Zoning Permit Application Fees								
	Cottage Outdoor	each	\$ 2,615	\$ 1,798	Retail Application: \$8,000	Application: \$597 Retail Storefront: \$2,985	no comparison available	no comparison available	no comparison available
	Specialty Outdoor	each	\$ 3,233	\$ 1,798	Final Selection: \$4,000				
	Small Outdoor	each	\$ 3,869	\$ 2,472	Issuance Fee: \$2,000				
	Renewals (Pass through fees not included)	hourly	\$ 177	\$ 225	Renewal: \$2,700				
					Annual Regulatory Program: \$23,000				
9	Cannabis Zoning Permit Renewal Fees								
	Annual Site Monitoring Fee (Cottage, Specialty, and Small)	each	\$ 600	\$ 534	Transfer Fee: \$2,900	Manufacturing Permit/Shared Facility: \$497	no comparison available	no comparison available	no comparison available
	Technology Enhancement Fee (Cottage, Specialty)	each	\$ 18	\$ 18	Transfer Issuance: \$1,100				
	Technology Enhancement Fee (Small)	each	\$ 36	\$ 36					
	CEQA Notice of Exemption Recording Fee	each	\$ 50	\$ 50	CUP: \$5,000 deposit				

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
10	Miscellaneous Fees related to Cannabis Cultivation								
	Re-Inspections and/or Re-reviews at Staff Hourly Rate	hourly	\$ 177	\$ 225	Retailer in good standing - \$2,900				
	Canopy Visit Verification / Crop Loss Inspections at Staff Hourly Rate	hourly	\$ 177	\$ 225	Request for proposal - \$8,000				
					Final Selection: \$4,000				
11	Annual Cultivation Site Monitoring - AWM Permitted Sites				Permit Issuance: \$2,000				
	Cottage Outdoor	each	\$ 600	\$ 787	Permit Renewal: \$3,200	Cultivation Indoor: \$1,990			License: \$6,574
	Specialty Outdoor	each	\$ 900	\$ 899	Annual Regulatory Program Fee: \$30,000	Cultivation Outdoor: \$1,492			Renewal/Amendment: \$1,643
	Small Outdoor	each	\$ 1,200	\$ 899	Transfer Application: \$3,100	Additional Inspection/Verified Complaint Inspection: \$199/hr.	no comparison available	no comparison available	Termination of Operations: \$200
					Transfer Issuance: \$1,1000				
12	Annual Cultivation Site Monitoring - PRMD Permitted Sites				CUP: \$5,000 deposit				
	Indoor/Mixed Light Cultivation, Indoor Nursery	each	\$ 600	\$ 787	Appeal/Post-Appeal Reconsideration/Review of CUP/CUP Appeal: At Cost/deposit				
	Outdoor Cultivation: Cottage & Specialty	each	\$ 600	\$ 787					
	Outdoor Cultivation: Small	each	\$ 600	\$ 899					
	Outdoor Cultivation: Medium and Outdoor Nursery	each	\$ 900	\$ 899					

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
Land Stewardship Fees									
1	Frost Protection Ordinance								
	Registration	each	\$ 64	\$ 88	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	100% Penalty for late payments	each	\$ 64	\$ 64	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
2	Department of Agriculture/Weights & Measures Staff Review of Permit and Resource Management (PRMD) Project	each	\$ 272	\$ 584	\$89/hr.	\$65/hr.	no comparison available	\$111/hr.	no comparison available
3	Level I Vineyard Erosion and Sediment Control Ordinance (VESCO)								
	No Grading or Drainage								
	< 10 Acres	each	\$ 722	\$ 3,677	no comparison available	no comparison available	Overall costs will be Sonoma County's VESCO fee + Marin County's staff time <1 acre: \$450 1-9 acres: \$703-\$1,289 10-49 acres: \$1,326-\$1,905 50-99 acres: \$1,719-\$2,348 100+ acres: \$2,216-\$2,922	no comparison available	no comparison available
	10 < 50 Acres	each	\$ 1,364	\$ 3,931					
	50 < 100 Acres	each	\$ 1,769	\$ 4,221					
	> 100 Acres	each	\$ 2,280	\$ 4,538					
	With Grading and/or Drainage								
	< 10 Acres	each	\$ 1,060	\$ 5,345					
	10 < 50 Acres	each	\$ 1,695	\$ 6,026					
	50 < 100 Acres	each	\$ 2,151	\$ 6,901					
	> 100 Acres	each	\$ 2,742	\$ 7,728					

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
4	Level II Vineyard Erosion and Sediment Control Ordinance (VESCO)								
	No Grading or Drainage								
	< 10 Acres	each	\$ 4,604	\$ 6,780	no comparison available	no comparison available	<1 acre: \$4,472-\$5,052	no comparison available	no comparison available
	10 < 50 Acres	each	\$ 6,801	\$ 7,339			1-9 acres: \$4,472-\$5,052		
	50 < 100 Acres	each	\$ 8,657	\$ 8,638			10-49 acres: \$6,605-\$7,219		
	> 100 Acres	each	\$ 11,444	\$ 9,892			50-99 acres: \$8,407-\$9,085		
	With Grading and/or Drainage						100+ acres: \$11,113-\$11,872		
	< 10 Acres	each	\$ 4,936	\$ 8,920					
	10 < 50 Acres	each	\$ 7,168	\$ 9,844					
	50 < 100 Acres	each	\$ 9,090	\$ 11,327					
	> 100 Acres	each	\$ 11,961	\$ 11,862					
5	Level II Vineyard Erosion and Sediment Control Ordinance (VESCO) with Tree Removal								
	No Grading or Drainage								
	< 10 Acres	each	\$ 5,330	\$ 8,239	no comparison available	no comparison available	<1 acre: \$4,472-\$5,052	no comparison available	no comparison available
	10 < 50 Acres	each	\$ 7,740	\$ 9,236			1-9 acres: \$4,472-\$5,052		
	50 < 100 Acres	each	\$ 9,697	\$ 10,111			10-49 acres: \$6,605-\$7,219		
	> 100 Acres	each	\$ 12,717	\$ 10,306			50-99 acres: \$8,407-\$9,085		
	With Grading and/or Drainage						100+ acres: \$11,113-\$11,872		
	< 10 Acres	each	\$ 5,644	\$ 10,135					
	10 < 50 Acres	each	\$ 8,133	\$ 11,813					
	50 < 100 Acres	each	\$ 10,126	\$ 13,978					
	> 100 Acres	each	\$ 13,232	\$ 15,364					
6	Grading and/or Drainage Only								
	< 10 Acres	each	\$ 750	\$ 4,226	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	10 < 50 Acres	each	\$ 848	\$ 4,226					
	50 < 100 Acres	each	\$ 991	\$ 4,226					
	> 100 Acres	each	\$ 1,137	\$ 4,372					

Sonoma County

Agriculture/Weights & Measures - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.2

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	Alameda County	Contra Costa County	Marin County	Napa County	San Mateo County
Weights & Measures Fee									
1	Automated Point of Sale Fees								
	1 - 3 Point of Sale-Scanners	each	\$ 221	\$ 228	\$ 150	\$ 249	\$ 204	\$ 180	no comparison available
	4 - 9 Point of Sale-Scanners	each	\$ 332	\$ 395	\$ 225	\$ 337	\$ 339	\$ 269	
	10 or greater	each	\$ 378	\$ 760	\$ 225	\$ 527	\$ 572	\$ 329	

APPENDIX B.3

Comparative Fee Survey – Planning Division

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Planning Fees									
1000, 1001	Administrative Certificate of Compliance								
	1-5 lots	at cost	\$ 3,053	\$ 4,641					
	6-10 lots	at cost	\$ 5,240	\$ 9,282	\$ 2,917	no comparison available	\$ 3,410	\$ 1,323	no comparison available
	10+ lots	at cost	\$ 5,240	\$ 18,564					
1005	Ag Preserve/Williamson Act Contract Consistency Determination	at cost	\$ 1,007	\$ 1,450	no comparison available	Ag Preserve Contract - Rescind & Replace: \$2,075	no comparison available	no comparison available	no comparison available
1002	Ag Preserve/Williamson Act Contract	at cost	\$ 3,803	\$ 5,076		All Other: \$1875			
1003	Ag Preserve/Williamson Act Contract Non-Renewal / Plan Amendment	flat	\$ 569	\$ 1,015					
1140	Approved Permit Condition Compliance Review	at cost	\$ 2,779	\$ 4,409	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1074, 1084	Certificate of Modification	at cost	\$ 3,009	\$ 5,511	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1024	Coastal Permit - Level I	at cost	\$ 2,287	\$ 4,496	Regular: \$6,400 Minor / Amend: \$3,845 Exclusion: \$164	no comparison available	no comparison available	no comparison available	no comparison available
1025	Coastal Permit - Level II	at cost	\$ 4,863	\$ 9,137					
1026	Coastal Permit - Extension of Time	flat	\$ 696	\$ 1,450					
1030	Conditional Certificate of Compliance	at cost	\$ 2,989	\$ 5,656	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1049	Design - Administrative Review Major	flat	\$ 1,667	\$ 3,336	\$ 5,122	Standard Approval: \$4,549 Modification: \$3,111	Staff/Administrative: \$1,167	OTC: \$232 Concept/Referral: \$1,410 Minor: Std - \$3,239 Alteration - \$1,938 Major: Std - \$16,969 Amend - \$3,584 SB35: \$3,239	SFR - Staff Design: \$2,500 deposit SFR - DRB: \$5,000 deposit New Bldg./Project: \$10,000 deposit Small Additions/Remodel/Storefront: \$1,200 deposit Awning & Canopy: \$195
1048	Design - Administrative Review Minor	flat	\$ 735	\$ 1,537	\$ 1,756		Over the Counter: \$398		
1044	Design Review - Commercial < 10,000 sqft	at cost	\$ 4,468	\$ 3,771	\$ 4,483		Staff with DRB - 3,564 deposit		
1034	Design Review - Commercial Level II > 10,000 sqft	at cost	\$ 1,733	\$ 3,626	\$ 8,953		Zoning Admin w/o DRB - \$2,258 deposit		
1039	Design Review - Minor Alteration	flat	\$ 157	\$ 377	\$ 1,756		Zoning Admin w/DRB - \$4,693 deposit		
1041	Design Review - Residential Projects Level I	flat	\$ 3,198	\$ 5,105	\$ 1,756		SFR Planning Commission: \$6,872 deposit		
1042	Design Review - Residential Projects Level II	flat	\$ 5,378	\$ 8,354	\$ 5,122		All Others: \$8,523 deposit		
1031	Design Review - Revision / Extension of Time	flat	\$ 662	\$ 1,305	no comparison available				
1062	Lot Line Adjustment - Extension of Time	flat	\$ 490	\$ 812					
1060	Lot Line Adjustment	flat	\$ 1,760	\$ 3,481	\$ 2,336	\$183/hr.	\$ 3,131	\$ 2,473	no comparison available
1063	Lot Line Adjustment - Revision to File	flat	\$ 1,149	\$ 2,088					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
1095	Mills Act Contract Amendment or Cancellation	at cost	\$ 509	\$ 1,015	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1090	Ordinance Determinations and Interpretations	at cost	\$ 1,195	\$ 2,756	\$ 2,337	\$183/hr.	hourly - billed to nearest quarter hour	no comparison available	no comparison available
1103	Plan Amendments - General Plan Level I	flat	\$ 1,321	\$ 4,061	\$ 39,462	\$183/hr.	\$8,646 deposit	\$ 21,855	\$4,000 deposit
1100	Plan Amendments - General Plan Level II	at cost	\$ 6,564	\$ 12,763					
1102	Plan Amendments - Specific Plan Level I	flat	\$ 1,290	\$ 3,771					
1101	Plan Amendments - Specific Plan Level II	at cost	\$ 5,270	\$ 10,152					
1070	Subdivision Major	at cost	\$ 7,144	\$ 14,068	Maps/Improvement Plans Plan Check: \$1,636 Tentative Map Major: \$25,550 Minor: \$12,782 Amend: \$6,400 Ext: \$595 Waiver: \$2,079	Tentative Map (Parcel or Subdivision): \$183/hr. \$10,000 initial deposit required	Small Subdivision Map: \$3,735 deposit	Minor Tentative Parcel: \$15,810 Major Tentative Map: \$32,701	Tentative Parcel Map: \$4,000 deposit Tentative Subdivision Map: \$10,000 deposit
1072	Subdivision Major Extension of Time	flat	\$ 2,882	\$ 5,656			Tentative Map: \$7,293 deposit	Airspace Condo: \$16,510	
1073	Subdivision Major Revision to File	at cost	\$ 3,553	\$ 6,961			Subdivision Exception: \$2,761	Time Ext: \$5,467	
1080	Subdivision Minor	at cost	\$ 4,306	\$ 8,412			Amendments & Extensions: \$2,239 deposit	Modification: \$5,942	
1082	Subdivision Minor Extension of Time	flat	\$ 2,882	\$ 2,611				Reversion to Acreage: \$6,178	
1083	Subdivision Minor Revision	at cost	\$ 2,914	\$ 5,801					
1142	Use Permit - Minor Level I with Hearing Waiver, Time Extension, Renewal	at cost	\$ 994	\$ 2,320	Master/Major Use Permit: \$8,953 Regular/Amend: \$5,122 Temp Reg: \$940 Temp Minor: \$595 Renewal: \$657	\$183/hr. \$10,000 initial deposit required	Administrative/Temp: \$1,420 Zoning Admin: \$2,476 Planning Commission: \$4,305 deposit	Temp: OTC - \$232 Std - \$1,075 Enhanced - \$1,642	Administrative: \$800 deposit Minor: \$1,200 deposit All others: \$2,500 deposit
1143	Use Permit - Minor Level II with Hearing Waiver, Fence Exception, Cannabis, etc.	at cost	\$ 2,909	\$ 6,381				Minor: Std - \$2,798 Enhanced - \$4,047 Res Fence: \$371 Amend: \$1,399	
1137	Use Permit Extension of Time	flat	\$ 2,461	\$ 4,931				Major: Std - \$12,215 Enhanced: \$17,401 Amend: \$6,108	
1130	Use Permit Level I Cannabis in developed area, legal structure	at cost	\$ 3,117	\$ 7,252					
1131	Use Permit Level II (e.g. Winery, Mining, Cannabis)	at cost	\$ 8,063	\$ 16,243					
1138	Use Permit Level II Revision to File	flat	\$ 4,057	\$ 7,397					
1145	Use Permit - Surface Mining Permit / Reclamation Plan / Extensions / Revisions	at cost	\$ 10,037	\$ 19,144					
1150	Variance Permits	flat	\$ 5,447	\$ 8,470	\$ 4,658	\$ 4,378	Minor: \$2,508 Planning Commission: \$3,767 deposit	Minor: \$1,508 Major: \$2,036 Major w/pub hearing: \$6,786	\$2,500 deposit
1151	Variance Permits Revision/Extension	flat	\$ 2,492	\$ 3,945	\$ 2,101				
1170	Voluntary Merger	flat	\$ 228	\$ 522	\$ 361	\$183/hr.	no comparison available	no comparison available	no comparison available

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
1155	Zone Change Level I	flat	\$ 1,929	\$ 3,771	\$ 25,550	\$183/hr. \$10,000 initial deposit required	\$7,176 deposit	Map: \$13,311 Text: \$13,505	\$4,000 deposit
1156	Zone Change Level II	at cost	\$ 5,712	\$ 11,312					
1165	Zoning Permit Level I (no notice, including Hosted Rentals)	flat	\$ 158	\$ 348					
1166	Zoning Permit Level II (including Vacation Rental, Accessory Structure, Revision, Condition Compliance, Renewal, Extension of Time)	flat	\$ 638	\$ 1,044					
1160	Zoning Permit Level III (with posting/notice, i.e. Cultural Event)	flat	\$ 854	\$ 2,030					
1167	Zoning Permit Level IV (with Posting/Notice) (including Indoor Cultivation - Cottage, Mixed Light Cultivation - Cottage)	flat	\$ 2,609	\$ 5,801	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1162	Vacation Rental Noticing	flat	\$ 88	\$ 186					
1163	Vacation Rental Annual Monitoring	flat	\$ 224	\$ 348					
1164	Vacation Rental Property Manager Certification	flat	\$ 67	\$ 116					
Project Review Other									
1011	Appeals to Board of Zoning Adjustments, Planning Commission or Board of Supervisors (at cost*, min. deposit)	flat	\$ 1,209	\$ 2,030	Board: \$1408 Planning Comm: \$712	\$ 1,000	Non-Applicant/Resident: Planning Comm - \$300 + \$50 for continuation City Council - \$350 + \$50 for continuation Applicant/Non-Resident: Applicant/Resident: Planning Comm - \$4,834 City Council - \$4,476	Applicant: Zoning Admin - \$3,318 Cultural Heritage Board - \$5,094 DRB - \$5,553 Planning Comm/Council - \$6,093 Neighbor/Non-Applicant: \$529 Environmental Determination or Zoning Code Interpretation: \$5,420	\$ 205
1173	Engineering Referral to Comprehensive Planning or Environmental Review	at cost	\$ 933	\$ 1,624	\$151/hr.	no comparison available	no comparison available	no comparison available	no comparison available
1172	Engineering Referral to Project Review	flat	\$ 310	\$ 580	\$151/hr.				
1052	Environmental Review CEQA Exemption	flat	\$ 37	\$ 70	Initial Study: \$17,426 Env Impact Review Overhead: 30%	Fish & Game CEQA Review Fee: \$3,271 County Clerk CEQA Recording Fee: \$50	Negative Declaration: \$10,346 deposit EIR: Actual cost + 25% staff administration surcharge Monitoring of mitigation measures: \$6,540 deposit	Exemption: Std - no charge Enhanced - \$1,070 CEQA - \$527 Initial Study/Mitigated & Negative Declaration: Std - \$12,686 CEQA - \$5,568 EIR: \$26,920 Administrative Review of Consultant Prepared - 15% of contract Mitigation Monitoring: \$282	Assessment: \$1,200 deposit Probable Negative Declaration: \$2,500 deposit EIR: \$5,000 deposit
1055	Environmental Review Level I	at cost	\$ 3,239	\$ 8,267					
1053	Environmental Review Level II	at cost	\$ 4,774	\$ 9,282					
1058	Environmental Review Level III	at cost	\$ 5,734	\$ 11,747					
1056	Environmental Review Peer Review of Technical Reports	at cost	\$ 478	\$ 1,015					
1054	Environmental Review Referral Fee to Regional Archeology Lab	flat	\$ 156	\$ 116					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
0332	Health Review - Certificate of Modification	flat	\$ 281	\$ 232	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0325	Health Review - No Public Sewer (per lot)	per lot	\$ 63	\$ 116					
0329	Health Review - Real Estate Letter	flat	\$ 189	\$ 348					
0337	Health Review Coastal, Design Review, Use Permit, Plan Amend	flat	\$ 1,791	\$ 2,262					
0336	Health Review Lot Line Adj, Zoning Permit, Variance	flat	\$ 590	\$ 998					
0335	Health Review Minor/Major Subdivision - All Other	flat	\$ 1,973	\$ 1,537					
0338	Health Review Monitoring Fee - Large Capacity Water Wells	flat	\$ 224	\$ 580					
0339	Health Review Water Well Monitoring - Very Large Capacity	flat	\$ 577	\$ 1,044					
1057	Hearing - Environmental Review Committee (per hour)	hourly	\$ 318	\$ 232	\$ 1,636	no comparison available	no comparison available	Zoning Admin: \$1,930 Subdivision Committee: \$2,359 Cultural Heritage Board: \$484-2,064 DRB/Planning Comm: \$2,336 City Council: \$2,134	no comparison available
0610	Hearing - Project Review Advisory Committee	flat	\$ 1,177	\$ 2,320					
1175	Hearing Fee Additional	at cost	\$ 2,960	\$ 5,801					
1064	Landscape Water Efficiency Plan Check (base)	flat	\$ 408	\$ 696	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
1065	Site Evaluation, Inspection, File Record, Research, Consultation, Meetings	at cost	\$ 311	\$ 464	\$ 361	Office Meeting: \$696 Site Visit: \$1,000	Pre-application: \$1,191 Hourly for all others	Pre-application: Free for first hour	Pre-application Review: \$2,000 deposit General Records: \$195/hr.
Additional Fees									
2120	Agricultural Commissioner Review	flat	\$ 272	See Agriculture Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0118	Fire Services Pre-Application - Referral Review	flat	\$ 204	See Fire Fee Schedule	\$ 319	no comparison available	no comparison available	no comparison available	no comparison available
0704	Drainage Review - Major Developments. MJS >4 units; UPE/DRH >1 acre (at cost*, min. deposit)	flat	\$ 5,728	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Plus (per unit)	per unit	\$ 432	See Engineering Fee Schedule					
0705	Drainage Review - Minor Developments. MJS <=4 units; UPD/DRH <=1 acre (at cost*, min. deposit)	at cost	\$ 1,680	See Engineering Fee Schedule					
0626	Final and Parcel Map Review and Processing	flat	\$ 2,087	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Plus (per lot)	per lot	\$ 116	See Engineering Fee Schedule					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
0731	NPDES Drainage Review - Major Developments	flat	\$ 1,183	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0732	NPDES Drainage Review - Minor Developments	flat	\$ 646	See Engineering Fee Schedule					
0730	NPDES Planning Referrals to Drainage Review	flat	\$ 881	See Engineering Fee Schedule					
0710	Planning Referrals to Drainage Review	flat	\$ 565	See Engineering Fee Schedule					
0435	Planning Referrals to Sanitation	flat	\$ 436	See Engineering Fee Schedule					
3805	Public Works Review (At Cost Projects)***	flat	\$ 650	See Public Works Fee Schedule	\$151/hour	\$183/hr.	no comparison available	no comparison available	no comparison available
0611	Referrals to County Surveyor	flat	\$ 197	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	flat	\$ 32	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0605	Surveyor Processing Fee	flat	\$ 240	See Engineering Fee Schedule	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
0140	Technology Enhancement Fee Permit Tier Type I: Building Permit No Plan Check, Temporary Utilities Addressing Field Review - Building, Office Review - Building, Well and Septic Field Review Field Review - Engineering, Stock Plan, Temporary Structure	flat	\$ 18	0.9% surcharge on permit fees	\$ 15	no comparison available	no comparison available	Detached: New: \$141 Addition/remodel: \$24 Attached/Multi-Fam New: \$100 Addition/remodel: \$27 Commercial-Business & Retail: New: \$199 Addition/remodel: \$113 Industrial: New: \$133 Addition/remodel: \$80	5.75% of combined total of permit fees and plan review fees applies to each development review permit
0140	Technology Enhancement Fee Permit Tier Type II: Agricultural Development Permit Level 1 (ACO), Agricultural Development Permit Level 2 (ACO), Administrative Design Review (ADR), Demolition Permit (DEM), Storm Water Permit (STW), Encroachment (ENC), Ordinance Determination (ORD), Sewer Construction (SEW), Sewer Fee Only (SEW), Special Event (SPE), Voluntary Merger (VMG), Zoning Permit (ZPE & ZPC), Agricultural Exemption (AEX), Pre-Application (PRE), Record of Survey (ROS), Engineering Project (ENP)	flat	\$ 18						
0140	Technology Enhancement Fee Permit Tier Type III: Certificate of Compliance - Administrative (ACC), Building Permit With Plan Check (BLD), Coastal Permit - No Hearing (CPN), Lot Line Adjustment (LLA), Septic Permit (SEP), Vesting Certificate (VES), Water Permit (WAT), Well Permit (WEL), Zoning Permit (ZPE & ZPC), Rolling Permit (ROI), Agricultural Preserve (AGP), Certificate of Compliance - Conditional (CCC), Certificate of Modification (CMO), Coastal Permit - With Hearing (CPH), Planning Project (PLP), Design Review With Hearing (DRH), General Plan Amendment (GPA), Major Subdivision (MJS), Minor Subdivision (MNS), Specific Plan Amendment (SPA), Use Permit (UPE & UPC), Variance (VAR), Zone Change Amendment (ZCE), Map (SUR), Grading Permit (GRD)	flat	\$ 49						
	Planning Administration Fee	flat	15% on top of building permit fees	18.9% on top of building permit and plan check fees with >\$100,000 construction valuation	10% on select Planning applications	1.7% on select Planning applications, 3.3% on select Building, Public Works, Environmental Health, Engineering and County Fire applications.	GP Maintenance: 25.9% on all Building permit fees GP Implementation: 9.6% on all Building permit fees	Detached: New: \$562 Addition/remodel: \$99 Attached/Multi-Fam New: \$397 Addition/remodel: \$99 Commercial-Business & Retail: New: \$794 Addition/remodel: \$464 Industrial: New: \$529 Addition/remodel: \$331	.01% of the valuation of each development permit issued by the Building Division.

APPENDIX B.4

Comparative Fee Survey – Engineering & Water Resources Section

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.4

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Engineering Fees									
new	Engineering Staff Consultation Fee (2 hrs. minimum)	hourly (2 hr min)	new	\$ 234	no comparison available	Pre-Application: Conference - \$293 Site Meeting - \$350	no comparison available	no comparison available	\$195/hr
Encroachment & Transportation Services									
Transportation Permits									
0411	Overwidth/Overheight	each	\$ 16	\$ 117	Single Trip: \$60 Annual: \$75	no comparison available	Single Trip: \$60 Annual/Repetitive: \$92	no comparison available	\$ 16
0409	Overwidth/Overheight Blanket Permit	each	\$ 90	\$ 117					no comparison available
Encroachment Plan Check									
0419	Encroachment Plan Review	each	\$ 864	\$ 1,417	Application: \$65 Insp (min): \$70 Record: \$35 Annual: \$425 Vending: \$300	see below	see below	see below	\$195/hr
0104	Engineering Site Review/Evaluation As Needed	each	\$ 220	\$ 351					
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72	\$ 117					
3804	Public Works Plan Check	each	See PW Fee Schedule						
0706	Office Review - Building/Engineering Permit Clearance	each	\$ 88	\$ 176					

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Encroachment Permit / Inspection									
0420	Encroachment Inspection	at cost	\$ 5,000	\$ 8,179	Application: \$65 Insp (min): \$70 Record: \$35 Annual: \$425 Vending: \$300	Encroachment Permit: General - \$465.88 Parking Permit - \$22	Minor: \$368 Major: \$2,394 Utility/Special District: \$919 Temporary: \$246	Encroachment Permit: \$128 processing fee Plan Checking Fee: 5% of estimated construction cost Inspection Fee: 7% of estimated construction cost Permit Renewal: \$128 Re-Inspection Fee: \$50/site/visit Traffic Control Fee: \$147	\$175/hr
0420	Linear Construction – Utility Service; Curb, Gutter & Sidewalk; Paving Improvements, Trenching	first 100 lineal feet	\$ 1,055	\$ 1,171					
	Per additional 100 feet or fraction thereof	each additional 100 lineal feet	\$ 527	\$ 234					
	Bell Hole for Utility Service (up to four bell holes within 1,000 feet on the same street or road)	first 4	\$ 405	\$ 468					
new	Each additional 2 bell holes	per 2 bell holes	new	\$ 117					
	Borings (up to four (4) borings within 1,000 feet on the same street or road)	first 4	\$ 507	\$ 468					
new	Each additional 2 borings	per 2 borings	new	\$ 117					
	New Driveway Entrance	each	\$ 659	\$ 937					
new	Existing Driveway Upgrade	each	new	\$ 703					
	Fences, Signs, Landscaping, Mailboxes, Well collars, Retaining walls under 100 lineal feet, etc. (per location, not per structure)	per location	\$ 527	\$ 586					
	Minor work within Right-of-Way (sidewalk drain, pave only driveway, sidewalk repair, etc.)	each	\$ 214	\$ 351					
0420	Annual Water or Utility District Blanket Permit								
	Operational boundary less than Countywide	deposit	\$ 936						
	Operational boundary Countywide	deposit	\$ 936						
0107	Reinspection (1 hr min.)	hourly	\$ 128	\$ 234					
0108	Late / Overtime Inspection Fee	hourly	Up to an additional 50% of inspection fee	\$ 234					
0740	NPDES - Encroachment (required on all permits)	each	\$ 44	\$ 117					
3807	Public Works Construction Inspection	at cost	See PW Fee Schedule						

Sonoma County
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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Special Event Permits									
0406	Athletic Event - Minimal Impact: < 150 Participants	each	\$ 65	\$ 351	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0406	Athletic Event - Low Impact: 150 - 500 Participants	each	\$ 130	\$ 703					
0406	Athletic Event - Moderate Impact: 501 - 1,000 Participants	each	\$ 656	\$ 1,405					
0406	Athletic Event - High Impact: > 1,000 Participants	at cost	\$ 925	\$ 2,342					
0407	Athletic Event - Inspection			\$ -					
	During Normal Business Hours	hourly	at cost	\$ 234	\$500 per day				
	After Business Hours	hourly	at cost	\$ 257					
0412	Filming, Parades, Carnivals - Permit	each	\$ 656	\$ 703					
0412	Filming, Parades, Carnivals - Inspection	each	at cost	\$ 468					
Other Fees									
0417	Traffic Mitigation Fee Determination (non-residential only)	each	\$ 364	\$ 542	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
Surveyor Services									
Survey & Land Development Map/Plan Check									
0611	Referrals to County Surveyor	each	\$ 197	\$ 494	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
new	Referral for Projects Subject to State Storm Water Regulations	each	new	\$ 494					
0626	Parcel Map Review and Processing	at cost	\$ 2,087	\$ 4,937	\$ 2,281	PW: \$4,848 Eng: \$150.82/hr	Parcel Map: \$713	no comparison available	Plan Checking for maps, plans, plan revisions: \$195/hr
0626	Subdivision Map Review and Processing	at cost	\$ 2,087	\$ 9,874	Actual Cost \$2,060 dep for first 5 lots, \$120 each additional lot	PW: \$4,848 Eng: \$150.82/hr	Final Map: \$3,285 deposit		

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.4

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
0630	Subdivision Minor Improvement Plan Check	at cost	\$ 3,157	\$ 19,747	2% of value based on Engineering Estimate	no comparison available	\$ 2,615	Up to \$1 mil val: 5% 1 mil - 2 mil: 4% 2 mil - 3 ml: 3% 3 mil - 4 mil: 2% 4 mil +: 1% +\$150 per lot for major and minor subdivision	Based on value of site/frontage improvements, not buildings: 8%
0632	Subdivision Major Improvement Plan Check	at cost	\$ 8,671	\$ 39,495					
0633	Non-Subdivision Improvement Plan Check	at cost	\$ 4,103	\$ 39,495	no comparison available	no comparison available	no comparison available	no comparison available	Based on value or site/frontage improvements, not buildings: Residential: 4% Non-Residential and Multi-Family Residential: 8%
3806	Public Works Plan Check	at cost	See PW Fee Schedule						
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72	\$ 123					
0601	Record of Survey	each	\$ 702	\$ 1,111					
0602	Corner Record (2-sided, 1-sheet only)	each	\$ 17	\$ 494					
0603	Certificate of Correction	each	\$ 77	\$ 1,111	\$ 45	Base: \$16 Add'l pages: \$3/per page	\$ 796	no comparison available	no comparison available
new	Certificate of Modification / Amended Map	each	new	\$ 1,111	no comparison available	\$ 233			
new	County Surveyor Review (minor)	each	new	\$ 741		no comparison available			
new	County Surveyor Review (major)	each	new	\$ 987		no comparison available			

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Survey & Land Development Inspection									
0628	Improvement - Inspection by County		minimum fee 5.75% of the Engineers Estimate of Construction Cost, if less than \$5,000, fee is the minimum, the calculated 5,75% or at cost*, whichever is greater		no comparison available	no comparison available	Projects Under \$5,000 - See Minor Encroachment Permit Projects over \$5,000 - See Improvement Plan Checking	Up to \$1 mil val: 7% 1 mil - 2 mil: 6% 2 mil - 3 ml: 5% 3 mil - 4 mil: 4% 4 mil +: 3%	Based on value of site/frontage improvements, not buildings: Residential: 4% Non-Residential and Multi-Family Residential: 8% Subdivision: 8%
	Less than \$5,000 ECC	each	\$ 954	\$ 1,635					
	> \$5,000 ECC	at cost	\$ 25,060	\$ 19,747					
3807	Public Works Construction Inspection	at cost	See PW Fee Schedule						
			0.5% of the Engineers Estimate of Construction Cost - \$75 minimum						
0738	NPDES - Improvement Plans Inspection	each	\$ 1,810	\$ 1,975					
1075	Planning Review - Subdivision Map	per lot	See Planning Fee Schedule						
0325	Health Review - No Public Sewer	per lot	See Planning Fee Schedule						
Survey & Land Development Other									
0605	Surveyor Processing Fee	each	\$ 240	\$ 411	no comparison available	no comparison available	no comparison available	no comparison available	\$195/hr
0620	Abandonment and Vacations	at cost	\$ 5,177	\$ 8,874		\$158.05/hr	\$ 2,056		
3803	Public Works Review - Abandonments and Vacations	each	\$ 650						
0625	Review of Assessment District Changes	each	\$ 1,464	\$ 2,468	Initial Fee: \$75 + 3% of value up to \$10k, or \$300 + 4% of value over \$10k	no comparison available	\$ 1,464		

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Grading Services									
Grading Plan Check									
0105	Grading Plan Check Fees								
	Residential	each	\$ 160	\$ 785	Up to \$10k val: 3% of val, \$100 min Over \$10k val: \$300 + 4% of val over \$10k	Grading Permit - \$2,000 initial deposit. Charged @ hourly rate of \$150.82	< 1,000 cy: \$250 1,001 - 10k cy: \$869 10k - 100k cy: \$869 + \$90 each additional 10k cy	no comparison available	no comparison available
	Other Residential Work	each	\$ 160	\$ 738					
	Reservoir	each	\$ 160	\$ 691					
	Remediation/Environmental	each	\$ 160	\$ 539					
	Multi-Family / Commercial / Industrial	at cost	\$ 160	\$ 1,019					
0104	Engineering Site Review/Evaluation As Needed	each	\$ 220	\$ 351					
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72	\$ 117					
0706	Office Review - Building/Engineering Permit Clearance	each	\$ 88	\$ 176					
Grading Inspection									
0101	Grading Inspection/Permit Fees								
	Residential	each	\$ 728	\$ 1,874	Up to 10k cubic yards: 3% of val, \$100 min	Grading Permit Exemption: \$229.33	100k - 200k cy: \$1,679 + \$53 each additional 10,000 cy	no comparison available	no comparison available
	Other Residential Work	each	\$ 728	\$ 937					
	Reservoir	each	\$ 728	\$ 1,405	10k-50k cubic yards: \$14/1,000 cy	Grading Permit Extension: \$145.65	200k+ cy: \$1,866 + \$47 each additional 10k cy	no comparison available	no comparison available
	Remediation/Environmental	each	\$ 728	\$ 703					
	Multi-Family / Commercial / Industrial	at cost	\$ 728	\$ 2,342					
0736	NPDES - Grading Permit								
	< 0.5 acres of disturbed area	each	\$ 624	\$ 234	50k-100k cubic yards: \$10/1,000 cy				
	> 0.5 acres of disturbed area	each	\$ 624	\$ 468					
0107	Reinspection (1 hr min.)	hourly	\$ 128	\$ 234					
0108	Late / Overtime Inspection Fee	each	Up to an additional 50% of inspection fee	\$ 234	>100k cubic yards: \$6/\$1,000 cy				

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Storm Water Services									
Storm Water									
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	each	\$ 32		no comparison available	Stormwater Quality Inspection: \$193.17 Post-Construction Runoff Management (per insp): \$193.17 Annual Inspection (Food Establishments, Haz Mat Storage or Waste Generation, Industrial Permit / SWPPP Plan): \$75	Drainage - Storm Water: Rate \$28 per EDU	no comparison available	\$ 756
0701	Flood Zone Determination - Once Per Parcel	each	\$ 220	\$ 234					\$ 175
0702	Roiling Permit	each	\$ 2,028	\$ 1,522					
0704, 0731, 0705, 0732, 0707, 0733, 0708, 0734	Drainage Review								
	Residential - Single Lot		\$ 618	\$ 1,007					
	Other Residential Work		\$ 618	\$ 925					
	Reservoir		\$ 618	\$ 867					
	Remediation/Environmental		\$ 618	\$ 632					
	Multi-Family / Commercial / Industrial		\$ 618	\$ 1,792					
0710	Planning Referrals to Drainage Review	each	\$ 565	\$ 258					
0730	NPDES Planning Referrals to Drainage Review	each	\$ 881	\$ 703					
0706	Office Review - Building/Engineering Permit Clearance	each	\$ 88	\$ 176					
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72	\$ 117					
0107	Reinspection (1 hr min.)	hourly	\$ 128	\$ 234					
0108	Late / Overtime Inspection Fee	each	Up to an additional 50% of inspection fee	\$ 234					
0711	Dept of Real Estate Letter (Drainage Review)	each	\$ 198	\$ 234					
0712	Storm Water Permit Inspection Fee	each	\$ 708	\$ 703					
new	Low Impact Development Review Fee			\$ -					
	Residential - Single Lot	each	new	\$ 750					
	Multi-Family / Commercial / Industrial	at cost	new	\$ 960					
new	Low Impact Development Monitoring Fee	per year	new	\$ 351					

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.4

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Sewer Services									
Public Sewer Systems - Plan Check									
new	Sewer Service or Connection Fee Determination (Fee Only)								
	Residential	each	new	\$ 117					
	Non-Residential	each	new	\$ 234					
new	Residential Single Lot; Sewer Lines from Sewer Mains to Building (one or multiple on-site connections)	each	new	\$ 234					
0431	Residential Sewer Main Extensions and Subdivisions (not under county jurisdiction), (one lot or single unit)	each	\$ 1,477	\$ 2,356					
	Each additional lot or unit	each	\$ 51	\$ 117					
new	Subdivisions (under county jurisdiction)	at cost	new						
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); Sewer Line from Sewer Main to Building (each)	each	new	\$ 1,054					
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.) Sewer Main Extensions or Side Sewers with Manholes	at cost	new	\$ 2,108					
0438	Record Drawing for County - Sewer System - Residential/Subdivision	each	\$ 682	\$ 937	no comparison available	no comparison available	Full Cost Recovery Using Business Cost Study Data	\$ 664	no comparison available
0501	Sanitation District Record Drawing - Sewer System - Residential/Subdivision	each	\$ 153					no comparison available	
0432	Outside Service Area Agreement/Annexation Application (each)	each	\$ 4,381	\$ 7,769					
0437	Record Drawing for County - Sewer System - Commercial/Industrial	each	\$ 1,383	\$ 1,171				\$ 664	
0500	Sanitation District Record Drawing - Sewer System - Commercial/Industrial	each	\$ 307						
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72	\$ 117					
1172	Engineering Referral to Project Review	each	\$ 310						
1173	Engineering Referral to Comprehensive Planning or Environmental Review	at cost	\$ 933					no comparison available	
0706	Office Review - Building/Engineering Permit Clearance	each	\$ 88	\$ 176					
0106	Sewer Pump System Review	each	\$ 352	\$ 703					

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Comparison of Charges for Fee Related Activities and Services

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Public Sewer Systems - Inspection									
0436	Sewer Permit Processing	each	\$ 267	\$ 455	no comparison available	no comparison available	Full Cost Recovery Using Business Cost Study Data	no comparison available	no comparison available
0434	Point Repair (<=20ft)	each	\$ 563	\$ 703					
0434	Grease Interceptor								
	Precast	each	\$ 708	\$ 468					
	Poured-in-Place	each	\$ 1,419	\$ 703					
0434	Pumping Stations (Prefabricated units)	each	\$ 626	\$ 351					
	Plus (per ESD)	each	\$ 70	\$ 234					
0434	Pressure Lines (minimum, <= 100 feet)	each	\$ 428	\$ 351					
	>100 feet (per 100 feet or fraction thereof)	each	\$ 400	\$ 117					
0434	Building Sewers (segment between property line and structure, includes cleanout)	each	\$ 932	\$ 468					
	Additional buildings	each	\$ 268	\$ 117					
0434	Lateral Sewers (segment between mainline and property line)	each	\$ 1,006	\$ 468					
0434	Building & Lateral Sewers Combined (constructed simultaneously)	each	\$ 1,319	\$ 703					
0434	Main Lines (minimum, <= 100 feet)	each	\$ 984	\$ 583					
	>100 feet (per 100 feet or fraction thereof)	each	\$ 900	\$ 234					
0434	Connection to Existing Manhole (no stub provided)	each	\$ 957	\$ 351					
0434	Manholes (includes monitoring or mainline types)	each	\$ 986	\$ 351					
0434	Cleanout	each	\$ 93	\$ 234					
0434	Lateral Cap	each	\$ 65	\$ 234					
0434	Pipe Bursting	each	\$ 563	\$ 563					
0107	Reinspection (1 hr min.)	hourly	\$ 128	\$ 234					
0108	Late / Overtime Inspection Fee	each	Up to an additional 50% of inspection fee	\$ 257					
0109	Work Without Permit	each	Up to an additional 100% of inspection fee						
Public Sewer Systems - Other									
0435	Planning Referrals to Sanitation	each	\$ 436	\$ 703	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available

Sonoma County
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Appendix B.4

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Water Service Fees									
Water Systems - Plan Check									
new	Residential Water Systems; New, Extensions, or Replacements (one lot or single unit)	each	new	\$ 2,342	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Each additional lot or unit	each	new	\$ 117					
new	Subdivisions	at cost	new	\$ 2,342					
new	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); New, Extensions, or Replacements	at cost	new	\$ 2,342					
new	Point Repair (<=20' of pipe)	each	new	\$ 468					
0106	Additional Plan Check / Revision Review (1/2-hour minimum)	per 1/2 hour	\$ 72						
0706	Office Review - Building/Engineering Permit Clearance	each	\$ 88	\$ 176					
Water Systems - Inspection									
new	Subdivisions	at cost	new	\$ 2,811	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Non-Residential (Commercial, Industrial, Mixed-use, Apartments, etc.); New, Extensions, Replacements, or Repairs	at cost	new	\$ 1,874					
	Main Lines including appurtenances (minimum, <= 100 feet)	each	new	\$ 586					
	>100 feet (per 100 feet or fraction thereof)	each	new	\$ 117					
	Lateral including appurtenances (segment between mainline and property line) (each)	each	new	\$ 351					
	Point Repair (<=20' of pipe)	each	new	\$ 703					
0107	Reinspection (1 hr min.)	hourly	\$ 128	\$ 234					
0108	Late / Overtime Inspection Fee	each	Up to an additional 50% of inspection fee	\$ 257					
0109	Work Without Permit	each	Up to an additional 100% of inspection fee	\$ -					

APPENDIX B.5

Comparative Fee Survey – Well & Septic Section

Sonoma County
Engineering - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.5

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Well & Septic Services									
new	Well & Septic Staff Consultation Fee (1 hr. minimum)	hourly	new	\$ 250	\$ 207	\$ 129	See Marin County	See Sonoma County	Fees set by Contra Costa County. Not surveyed.
Septic Site Evaluation Services									
0398	Soil Profile Evaluation/Pre-Perc (up to 5 profile holes per site)	each	\$ 511	\$ 1,000	Site Eval (soil profiles) : \$1,138	Percolation Tests or Site Evaluations: \$348			
	Unit fee for >5 holes/same site	per unit	\$ 70	\$ 175	Percolation Test (pre-soak & test): \$1,460				
0361	Perc Data Review	per site	\$ 702	\$ 750					
0362	Wet Weather Groundwater Observations (per up to 6 holes per site)	each	\$ 217	\$ 625	Groundwater monitoring: \$411	Groundwater Permit: \$1,353 Ministerial Groundwater Permit & Minor Mod: \$19 Cancel Groundwater Permit: \$75			
	Unit fee for >6 holes/same site	per unit	NEW	\$ 108					
0399	Other Septic Site Evaluation Inspection	per site	\$ 511	\$ 750	\$ 1,138	\$ 348			
Septic Construction Application Plan Check									
0363	Standard System	each	\$ 895	\$ 1,250	\$ 1,656	ASTS - \$939			
0557	Non-Standard Alternative System	each	\$ 1,008	\$ 1,500	\$ 2,742	Pretreatment, Engineered Layout, Resubmittal - \$359			
0559	Non-Standard Experimental System	each	\$ 1,152	\$ 1,750	no comparison available	Conventional System - \$426			
new	Repairs	each	new	\$ 750	\$2,069 - \$6,208	no comparison available			
0561	Interceptor Drain Only	each	\$ 241	\$ 500	no comparison available				
new	Septic Tank Only	each	new	\$ 500	\$ 1,034				
new	Pre-Treatment Tank Only	each	new	\$ 500	no comparison available				
new	Waterless Toilet	each	new	\$ 750	no comparison available				
0350	Graywater - Simple	each	\$ 143	\$ 250	no charge				
0351	Graywater - Complex	each	\$ 143	\$ 500	\$ 998				
0552	Subdivision Improvement Plan Review	each	\$ 236	\$ 500	\$ 621				
new	Plan Check - Minor /Other	each	new	\$ 500	\$ 621				

Sonoma County
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Appendix B.5

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Septic Design Application Plan Check									
new	Standard System	each	new	\$ 1,000	no comparison available	no comparison available	See Marin County	See Sonoma County	Fees set by Contra Costa County. Not surveyed.
new	Non-Standard Alternative System	each	new	\$ 1,250					
new	Non-Standard Experimental System	each	new	\$ 1,500					
Septic Permit / Inspection									
0371	Standard Systems	each	\$ 609	\$ 1,250	\$ 1,655	Conventional System: \$621			
0556	Non-Standard Alternate System	each	\$ 1,314	\$ 1,750	\$ 2,069	ASTS (Res): \$1,507			
0558	Non-Standard Experimental System	each	\$ 1,492	\$ 1,750		ASTS (Non-Res): \$1,985			
0367, 0368, 0358, 0359	Repair - Inspection	each	\$ 653	\$ 875	\$2,069 - \$6,208	\$ 1,030			
0551	Interceptor Drain Only	each	\$ 241	\$ 500	no comparison available	no comparison available			
0369	Septic Tank Only	each	\$ 605	\$ 500	\$ 259	\$ 370			
0375	Septic Tank Destruction Only	each	\$ 382	\$ 500	no comparison available	no comparison available			
new	Pre-Treatment Tank Only	each	new	\$ 750		\$ 448			
0374	Waterless Toilet	each	new	\$ 563	no charge	no comparison available			
0352	Graywater - Simple	each	\$ 143	\$ 538					
0353	Graywater - Complex	each	\$ 287	\$ 750			\$ 998		

Sonoma County
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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
	Water Well Plan Check								
new	Well - Class I	each	new	\$ 625	no comparison available	Well Development: Water Supply	See Marin County	See Sonoma County	Fees set by Contra Costa County. Not surveyed.
new	Well - Class II	each	new	\$ 750		Class IA or IB - \$529 Class II - \$685			
new	Well Destruction	each	new	\$ 250		Well Re-construction, deepening and w/ destruction - \$424			
new	Well Re-construction	each	new	\$ 375		Well Destruction/Permit Ext - \$100			
new	Geotechnical Borings	each	new	\$ 500		Storage Tank for Dwelling Units - \$232			
new	Performance/Cathodic Protection/De-Watering Wells	each	new	\$ 495		Well Development: Monitoring, Extraction and Cathodic Protection			
new	Monitoring Wells	each	new	\$ 413		Construction/Re-Construction - \$323			
new	Geoexchange Well - Piezometer and Inclinator	each	new	\$ 750		Well Destruction/Permit Ext - \$100			
						Exploratory Hole - Initial Site - \$256			
	Water Well Permit / Inspection					Well Development: Geothermal Heat Exchange			
0391	Well - Class I	each	\$ 700	\$ 750	no comparison available	Construction/Re-Construction (up to 5 wells) - \$682			
0392	Well - Class II	each	\$ 838	\$ 750		Additional Well >5 - \$134			
0394	Well Destruction	each	\$ 287	\$ 500		Well Destruction/Permit Ext - \$100			
0554	Well Re-construction	each	\$ 502	\$ 625					
0397	Geotechnical Borings (up to 6 borings per parcel)	each	\$ 316	\$ 725					
	Unit fee for >6 borings	per unit	\$ 50	\$ 125					
0555	Performance/Cathodic Protection/De-Watering Wells (up to 6 per parcel)	each	\$ 396	\$ 620					
	Unit fee for >6	per unit	\$ 88	\$ 125					
0403	Monitoring Wells (up to 6 per parcel)	each	\$ 700	\$ 580					
	Unit fee for >6	per unit	\$ 88	\$ 125					
0402	Geoexchange Well - Piezometer and Inclinator (for first well)	each	\$ 396	\$ 863					
	Unit fee for >1	per unit	\$ 88	\$ 518					

Sonoma County
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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Well & Septic Other									
New	Site Review (As Needed)	each	new	\$ 375	\$ 490	no comparison available	See Marin County	See Sonoma County	Fees set by Contra Costa County. Not surveyed.
0366	Office Review - Building/Engineering Permit Approval	each	\$ 108	\$ 188					
0372	Field Clearance - Building/Engineering Permit Approval	each	\$ 472	\$ 500	no comparison available				
0549	Additional Plan Check/Revision Review	per 1/2 hour	\$ 70	\$ 125					
0378	Reinspection	hourly	\$ 140	\$ 250					
0390	Review of Proposed Experimental Systems	each	\$ 1,266	\$ 2,001					
0354	Review of Residential Consultant Findings Report	each	\$ 143	\$ 500					
0548	Review of Commercial Consultant Findings Report	each	\$ 490	\$ 1,095					
0373	Easement Review	each	\$ 193	\$ 500					
0388	Dispute Resolution	each	\$ 585	\$ 2,501					
0381	Vesting Certificate (does not include plan check fees)	each	\$ 578	\$ 493	Septic Variance: \$4,553 Well or Water Variance: \$4,346				
0364	Formal Variance	each	\$ 574	\$ 2,001	no comparison available				
0400	Administrative Variance	each	\$ 64	\$ 625					
0393	Well Ordinance Variance	each	\$ 339	\$ 538	no comparison available				
0396	Well Yield Report	per well	\$ 282	\$ 720					
0401	Well Abandonment Exemption	each	\$ 531	\$ 500					
0550	Well Ground Water Study Review for Second Unit	each	\$ 432	\$ 625					
0750	Standard Urban Stormwater Mitigation Plan (SUSMP) Program Development Fee - Applies to the following permit types: Septic Systems, Well-Drilling, Encroachment, Grading, Ordinance 3836R (Roiling), Coastal Permits, Design Review with Hearing, Major & Minor Subdivisions and Use Permits.	each	\$ 32						
0404	Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day)	at cost	\$ 5,521	\$ 2,501					

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Sonoma County					Comparative Agencies								
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek				
Operational Permit													
0340	Operational Permit - Type I	each	\$ 436	\$ 750	Residential w/Consultant Insp: \$505	no comparison available	See Marin County	See Sonoma County	Fees set by Contra Costa County. Not surveyed.				
0340	Operational Permit - Type II	each	\$ 218	\$ 500									
0340	Operational Permit - Type III	each	\$ 145	\$ 400	Residential Annual Biennial Monitoring Fee: \$505								
0389	Operational Permit - Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day) (per Equivalent Single Family Dwelling)	each	\$ 115	\$ 1,250									
0347	Operational Permit - Transfer of Ownership	each	\$ 70	\$ 350									
0348	Operational Permit - Staff Report for Hearing	each	\$ 862	\$ 1,500									
0379	Easement Release	each	\$ 585	\$ 325	Commercial, Industrial, Community, Large Flow: \$1,256								
new	TMDL Monitoring	per year	NEW	\$ 125									

APPENDIX B.6

Comparative Fee Survey – Building Division

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Building Plan Check									
0060	Plan Check Fee - Residential								
	\$ 500	base fee up to \$500	\$ 52	\$ 91	no comparison available. Marin County based on square footage and occupancy type. (68% of plan check fee)	\$ 165	\$ 68	no comparison available. City of Santa Rosa based on square footage and occupancy type.	\$ 80
	\$ 501	base fee @ \$501	\$ 52	\$ 114					
	each additional \$100 or fraction thereof	each add'l \$100	\$ 2.65	\$ 15.24					
	\$ 2,001	base fee @ \$2,001	\$ 94	\$ 343					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 17.57	\$ 17.90					
	\$ 25,001	base fee @ \$25,001	\$ 514	\$ 755					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 12.67	\$ 5.49					
	\$ 50,001	base fee @ \$50,001	\$ 844	\$ 892					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 8.78	\$ 5.03					
	\$ 100,001	base fee @ \$100,001	\$ 1,300	\$ 1,143					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 7.04	\$ 5.32					
	\$ 500,001	base fee @ \$500,001	\$ 4,226	\$ 3,270					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 5.91	\$ 6.36					
	\$ 1,000,001	base fee @ \$1,000,001	\$ 7,300	\$ 6,448					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.01	\$ 1.70					
	\$ 5,000,001	base fee @ \$5,000,001	\$ 23,340	\$ 13,263	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.01	\$ 2.65					

Sonoma County
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Appendix B.6

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0060	Plan Check Fee - Commercial								
	\$ 500	base fee up to \$500	\$ 52	\$ 183					
	\$ 501	base fee @ \$501	\$ 52	\$ 206		\$ 165	\$ 68		\$ 80
	each additional \$100 or fraction thereof	each add'l \$100	\$ 2.65	\$ 16.77					
	\$ 2,001	base fee @ \$2,001	\$ 94	\$ 457		\$ 165	\$ 68		\$ 80
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 17.57	\$ 14.91		\$ 1.67	\$ 13.65		\$ 16.19
	\$ 25,001	base fee @ \$25,001	\$ 514	\$ 800		\$ 378	\$ 377		\$ 452
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 12.67	\$ 277.44		\$ 19.86	\$ 9.56		\$ 11.75
	\$ 50,001	base fee @ \$50,001	\$ 844	\$ 1,486	no comparison available. Marin County based on square footage and occupancy type. (68% of plan check fee)	\$ 874	\$ 623	no comparison available. City of Santa Rosa based on square footage and occupancy type.	\$ 746
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 8.78	\$ 34.30		\$ 14.19	\$ 6.83		\$ 8.26
	\$ 100,001	base fee @ \$100,001	\$ 1,300	\$ 3,201		\$ 1,584	\$ 960		\$ 1,159
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 7.04	\$ 8.00		\$ 2.13	\$ 5.46		\$ 6.67
	\$ 500,001	base fee @ \$500,001	\$ 4,226	\$ 6,403		\$ 2,435	\$ 3,062		\$ 1,159
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 5.91	\$ 10.06		\$ 2.84	\$ 4.78		\$ 6.67
	\$ 1,000,001	base fee @ \$1,000,001	\$ 7,300	\$ 11,433		\$ 3,537	\$ 5,314		\$ 3,827
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.01	\$ 1.77		\$ 1.46	\$ 2.73		\$ 5.40
	\$ 5,000,001	base fee @ \$5,000,001	\$ 23,340	\$ 18,522		no comparison available	no comparison available		no comparison available
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 4.01	\$ 3.70		no comparison available	no comparison available		no comparison available

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0061	Plan Check Renewal Fee	flat	25% of calculated Building Permit Plan Check Fee	25% of calculated Building Permit Plan Check Fee	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0080	Green Building - Residential Plan Review	flat	\$ 644	\$ 114	no comparison available	no comparison available	no comparison available	no comparison available	10% of the Building, Electrical, Plumbing and Mechanical plan review fee
	Accessory Structures (Reduce fee by 50%)	flat	\$ 322	\$ 322					
0082	Green Building - Residential Plan Review	flat	\$ 2,416	\$ 343					
0094	Accessibility Verification Under Threshold	flat	\$ 546	\$ 572	\$ 1,688	no comparison available	no comparison available	no comparison available	no comparison available
0095	Accessibility Verification Over Threshold	flat	\$ 546	\$ 800					
0093	Accessibility Consultation (minimum)	flat	\$ 304	\$ 915					
0067	Verification Plan Review	flat	\$ 703	\$ 1,143	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0100	Building Site Review / Elevation Certificate	flat	\$ 165	\$ 229					
0150	Project Revision (2 hr. minimum)	hourly	\$ 208	\$ 229					
0062	Green Building - Residential Plan Review (1/2 hr. minimum)	hourly	\$ 154	\$ 229					

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Building Permit / Inspection									
0132	Building Permit - New Construction - Residential								
	\$ 500	base fee up to \$500	\$ 82	\$ 343	no comparison available. Marin County based on square footage and occupancy type.	\$ 236	\$ 104	no comparison available. City of Santa Rosa based on square footage and occupancy type.	\$ 80
	\$ 501	base fee @ \$501	\$ 82	\$ 343					
	each additional \$100 or fraction thereof	each add'l \$100	\$ 4.24	\$ 7.62					
	\$ 2,001	base fee @ \$2,001	\$ 148	\$ 457					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 28.00	\$ 19.88					
	\$ 25,001	base fee @ \$25,001	\$ 818	\$ 915					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20.19	\$ 11.43					
	\$ 50,001	base fee @ \$50,001	\$ 1,342	\$ 1,201					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 13.98	\$ 12.58					
	\$ 100,001	base fee @ \$100,001	\$ 2,069	\$ 1,829					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 11.20	\$ 4.00					
	\$ 500,001	base fee @ \$500,001	\$ 6,724	\$ 3,430					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 9.49	\$ 2.29					
	\$ 1,000,001	base fee @ \$1,000,001	\$ 11,208	\$ 4,573					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.03	\$ 0.91					
	\$ 5,000,001	base fee @ \$5,000,001	\$ 35,328	\$ 8,232					
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.03	\$ 1.65					
						no comparison available	no comparison available		no comparison available
						no comparison available	no comparison available		no comparison available

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0132	Building Permit - New Construction - Commercial								
	\$ 500	base fee up to \$500	\$ 82	\$ 373					
	\$ 501	base fee @ \$501	\$ 82	\$ 455		\$ 236	\$ 104		\$ 80
	each additional \$100 or fraction thereof	each add'l \$100	\$ 4.24	\$ 2.44					
	\$ 2,001	base fee @ \$2,001	\$ 148	\$ 492		\$ 236	\$ 104		\$ 80
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 28.00	\$ 2.49		\$ 2.38	\$ 21.00		\$ 16.19
	\$ 25,001	base fee @ \$25,001	\$ 818	\$ 549		\$ 540	\$ 580		\$ 452
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 20.19	\$ 16.19		\$ 28.37	\$ 14.70		\$ 11.75
	\$ 50,001	base fee @ \$50,001	\$ 1,342	\$ 954	no comparison available. Marin County based on square footage and occupancy type.	\$ 1,249	\$ 958	no comparison available. City of Santa Rosa based on square footage and occupancy type.	\$ 746
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 13.98	\$ 13.45		\$ 20.27	\$ 10.50		\$ 8.26
	\$ 100,001	base fee @ \$100,001	\$ 2,069	\$ 1,626		\$ 2,263	\$ 1,477		\$ 1,159
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 11.20	\$ 7.16		\$ 3.04	\$ 8.40		\$ 6.67
	\$ 500,001	base fee @ \$500,001	\$ 6,724	\$ 4,491		\$ 3,478	\$ 4,711		\$ 1,159
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 9.49	\$ 0.20		\$ 4.05	\$ 7.35		\$ 6.67
	\$ 1,000,001	base fee @ \$1,000,001	\$ 11,208	\$ 4,592		\$ 5,053	\$ 8,176		\$ 3,827
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.03	\$ 0.77		\$ 2.08	\$ 4.20		\$ 5.40
	\$ 5,000,001	base fee @ \$5,000,001	\$ 35,328	\$ 7,674		no comparison available	no comparison available		no comparison available
	each additional \$1,000 or fraction thereof	each add'l \$1,000	\$ 6.03	\$ 1.53		no comparison available	no comparison available		no comparison available
0132	Building Permit - Repair In Kind								
	\$1 - \$500	flat	\$ 82	\$ 172	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	\$501 - \$2,000	flat	\$ 160	\$ 172					
	\$2,001 - \$8,000	flat	\$ 322	\$ 343					
	\$8,001 and above	flat	\$ 402	\$ 572					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0132	Swimming Pool	flat	Based on pool valuation table plus minimum fees for plumbing, electrical, and mechanical	See PME	\$ 1,812	\$ 180	no comparison available	Vinyl-lined/fiberglass: \$245 Gunitite: \$355 Spa or Hot Tub: \$144 Public/Commercial Pool/Spa - up to 800 sf: \$465 + \$74 each additional 800 sf	Public: \$1,560 Private: \$676 Private Spa: \$364 Portable Spa, storable swimming pools: \$156
0132	Manufactured Home (Mobile Home) Installation Fee (per section)	flat	\$ 151	\$ 1,372	\$3,442.21 per structure	no comparison available	no comparison available	no comparison available	no comparison available
0132	Manufactured Home (Mobile Home)								
	HCD 433 Recordation Fee - paid at the Sonoma County Recorder's Office (for first page)	flat	\$ 13	Set by External Agency					
	Each additional page	flat	\$ 3	Set by External Agency					
0132	Manufactured Home (Mobile Home)								
	HCD 433 Filing Fee - payable to the State of California (per section)	flat	\$ 11	Set by External Agency	\$ 1,151	no comparison available	no comparison available	no comparison available	no comparison available
0132	Building Permit - Floating Homes (each)	flat	\$ 145	\$ 457					
0132	Temporary Trailer/Mobile Home Setup (per section)	flat	\$ 82	\$ 343	no comparison available	\$ 418	no comparison available	no comparison available	no comparison available
1165	Zoning Permit Level I (no notice; now includes Hosted Rentals)	flat	\$ 158	See Planning Fee Schedule 1165 and 1166		no comparison available			
0372	Field Clearance - Building Permit	flat	\$ 472	See Eng, W&S Fee Schedule 0372					

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Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0012	Inspections - Non-Business Hours (2-hour minimum)	hourly	\$ 151	\$ 5	\$ 192	\$ 316	hourly	no comparison	\$ 180
0011	Inspections - Reinspection, Extra	hourly	\$ 151	\$ 5	\$ 192	\$ 211	hourly	available	\$ 180
0170	Temporary Occupancy				no comparison available	\$ 211	no comparison available	no comparison available	no comparison available
	Residential	flat	\$ 232	\$ 457					
	Commercial	flat	NEW	\$ 944					
0081	Green Building - Residential Inspection with 3rd Party Verification	flat	\$ 195	\$ 39	no comparison available	no comparison available	no comparison available	no comparison available	10% of the Building, Electrical, Plumbing and Mechanical permit fee
	Accessory Structures (Reduce fee by 50%)	flat	\$ 97	\$ 97					
0083	Green Building - Commercial Inspection with 3rd Party Verification	at cost	\$ 312	\$ 114					
0040	Agricultural Permit Exemption	flat	\$ 232	\$ 343	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0045	Demolition Permit (per building / structure)	flat	\$ 143	\$ 343		\$ 211		Up to 3,000 sf: \$159 Over 3,000 sf: \$191	
0063	Additional Permit/Inspection	flat	\$ 172	\$ 229		\$ 211		\$130-332 depending on staff	
Photovoltaic and Thermal Systems									
0127	Photovoltaic Residential Roof Mount Systems	flat	\$ 450	\$ 457	\$287.65 per array	\$ 450	Residential: \$169.50 Commercial: \$968.60	\$182 per \$1,000 valuation	Solar Collector - Non-photovoltaic: \$67.6
	For each kw over 15 Kilowatts	per kw	\$ 15	\$ 30		\$ 15			
0128	Photovoltaic Residential Ground Mount Systems	flat	\$ 450	\$ 686		\$ 450			
	For each kw over 15 Kilowatts	per kw	\$ 15	\$ 46		\$ 15			
0129	Photovoltaic Commercial Roof Mount Systems	flat	\$ 1,000	\$ 473		\$ 1,000			
	For each kw between 51-250 Kilowatts	per kw	\$ 7	\$ 9		\$ 7			
	For over 250 Kilowatts (minimum)	flat	\$ 2,400	\$ 869		\$ 2,400			
	Plus (for each kw over 250 Kilowatts)	per kw	\$ 5	\$ 3		\$ 5			
0130	Photovoltaic Commercial Ground Mount Systems	flat	\$ 1,000	\$ 709		\$ 1,000			
	For each kw between 51-250 Kilowatts	per kw	\$ 7	\$ 14		\$ 7			
	For over 250 Kilowatts (minimum)	flat	\$ 2,400	\$ 1,182		\$ 2,400			
	Plus (for each kw over 250 Kilowatts)	per kw	\$ 5	\$ 5		\$ 5			
0127	Thermal Residential Roof Mount Systems	flat	\$ 450	\$ 450		no comparison available		First 100 kva: \$206 Each additional 100 kva: \$106	Solar Photovoltaic (SF and Duplex Residential): \$273 Solar Photovoltaic (MF and Non-Residential): \$419.12 + \$.0832 x sq. ft
	For each KWth over 10 Kilowatts Thermal	per kw	\$ 15	\$ 15					
0128	Thermal Residential Ground Mount Systems	flat	\$ 450	\$ 450					
	For each KWth over 10 Kilowatts Thermal	per kw	\$ 15	\$ 15					
0129	Thermal Commercial Roof Mount Systems	flat	\$ 1,000	\$ 1,000					
	For each KWth between 31-260 Kilowatts Thermal	per kw	\$ 7	\$ 7					
	For over 260 Kilowatts Thermal (minimum)	flat	\$ 2,610	\$ 1,610					
	Plus (for each KWth over 260 Kilowatts Thermal)	per kw	\$ 5	\$ 5					
0130	Thermal Commercial Roof Mount Systems	flat	\$ 1,000	\$ 1,000					
	For each KWth between 31-260 Kilowatts Thermal	per kw	\$ 7	\$ 7					
	For over 260 Kilowatts Thermal (minimum)	flat	\$ 2,610	\$ 2,610					
	Plus (for each KWth over 260 Kilowatts Thermal)	per kw	\$ 5	\$ 5					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
	Electrical Permit (Associated with a Building Permit w/ Plan Check)								
	Single/Two Family Residential Buildings	per sqft	\$ 0.10	n/a					
	Other than Single/Two Family Residential	per sqft	\$ 0.07	n/a					
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Electrical - 8.1% of the building inspection fee Building Subtrade: Commercial Building: Electrical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 20% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.10					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 572					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,143					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,717					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 11,433					
		each add'l s.f.	\$ 0.07	\$ 0.11					
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Electrical - 8.1% of the building inspection fee Building Subtrade: Commercial Building: Electrical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 20% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.10					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 572					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,143					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,717					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 11,433					
		each add'l s.f.	\$ 0.07	\$ 0.11					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0122	Tier 3 (least fixtures) – S-1, S-2, U, C								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 57	Included in Building Permit	Building Subtrade: Residential/ Accessory: Electrical - 8.1% of the building inspection fee Building Subtrade: Commercial Building: Electrical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 20% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.06					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 343					
		each add'l s.f.	\$ 0.07	\$ 0.09					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 800					
		each add'l s.f.	\$ 0.07	\$ 0.08					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 4,116					
		each add'l s.f.	\$ 0.07	\$ 0.08					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 8,232					
		each add'l s.f.	\$ 0.07	\$ 0.08					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Plumbing Permit (Associated with a Building Permit w/ Plan Check)									
	Single/Two Family Residential Buildings	per sqft	\$ 0.15	n/a					
	Other than Single/Two Family Residential	per sqft	\$ 0.15	n/a					
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Plumbing - 12.4% of the building inspection fee Building Subtrade: Commercial Building: Plumbing - 4.51% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 18% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.08					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 457					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,029					
		each add'l s.f.	\$ 0.07	\$ 0.10					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,145					
		each add'l s.f.	\$ 0.07	\$ 0.10					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 10,290					
		each add'l s.f.	\$ 0.07	\$ 0.10					
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Plumbing - 12.4% of the building inspection fee Building Subtrade: Commercial Building: Plumbing - 4.51% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 18% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.08					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 457					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,029					
		each add'l s.f.	\$ 0.07	\$ 0.10					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,145					
		each add'l s.f.	\$ 0.07	\$ 0.10					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 10,290					
		each add'l s.f.	\$ 0.07	\$ 0.10					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0122	Tier 3 (least fixtures) – S-1, S-2, U, C								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 57	Included in Building Permit	Building Subtrade: Residential/ Accessory: Plumbing - 12.4% of the building inspection fee Building Subtrade: Commercial Building: Plumbing - 4.51% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 18% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.06					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 343					
		each add'l s.f.	\$ 0.07	\$ 0.09					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 800					
		each add'l s.f.	\$ 0.07	\$ 0.08					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 4,116					
		each add'l s.f.	\$ 0.07	\$ 0.08					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 8,232					
		each add'l s.f.	\$ 0.07	\$ 0.08					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Mechanical Permit (Associated with a Building Permit w/ Plan Check)									
	Single/Two Family Residential Buildings	per sqft	\$ 0.05	n/a					
	Other than Single/Two Family Residential	per sqft	\$ 0.05	n/a					
0122	Tier 1 (most fixtures) – A-1, A-2, A-3, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-2, L								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Mechanical - 8.9% of the building inspection fee Building Subtrade: Commercial Building: Mechanical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 17% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.08					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 457					
		each add'l s.f.	\$ 0.07	\$ 0.14					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,143					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,717					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 11,433					
		each add'l s.f.	\$ 0.07	\$ 0.11					
0122	Tier 2 (moderate fixtures) – A-4, A-5, B, E, I-3, I-4, M, R-1, R-2, R-2.1, R-3, R-3.1, R-4								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 114	Included in Building Permit	Building Subtrade: Residential/ Accessory: Mechanical - 8.9% of the building inspection fee Building Subtrade: Commercial Building: Mechanical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 17% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.08					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 457					
		each add'l s.f.	\$ 0.07	\$ 0.14					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 1,143					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 5,717					
		each add'l s.f.	\$ 0.07	\$ 0.11					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 11,433					
		each add'l s.f.	\$ 0.07	\$ 0.11					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
0122	Tier 3 (least fixtures) – S-1, S-2, U, C								
	500	base fee up to 500 s.f.	\$ 35.00	\$ 57	Included in Building Permit	Building Subtrade: Residential/ Accessory: Mechanical - 8.9% of the building inspection fee Building Subtrade: Commercial Building: Mechanical - .59% of the contract price (min of \$78)	Included in Building Permit	Included in Building Permit	Residential Dwellings and Private Garages and Non-Residential Buildings: New: 55% of building permit fee Addition/Alteration: 17% of building permit fee
		each add'l s.f.	\$ 0.07	\$ 0.06					
	5,000	base fee up to 5,000 s.f.	\$ 350.00	\$ 343					
		each add'l s.f.	\$ 0.07	\$ 0.07					
	10,000	base fee up to 10,000 s.f.	\$ 700.00	\$ 686					
		each add'l s.f.	\$ 0.07	\$ 0.04					
	50,000	base fee up to 50,000 s.f.	\$ 3,500.00	\$ 2,287					
		each add'l s.f.	\$ 0.07	\$ 0.02					
	100,000	base fee up to 100,000 s.f.	\$ 7,000.00	\$ 3,430					
		each add'l s.f.	\$ 0.07	\$ 0.03					

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Electrical/Mechanical/Plumbing Permit (not associated with a Building Permit w/ Plan Check)									
	Base Fees (Apply to all Permits):								
0122	Minimum P/M/E Inspection/Permit Fee (up to two inspection trips and three individual trade items)	flat	\$ 82.00	\$ 297	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Additional Trade Items on Same Permit	per item	new	\$ 57					
	Additional Inspection - (per trip/reinspection)	flat	new	\$ 229					
Building Electrical - Itemized Fee List									
0171	Temporary Utility Permits Electrical	each	\$ 117	\$ 297	\$118.90 each	Up to \$4,000 valuation: \$105.37 Over \$4,000 valuation: \$210.73 Annual Electrical Maintenance: \$677.65	no comparison available	no comparison available	Miscellaneous permits that do not require a building permit: \$127 or 1.27% of the total contract cost, whichever is greater
0172	Temporary Utility Permits Gas	each	\$ 117	\$ 297					
0173	Temporary Utility Permits Power Pole	each	\$ 117	\$ 297					
	600 volts or less and 200 amps or less						\$ 37.25	\$ 23.32	
	600 volts or less and 201 amps or more						\$ 75.60	\$ 23.32	
	over 600 volts or over 1,000 amps						\$ 151.70	\$ 23.32	
	Receptacle, Switch and Lightening Outlets - for receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters. Note: for multi outlet assemblies, each 5 feet or fraction thereof may be considered as one								
	First 20 units						\$ 1.60	\$ 20.99	
	Additional fixtures						\$ 1.05	\$ 19.16	
	Lighting Fixtures								
	First 20 units						\$ 1.60	\$ 20.99	
	Additional fixtures						\$ 1.05	\$ 19.16	
	Lighting Fixtures - Pole or Platform Mounted						\$ 1.60	\$ 20.99	
	Lighting Fixtures - Theatrical Type						no comparison available	\$ 20.99	
	Residential Appliances - for fixed residential appliances or receptacle outlets for same, including wall mounted electric ovens; counter-mounted cooktops; electric ranges, self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothing dryers; or other motor-operated appliances not exceeding one horse power (HP) in rating. Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.						\$ 6.30	\$ 20.99	
	Nonresidential Appliances - For residential appliances and self-contained factory-wired non-residential appliances not exceeding one horse power (HP), kilowatt (KW), or kilovolt ampere (KVA), in rating including medical and dental devices; food, beverage, and ice cream cabinets; illuminated showcases; drinking fountains; vending machines; laundry machines; other similar type of equipment. Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.						\$ 6.30	\$ 20.99	

Sonoma County
Building - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.6

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
	Power Apparatus - for motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus. Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR). Note: for equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.								
	Power Apparatus - up to 1 HP/KW/KVA/KVAR						\$ 6.30	\$ 20.99	
	Power Apparatus - >1 to 10 HP/KW/KVA/KVAR						\$ 16.80	\$ 20.99	
	Power Apparatus - >10 to 50 HP/KW/KVA/KVAR						\$ 33.60	\$ 23.32	
	Power Apparatus - >50 to 100 HP/KW/KVA/KVAR						\$ 67.70	\$ 23.32	
	Power Apparatus - >100 HP/KW/KVA/KVAR						\$ 102.00	\$ 23.32	
	Busways -- for trolley and plug-in type busways. Note: 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. (each 100 ft or fraction thereof)					Up to \$4,000 valuation: \$105.37	\$ 10	\$ 20.99	
	Signs, Outline Lighting and Marquees - One Branch Circuit (each)				\$118.90 each	Over \$4,000 valuation: \$210.73	\$ 33.60	\$ 23.32	
	Signs, Outline Lighting and Marquees - Branch Circuits Within Same Sign (each)						\$ 24.70	\$ 20.99	
	Miscellaneous Apparatus, Conduits and Conductors -- for electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth. Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.					Annual Electrical Maintenance: \$677.65	\$ 24.70	\$ 20.99	
	Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions. Note: for permanently installed rides, booths, displays and attractions, use the ELECTRICAL UNIT fixture count. (each)								
	Attractions - Electric Generator/Electrically Driven Rides (each)						\$ 32	\$ 59.29	
	Attractions - Mechanically Driven Rides/Permanently Installed Rides/Booths/Displays (each)						\$ 10	\$ 20.99	
	Attractions - System of area and booth lighting. (each)						no comparison available	\$ 20.99	
	Temporary Trailer/Mobile Home Electrical Fee (per section)						no comparison available	no comparison available	
	Sump Pump Installation (each)								

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Building Plumbing - itemized Fee List									
	Plumbing Unit - for each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)				\$84.38 each	Up to \$4,000 valuation: \$105.37 Over \$4,000 valuation: \$210.73	no comparison available	\$ 20.99	Miscellaneous permits that do not require a building permit: \$127 or 1.27% of the total contract cost, whichever is greater
	Plumbing Unit - rainwater systems-per drain (inside building)						\$ 9.50	\$ 20.99	
	Plumbing Unit - for each water heater and/or vent						\$ 9.50	\$ 17.48	
	Plumbing Unit - for each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps						no comparison available	\$ 20.99	
	Plumbing Unit - for installation, alteration, or repair of water piping and/or water-treatment equipment						\$ 9.50	\$ 20.99	
	Plumbing Unit - for repair or alteration of drainage or vent piping						\$ 9.50	\$ 20.99	
	Plumbing Unit - for atmospheric-type vacuum breakers not included in item 2 (rainwater systems)								
	1 to 5							\$ 20.99	
	over 5, each						\$ 7	\$ 20.99	
	Plumbing Unit - for each backflow protective device other than atmospheric-type vacuum breakers								
	2 inches and smaller						\$ 9.50	\$ 20.99	
	over 2 inches						\$ 20.50	\$ 20.99	
	Plumbing Unit - for each gas piping system of one to four outlets						\$ 7.00	\$ 20.99	
	Plumbing Unit - for each gas piping system of five or more outlets						\$ 1.60	\$ 20.99	
	Temporary Trailer/Mobile Home Plumbing Fee						no comparison available	no comparison available	

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
Building Mechanical - Itemized Fee List									
	Mechanical Unit - for the installation or relocation of each forced-air or gravity-type furnace, direct vent heater or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h				\$161.08 each	Up to \$4,000 valuation: \$105.37 Over \$4,000 valuation: \$210.73	\$ 20.00	\$ 17.48	Miscellaneous permits that do not require a building permit: \$127 or 1.27% of the total contract cost, whichever is greater
	Mechanical Unit - for the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h						\$ 24.00	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each floor furnace, including vent						\$ 20.00	no comparison available	
	Mechanical Unit - for the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater						\$ 20.00		
	Mechanical Unit - 5. for the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit						\$ 10.00		
	Mechanical Unit - for the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporating cooling system, including installation of controls regulated by the Mechanical Code						\$ 14.70	\$ 19.16	
	Mechanical Unit - for the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h						\$ 20.00	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h						\$ 37.25	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h						\$ 51.00	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h						\$ 75.60	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each boiler or compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h						\$ 126.50	\$ 23.32	

Sonoma County					Comparative Agencies				
	Mechanical Unit - for each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto. Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.				\$161.08 each	Up to \$4,000 valuation: \$105.37 Over \$4,000 valuation: \$210.73	\$ 14.70	\$ 20.99	Miscellaneous permits that do not require a building permit: \$127 or 1.27% of the total contract cost, whichever is greater
	Mechanical Unit - for each air-handling unit over 10,000 cfm						\$ 24.70	\$ 23.32	
	Mechanical Unit - for each evaporative cooler other than portable type						\$ 15	\$ 20.99	
	Mechanical Unit - for each ventilation fan connected to a single duct						\$ 15	\$ 20.99	
	Mechanical Unit - for each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit (each)						\$ 15	Residential: \$20.99	
	Mechanical Unit - for the installation of each hood which is served by mechanical exhaust, including the ducts for such hood (each)						\$ 15	Commercial Type I & II: \$116.75	
	Mechanical Unit - for the installation or relocation of each domestic-type incinerator						no comparison available	\$ 23.32	
	Mechanical Unit - for the installation or relocation of each commercial or industrial-type incinerator						no comparison available	\$ 23.32	
	Mechanical Unit - for each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table						\$ 15	\$ 20.99	
	Fireplaces/Gas Flu Appliances Installation/repair/alteration								
Building Other Miscellaneous Fees									
	Property Report (3-hour minimum)	hourly	\$ 151	\$ 229	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Alquist Priolo Fault Trace Peer Review - An applicant shall deposit, at the time of submitting an Alquist-Priolo Special Studies Zones fault trace investigation for review by the County, a fee equal to the estimated cost of review. Any portion of this deposit not expended in the review shall be returned to the applicant. Expenses exceeding the estimate shall be paid by the applicant. (minimum deposit)	at cost	\$ 2,598	\$ 2,598	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
	Alternate Materials and Methods Review (2-hour minimum)	hourly	\$ 184	\$ 229	no comparison available	no comparison available	no comparison available	Request to use Alt Mat: \$272	no comparison available
	Alternate Method Product Evaluation (4-hour minimum)	hourly	\$ 207	\$ 229				Alt Methods: \$39 Repeats & min complexity: \$19 Complex: \$19	

Sonoma County
 Building - User Fee Study Fiscal Year 19/20
 Comparison of Charges for Fee Related Activities and Services

Appendix B.6

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek [1]
	Strong-Motion Instrumentation Program (SMIP) Fees pursuant to California Codes, Public Resources Code Section 2700-2709.1				no comparison available				no comparison available
	S.M.I.P. (Strong-Motion Instrumentation Program) - 1 to 3 Story Residential	flat	Valuation x \$0.00013	Valuation x \$0.00013		.0001 x valuation Min fee: \$.50	.013 x valuation	\$13 per \$100,000	
	S.M.I.P. (Strong-Motion Instrumentation Program) - Other	flat	Valuation x \$0.00028	Valuation x \$0.00028		.00021 x valuation Min fee: \$1	.028 x valuation	\$28 per \$100,000	
	California Building Standards Administration Fee pursuant to Senate Bill 1473, effective January 1, 2009 (minimum, fee = \$1.00 for every \$25,000 in valuation amount or fraction thereof)	flat	\$1 for every \$25,000 in valuation amount or fraction thereof	\$1 for every \$25,000 in valuation amount or fraction thereof					
	Planning Administration Fee	flat	15% of Building Permit Fee	See Planning Fee Schedule					
	Certified Access Specialist Training	flat	\$ 4	Set by State					
1012	Board of Building Appeals	each	\$ 596	\$ 915	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0226	Abatement Repair Permit	each	\$ 835	\$ 572					
0229	Building Board and Secure	each	\$ 935	\$ 114					

Notes

[1] Building valuation shall be based on the higher of 1) the applicant's estimated valuation or 2) the most current Building Valuation as printed and published by the International Code Council and adjusted using the most current City Cost Index as printed and published by R.S. Means Building Construction Cost Data, or as shown on the "Building Valuation Supplement" for items not covered in the International Code Council Building Valuation Data.

APPENDIX B.7

Comparative Fee Survey – Code Enforcement Division

Sonoma County
 Building (Code Enforcement) - User Fee Study Fiscal Year 19/20
 Comparison of Charges for Fee Related Activities and Services

Appendix B.7

Sonoma County					Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Current Fee	Full Cost Recovery Fee	County of Marin	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek
Code Enforcement									
0210	Staff Time Abatement Hearing	hourly	Based on staff hourly rate	\$ 222	no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
0211	Code Enforcement Reinspection	each	\$ 228	\$ 333					
1010	Hearing Officer Hearing	each	\$ 596	\$ 3,249					
0227	Additional staff time subsequent to completion and recordation of Notice and Order Pursuant to Section 1.7.3 of the Sonoma County Code, Ordinance No. 4618	hourly	Based on adopted staff hourly rates	\$ 222		no comparison available		no comparison available	

APPENDIX B.8

Comparative Fee Survey – Fire Prevention & Hazardous Materials Division

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
I. ANNUAL INSPECTIONS AND FIRE CODE OPERATIONAL PERMITS										
<u>Fire Code Operational Permits (flat rate, annual, or one-time)</u>										
1	Annual Fire Code Occupancy Inspection (includes first permit)	Flat - Minimum Annual Fee		\$ 171	\$ 462	SFM Facility: 25 or less: \$50 26+: \$100	Fireworks Display: \$1,485	Public Fireworks Displays: \$770		
2	Each Subsequent Permit	flat		\$ 171	\$ 154	CFC Permit (one time): \$332	Tents, Canopies, Membrane Structures: \$185	Explosives (blasting): \$240 first blast, \$150 each additional blast All others \$240	Varies depending on type of permit	Varies depending on type of permit
3	Reinspection Fee	flat		\$ 171	\$ 154	If more than 1 fire code permit, min hourly rate applies then services charged at the hourly rate to the nearest 1/4 hour.	All others: \$186.97/hr	First permit at full price, each additional at 50% of schedule		
II. HAZMAT / CUPA PROGRAM										
new	CUPA Program Consultation	per 1/4 hour		\$ 124	\$ 77	\$106/hr	\$186.97/hr		\$153/hr	\$257/hr
<u>Small Quantity Generator Permits</u>										
5	Hourly Rate (as applicable)	hourly		\$ 124	\$ 308					
6	>325 gal per year to <5 tons per year	flat		\$ 300	\$ 616	Not in combination with other programs: \$212		NO CHARGE BY THE CITY AS PROGRAM IS ADMINISTERED BY COUNTY CUPA. See County of Marin.	Up to 55 gal: \$214	
7	<325 gal per year	flat		\$ 192	\$ 514				56-330 gal: \$286*/\$428	
8	Vineyard Hazardous Waste >325 gal per year to <5 tons per year w/ source reduction/recycling	flat		\$ 226	\$ 616	In combination with other programs: \$451	\$186.97/hr		331 gal-5 ton: \$570*/\$716	< 5 tons: \$485
9	Vineway Hazardous Waste <325 gal per year	flat		\$ 146	\$ 514	Classified as Farm: \$159			*Sonoma Green Business	
10	Vineyard Hazardous Waste Recyclable; < 5 gallons per month	flat		Exempt	\$ 514					

Sonoma County
Fire Prevention - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
11	Treatment Permits	flat		\$ 351	\$ 616	\$ 583	\$186.97/hr		CAT/CET: \$564 PBR: \$704	CAT/PBR: \$3,068 CET: \$614
	Large Quantity Generator Permits									
12	Hourly Rate (as applicable)	hourly		\$ 124	\$ 308	Not in combination with other programs: \$212 In combination with other programs: \$451 Large Quantity: \$637 Classified as Farm: \$159	\$186.97/hr		Up to 5 ton: \$784*/\$858 5-25 ton: \$1,000 25-50 ton: \$1,302 50-250 ton: \$2,026 250-500 ton: \$4,409 500+ ton: \$5,782 *Sonoma Green Business	5-12 tons: \$658 12-25 tons: \$986 25-50 tons: \$1,516 50-250 tons: \$3,188 250-500 tons: \$10,559 500-1,000 tons: \$16,517 1,000-2,000 tons: \$26,897 2,000+ tons: \$57,409
13	5 to <25 tons per year	flat		\$ 1,053	\$ 616					
14	25 to 250 tons per year	flat		\$ 1,588	\$ 616					
15	250 to <500 tons per year	flat		\$ 3,141	\$ 719					
16	>500 tons per year	flat		\$ 8,668	\$ 719					
	Waste Oil Only									
17	>5 tons per year	flat		\$ 1,005	\$ 514	\$106/hr	\$186.97/hr		\$153/hr	\$257/hr
	Hazmat Business Plans									
18	Range 0 - below reportable amount	flat		No Charge	\$ 77	\$106/hr	\$186.97/hr	NO CHARGE BY THE CITY AS PROGRAM IS ADMINISTERED BY COUNTY CUPA. See County of Marin.	no comparison available	Employees N/A < 1k: \$254 500k-2.5 mil: \$11,171 2.5 mil-10 mil: \$18,721 10 mil-100 mil: \$31,688 100 mil-1 bil: \$58,029 1 bil-5 bil: \$108,056 Oil Refineries: \$123,342
19	LPG for Heating and Forklift Use Only	flat		\$ 124	\$ 154					
20	Range 2	flat		\$ 578	\$ 514					
21	Range 3	flat		\$ 841	\$ 616					
22	Range 4	flat		\$ 1,324	\$ 719					
23	Range 5	flat		\$ 1,727	\$ 822					
24	Range 6	flat		\$ 155	\$ 411					
25	Range 7	flat		\$ 249	\$ 514					
26	Remote, Unstaffed Sites - One Time Fee	flat		\$ 309	\$ 411	\$106/hr			\$153/hr	\$257/hr
27	Remote, Unstaffed Sites - Hazardous Waste Generator	flat		NEW	\$ 154	\$106/hr			\$153/hr	\$257/hr
28	Restaurants >1,000 SCF CO ₂	flat		\$ 388	\$ 411	\$106/hr			\$153/hr	\$257/hr

Sonoma County
Fire Prevention - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
29	Accidental Release Plan	flat		\$ 841	\$ 719	\$ 2,652	\$186.97/hr	NO CHARGE BY THE CITY AS PROGRAM IS ADMINISTERED BY COUNTY CUPA. See County of Marin.	\$765 + \$270 State Surcharge	(Total Cost / Total Risk Factor) x Risk Factor
	Aboveground Petroleum Storage Tanks									
30	Hourly Rate (as applicable)	hourly		\$ 124	\$ 308	\$106/hr			\$153/hr	\$257/hr
31	Tier 1 Facility	flat		\$ 258	\$ 514	A1 - < 10,000 gal: \$796 A2 - 10,000-100,000: \$1,591 A3 - 100,000+: \$2,652	\$186.97/hr		<5k gal: \$229 5k-9,999 gal: \$382 >10k gal: \$611 + #26 State Surcharge	1,320 - 10k gal: \$536 10k-100k gal: \$1,206 100k-1 mil gal: \$4,822 1 mil-10 mil gal: \$6,429 10 mil-100 mil gal: \$9,644 100+ mil gal: \$16,074
32	Tier 2 Facility	flat		\$ 518	\$ 616					
33	Tier 3 Facility	flat		\$ 1,036	\$ 719					
34	Tank Closure Permit	flat		\$ 485	\$ 514					
35	Each additional tank	flat		\$ 124	\$ 308	\$212 per tank			\$918 per tank	\$257/hr
new	Temporary Generator	flat		new	\$ 411	\$106/hr			Day Tank (interior): \$459 Day Tank (exterior): \$344	\$257/hr
37	Technology Fee	flat		\$ 30		no comparison available	no comparison available		2.5%	no comparison available
38	Reinspection Fee for Non-Compliance	flat		\$ 170	\$ 103	\$106/hr	\$186.97/hr	\$153/hr	\$257/hr	
	Underground Storage Tank Fees									
39	Hourly Rate	hourly		\$ 124	\$ 308	\$106/hr	\$186.97/hr	\$153/hr	\$257/hr	
40	Underground Storage Tank Facility	flat		\$ 1,637	\$ 1,849	Annual Permit to Operate: \$1,061 per tank		\$ 1,448	Single tank residence only: \$480	
41	Each Additional Underground Storage Tank	per tank		\$ 956	\$ 616			\$ 736	First tank 50k gal or less: \$1,200 Each tank 50+ gal: \$1,788	
42	Plan Check and New Inspection (new building)	flat		\$ 1,878	\$ 4,622	\$530 per tank (up to 5 hrs staff time)		\$153/hr (min 2 hr)	\$ 2,698	
43	Each additional tank	per tank		\$ 263	\$ 616				\$ 385	
44	Repair Permit (modification)	flat		\$ 625	\$ 1,541	No PC: \$318 per tank w/PC: \$530 per tank		Minor: \$153 Major: \$894	Base fee: \$938 \$257/hr after 3.5 hrs	
45	Each additional tank	per tank		\$ 163	\$ 616	\$106/hr		\$153/hr	\$ 771	
46	Cold Start Permit	flat		\$ 242	\$ 616			\$ 1,286	\$ 1,798	
47	Tank Closure Permit	flat		\$ 1,419	\$ 1,541	Removal: \$530 per tank			\$ 570	\$ 385
48	Each additional tank	per tank		\$ 443	\$ 308					
49	Plan Check resubmittal	hourly		\$ 124	\$ 308	\$106/hr		\$153/hr	\$257/hr	
50	Temporary closure	per site		\$ 702	\$ 924	\$ 106		\$525 per tank	\$771 first tank, \$128 each additional	
51	Transfer of Ownership/Permit Alteration	flat		\$ 124	\$ 308	\$ 200		\$294 per site	\$ 257	

Sonoma County
Fire Prevention - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
52	Precision Tank Test Permit (per facility)	flat		\$ 124	\$ 616	\$106/hr	\$186.97/hr	NO CHARGE BY THE CITY AS PROGRAM IS ADMINISTERED BY COUNTY CUPA. See County of Marin.	\$153/hr	\$257/hr
53	Enhanced Leak Detection Test Permit	flat		\$ 591	\$ 924					
54	Each Additional Underground Storage Tank	per tank		\$ 124	\$ 308					
55	Secondary Containment	flat		NEW	\$ 308					
56	Stormwater Inspection (as needed)	flat		new	\$ 103					
57	Business License Inspection	flat		new	\$ 154	\$106/hr	\$186.97/hr		\$153/hr	\$257/hr
III. OTHER SERVICES										
	Emergency Response									
58	Emergency Responder	hourly		\$ 124		no comparison available	no comparison available	no comparison available	no comparison available	no comparison available
59	Emergency Responder, After Hours Rate	hourly		\$ 185						
60	Hazmat Response Vehicle	hourly		\$ 177						
61	Hazmat Responder Truck/Support	hourly		\$ 32						
62	Hazmat Response Trailer	hourly		\$ 17						
	Vegetation Management Violation									
63	Inspection	hourly - 1/2 hour minimum		\$ 350	\$ 154	\$177/hr	\$186.97/hr	no comparison available	\$131 each insp for first 3, then \$153/hr after that	\$279/hr
64	Plus Abatement Costs	each		Actual Cost						
	Special Event Permits									
	Planning Referral									
65	Zoning Review pre-Event	each		\$ -	\$ 308	\$177/hr	\$186.97/hr	no comparison available	\$153/hr	\$279/hr
66	Inspection during Event	hourly		\$ -	\$ 308					
new	Engineering Referral									
67	Athletic Event - Minimal Impact: < 150 Participants	each		\$ -	\$ 616	\$177/hr	\$186.97/hr	no comparison available	\$153/hr	\$279/hr
68	Athletic Event - Low Impact: 150 - 500 Participants	each		\$ -	\$ 1,232					
69	Athletic Event - Moderate Impact: 501 - 1,000 Participants	each		\$ -	\$ 1,849					
70	Athletic Event - High Impact: > 1,000 Participants	at cost		Actual Cost						
new	Athletic Event - Inspection									
71	During Normal Business Hours	hourly		\$ -	\$ 308	\$177/hr	\$186.97/hr	no comparison available	\$153/hr	\$279/hr
72	After Business Hours	hourly		\$ -	\$ 338					
73	Filming, Parades, Carnivals - Permit	each		\$ -	\$ 308					
74	Filming, Parades, Carnivals - Inspection	at cost		Actual Cost						

Sonoma County

Fire Prevention - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
IV. DEVELOPMENT SERVICES										
1	Review of Planning Referrals		[2]							
	Planning Referral - Desk Review and Comment	flat		\$ 408	\$ 616	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
	Planning Referral - Site Inspection (if Needed)	per visit		\$ 357	\$ 539					In office: \$140/hr Out of office: \$279/hr
2	Fire Services Pre-Application Meeting	hourly		\$ 204	\$ 308					
3	Review of Engineering Grading Plans									
	Residential	flat		\$ 204	\$ 231	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
	Non-Residential	flat		\$ 408	\$ 616					
	Residential & Non-Residential Inspections	hourly		\$ 204	\$ 308					
	Review of Building Referrals - Construction									
4	New Commercial/Multi-Family/Industrial Building									
	up to 10,000 sq ft	flat		\$ -	\$ 1,541	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	New: \$837 + \$0.07 per sf in excess of 2,000 sf TI: \$558 + \$0.07 per sf in excess of 2,000 sf
	10,001 - 20,000 sq ft	flat		\$ -	\$ 2,311					
	20,000 - 50,000 sq ft.	flat		new	\$ 3,389					
	>50,001 sq ft, per 10K sq ft	flat		new	\$ 616					
5	Single Family / Duplex Residential	flat		\$ 275	\$ 616	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	
6	TI/Remodel - Commercial/Multi-Family/Industrial Building									
	up to 10,000 sq ft	flat		\$ 138	\$ 924	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	
	10,001 - 20,000 sq ft	flat		new	\$ 1,386					
	20,000 - 50,000 sq ft.	flat		new	\$ 2,003					
	>50,001 sq ft, per 10K sq ft	flat		new	\$ 616					
7	Rack/Shelving/High Piled Storage									
	up to 10,000 sq ft	flat		new	\$ 770	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$ 345	\$ 837
	10,001 - 50,000 sq ft	flat		new	\$ 1,078					
	50,001 - 75,000 sq ft.	flat		new	\$ 695					
	75,001 - 100,000 sq ft	flat		new	\$ 2,003					
	>100,001 sq ft, per 10K sq ft	flat		new	\$ 2,619					
8	Liquid & Compressed Gases									
	Compressed Gas – HAZARDOUS	flat		\$ 197	\$ 616	\$177/hr	\$186.97/hr	\$ 300	CO2: \$306 Medical / Other: \$765	\$ 837
	Compressed Gas – MEDICAL	flat		\$ 197	\$ 616					

Sonoma County
Fire Prevention - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
9	Solar Panels									
	Solar Panel – COMMERCIAL	flat		\$ 296	\$ 770	\$ 399	\$186.97/hr	Min 1 hr @ FBHR by position	\$ 191	\$279/hr
10	Spray Booth	flat		new	\$ 1,078	\$ 399	\$ 1,077	\$ 300	\$ 765	\$ 837
11	Emergency Responder Radio Coverage System - Commercial Inspection	flat		\$ 204	\$ 924	\$177/hr	\$186.97/hr	\$ 300	\$ 650	\$ 837
12	Cryogenic Fluids - Commercial Inspection	flat		\$ 204	\$ 616	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	See CUPA AST Ranges 2-7	\$ 837
13	Fire Standards Mitigation	flat		\$ 204	\$ 308	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
1115	Road Name Assignment									
	Public	flat		\$ 1,077	\$ 1,602	\$177/hr	\$186.97/hr	Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
	Each lot	flat		\$ 81	\$ 154					
	Private	flat		\$ 1,077	\$ 678					
	Each lot	flat		\$ 81	\$ 154					
	Hazmat - Initial Permits for Tanks									
15	Aboveground Tank Install – Flammables/Combustibles, Generators – Commercial – Base Fee	flat		new	\$ 847	\$ 399	\$ 606	\$ 300	\$153/hr	\$279/hr
16	each additional tank	flat		new	\$ 308					
17	Propane Tank Install (Aboveground)									
	Residential	flat		new	\$ 1,001					
	Commercial	flat		new	\$ 693					
18	Underground Propane Tank	flat		new	\$ 693		\$186.97/hr			
19	Fire Alarm Systems									
	1-25 devices	flat		\$ 772	\$ 770	Fire Alarm/Detection System: \$399 Pre-Engineered System: \$399	Contract Price: \$1-\$5,000: \$627.03 \$5,001-\$20,000: \$627.03+9.36 of the contract price \$20,000+: \$2,032 + 1.04% of the contract price	\$300 + \$4 per device	New or Major Mod: \$443 + \$3.93 per device Monitoring Only: \$296 Minor Mod: \$296 Res Care Facility Pull Station: \$296	\$698 + \$10 per initiating and notification device
	26-50 devices	flat		new	\$ 770					
	51-100 devices	flat		new	\$ 1,232					
	101 + devices	flat		new	\$ 1,541					
	Flow & Tamper Alarm / Communications Upgrade	flat		new	\$ 770					

Sonoma County

Fire Prevention - User Fee Study Fiscal Year 19/20

Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
	Fire Sprinkler Systems - New Building/Tenant Improvement/Paint Spray Booth									
20	Fire Hydrant (s) Flow Test	flat		new	\$ 308	\$177/hr	\$186.97/hr	\$ 200	\$153/hr	\$ 558
21	Stationary Fire Pump	flat		\$ 591	\$ 770		\$ 1,276	\$ 450	\$ 612	\$ 1,953
22	Fire Sprinkler System									
	1-99 sprinklers	flat		\$ 578	\$ 616	Residential Sprinkler System: \$399 Commercial System (overhead piping 31+ heads): \$597 Commercial TI: 1-10 heads: \$332 11-30 heads: \$399	Contract Price: \$1-\$5,000: \$607 \$5,001-\$20,000: \$607+9.36 of the contract price \$20,000+: \$2,032 + 1.04% of the contract price	Fire Sprinkler System for SFD or 10 sprinklers or less: \$300 + \$4 per sprinkler 11 sprinklers or more: \$450 + \$4 per sprinkler	Commercial TI < 10 heads: \$153 Comm and Res < 100 heads: \$443 + \$3.93/head > 100 heads: \$443 + \$6.27/ head for all sprinkler heads in project	TI w/o calculations: \$558 + \$0.50/head TI w/calculations: \$698 + \$0.50/head New Comm: \$1,116 + \$0.50/head New Res: \$558
	100 – 199 sprinklers	flat		new	\$ 770					
	200 or more	flat		new	\$ 924					
23	Sprinkler Plan Check - Tenant Improvement									
	1 - 99 heads	flat		new	\$ 616					
	100-199 heads	flat		new	\$ 770					
	200+ heads	flat		new	\$ 770					
	Fire Suppression Systems									
24	Clean Agent Extinguishing System or equal (spray booth/industrial dry chemical systems)	flat		\$ 408	\$ 462	\$ 399	\$ 1,276	\$ 300	\$ 765	\$ 1,116
25	Hood & Duct System (per system)	flat		new	\$ 616	\$ 399	\$ 1,097	\$ 300	\$ 459	\$ 558
26	Underground Fire Systems – (up to 3 hydrants and/or risers)	flat		\$ 887	\$ 1,695	\$ 398	Base: \$806.77 Each Additional > 3: \$167.35	\$ 300	\$ 888	\$ 558
27	additional 3 hydrants/risers or combination of the 2	flat		new	\$ 847					
28	Standpipe System			\$ 204	\$ 616	\$177/hr	\$ 965	\$ 300	\$ 612	\$ 837

Sonoma County
Fire Prevention - User Fee Study Fiscal Year 19/20
Comparison of Charges for Fee Related Activities and Services

Appendix B.8

Sonoma County						Comparative Agencies				
Fee No.	Fee Description	Fee Type / Unit	Notes	Current Fee	Full Cost Recovery Fee	County of Marin [1]	County of Napa	City of San Rafael	City of Santa Rosa	City of Walnut Creek (Contra Costa Fire Protection District)
	Miscellaneous									
29	Alternative Method Request	hourly		new	\$ 308				\$ 306	\$ 558
30	Additional Re-Inspection (Construction Inspections)	hourly		new	\$ 308				\$153/hr	
31	Design Review/Consultation Meeting – Hourly Rate (1/2 hour minimum)	hourly		new	\$ 308			Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
32	Evacuation Plan Review/Fire Drill Monitoring	flat		new	\$ 308					
33	Large Family Day Care	flat		new	\$ -			Business Type 1 (approved for self insp) \$23.90/yr	\$ 214	\$279/hr + \$1 per unit/occupant
34	Pre-inspection for 25 or less	flat		new	\$ 616	\$177/hr	\$186.97/hr	Business Type 2 (small bus < 10k sf) \$62.95/yr		
35	Pre-inspection for 26 or more	flat		new	\$ 1,232			Business Type 3 (med bus - 10,001-40k) \$108.90/yr	\$153/hr	\$279/hr
36	Over-the-Counter Plan Review – Hourly Rate (1/2 hour minimum)	hourly		new	\$ 308			Business Type 4 (lrg bus > 40k sf) \$200.45/yr	\$153/hr (min 2 hrs)	\$279/hr
37	Overtime Inspection/Review – after normal office hours (2 hour minimum)	hourly		new	\$ 338			Reinsp: \$61/ea		
38	New Residential Care Facility	flat		new	\$ 462			Min 1 hr @ FBHR by position	\$153/hr	\$279/hr
								See Fees 33-35	7-49: \$357 50+: \$570	\$279/hr + \$4 per unit/occupant

Notes

[1] Fees below are minimum deposits. Hourly rate of \$177 will be charged on all projects with a min of 2 hour charge.