



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

October 26, 2021

Board of Supervisors
Administration Building
44 N. San Joaquin St., Suite 627
Stockton, CA 95202

Dear Board Members:

Amend the Community Development Department Fee Schedules for Building Permits, Planning Applications, Mountain House Planning Applications and Establish a Code Enforcement Administrative Cost Recovery Fee Schedule.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

1. Consider amendments to the Community Development Department (CDD) fee schedules for Building, Planning, and Mountain House Planning, and the establishment of a new fee schedule for Code Enforcement;
2. Adopt the resolution amending the Building Permit Fee Schedule (Attachment A);
3. Adopt the resolution amending the Planning Application Fee Schedule (Attachment B);
4. Adopt the resolution amending the Mountain House Planning Application Fee Schedule (Attachment C); and,
5. Adopt the resolution establishing the Code Enforcement Administrative Cost Recovery Fee Schedule (Attachment D).

REASON FOR RECOMMENDATION:

The amended fee schedules will ensure that CDD fees more accurately reflect the actual cost of provided services. Accordingly, this will allow CDD to recover more of its costs and reduce subsidies to applicants who receive private benefits from building permit and planning services from CDD. These subsidies have been artificially created due to the stagnation of CDD's user fees; the last comprehensive updates to fees were in 2010 (Planning) and 2011 (Building).

CDD's amended fees will reduce CDD's general fund subsidy (net county cost), and are consistent with the Board of Supervisor's strategic priority to: *Ensure fiscal responsibility.*

The creation of new Technology Recovery fees in the building and planning fee schedules will allow for continued technology improvements, including the planned implementation of a new permitting software program to replace CDD's current obsolete program, which is 26 years old. These recommended fee amendments are consistent with the Board of Supervisor's strategic priority to: *Promote good governance and increase organizational capabilities.*

The adoption of a new fee schedule for the Code Enforcement Division will allow for administrative cost recovery. Charging the proposed fees to property owners that do not timely comply with notices of violation will promote compliance with the County Ordinance Code and the Health and Safety Code. This will reduce blight in the community, which is a benefit to the public as a whole. This is consistent with Board's strategic priority to: *Improve public safety and enhance overall criminal justice system, particularly section "e", which calls for addressing quality of life, health, public safety, and homelessness issues through early intervention, education, and blight remediation.*

Building Inspection Division

The California Code of Regulations Title 24 contains the building code for the state, which the County adopts through Ordinance Code Title 8. The building code includes, among other things, the electrical, mechanical, plumbing, and fire code. The Building Inspection Division is tasked with ensuring that all residential and commercial construction that requires a permit complies with the California Building Code as adopted by the County. Division staff process building permits, perform plan check, and conduct inspections for permit holders. Fees for these services are considered user fees. Current fees were last updated and adopted by the Board of Supervisors on June 30, 2011 (Resolution No. R-11-229), over 10 years ago.

Planning Division

CDD's Planning Division provides a range of land use planning services identified in Government Code Title 7 Planning and Land Use including but not limited to processing development applications; assessing environmental impacts and preparing environmental documents; monitoring mitigation actions; and overseeing County-wide policies and standards through the General Plan and Development Title maintenance and updates. The costs associated with processing planning applications are either fixed fees or deposit based and paid by customers in accordance with the fee schedule most recently updated and adopted by the Board of Supervisors on June 24, 2010 (Resolution No. R-10-366).

Mountain House Community Planning

The Planning Division also provides services to the Mountain House Community. The fee schedule for Mountain House applications was most recently updated and adopted by the Board of Supervisors in May 2002 (Resolution No. R-02-312). Consumer Price Index (CPI) increases averaging 2-3% annually have been implemented, but still have not reached full cost recovery levels, particularly as hourly wages, benefits and indirect costs have increased beyond those of the CPI increases.

Code Enforcement Division

The Code Enforcement Division triages and investigates violations of the County's Title 9 Development Title, including the Mountain House Appendix, and Title 8 Building Regulations, including Division 5 Housing and Nuisance Abatement. The violations include non-compliant land uses and businesses, substandard housing and dangerous buildings, building without a permit, trash and junk, occupied recreational vehicles, and abandoned vehicles in unincorporated San Joaquin County. CDD does not currently have a Code Enforcement Division fee schedule.

Analysis

County-Wide Audit of Fees

Following the 2016-17 budget hearings, the County Administrator issued a memorandum to the Auditor-Controller (ACO) requesting an assessment of County-wide fees. Ultimately, that led to an audit of CDD's fees in January 2018. The ACO issued a report on January 16, 2019. One objective of the audit was to determine whether existing fees should be adjusted. However, the ACO and CDD determined that due to the complexity and variety of fees (Building and Planning), as well as the different methodologies used (i.e. valuation based fees, as well as flat-rate fees) by CDD, an accurate audit of CDD's fees was not possible. As a result, the audit report concluded that CDD should complete a separate comprehensive time and cost of services fee study to develop amended fees for consideration by the Board of Supervisors.

Cost of Services (User Fee) Study

Accordingly, CDD engaged Wohlford Consulting to conduct an objective analysis of the full costs incurred by CDD to provide building, planning and code enforcement services and to establish a clear nexus between the cost of those services and the fees. The study utilized a unit cost build-up methodology to identify the full cost for individual fee activities, using data from the 2018-2019 Fiscal Year. The study also identified the annual cost of the services and the potential annual revenue for the fee activities at full cost levels, by projecting an estimated average annual volume for each fee activity. The Wohlford Cost of Services (User Fee) Study is attached (Attachment E).

The results of the study demonstrate the potential for improved cost recovery and revenue enhancement through fee amendments. The study found CDD's annual cost recovery for Fiscal Year 2018-2019 was 62%. The Building Division recovered 79% of costs, and the Planning Division recovered 48% of costs. The Code Enforcement Division of course did not recover any of its costs because CDD does not have an approved fee schedule for that Division.

Wohlford Consulting's study is the basis of the proposed fee schedule amendments.

Proposed Fee Schedule Amendments

Staff recognizes that large increases to achieve 100% cost recovery in a single year are often not feasible, desirable, or appropriate. Staff has developed and is recommending fees that will result in less than full cost recovery in the first year. Some fee activities would be discounted in order to encourage compliance or to promote development in specific sectors of the economy (e.g. the agricultural industry).

The phased approach to Building and Planning Permit fees is based on input received from constituents during CDD's outreach (discussed below), expressing concern that full cost recovery is not practical at this time since it would require an abrupt large increase in fees. The phased approach and the proposed continuation of subsidies for the agricultural industry are consistent with the Board's strategic priority to: *Promote economic development*.

The proposed amendments to the fee schedules will provide the cost recovery needed to allow the CDD to continue providing high quality, streamlined permit processing services for the benefit of all of our customers in a manner that respects stakeholder needs and input.

Building Inspection Division

Building Permits, and associated fees, are authorized under California Health and Safety Code Section 19130 et seq. Valuation-based fees for building permits are authorized by the California Building Code (CCR Title 24 Part 2 Section 109). Fees imposed shall be pursuant to Government Code 66016. The current Building Inspection Division fee schedule is a hybrid of valuation-based fees and flat-rate fees, based on cost recovery data. CDD proposes to amend the Building Permit Fee Schedule but continue this hybrid approach to Building Permit fees. This provides for increased cost recovery, while still allowing discounts in certain cases (i.e. agricultural-related buildings, and small projects where discounts will encourage compliance and are desirable). CDD estimates that the annual revenue increase to CDD derived from the amended Building Permit fee schedule will be \$742,817, a 22 % increase over current fees.

Building Valuation

Valuation-based fees meet the requirements in California Health and Safety Code Section 19130 et seq. and the California Building Code (CCR Title 24 Part 2 Section 109), Building Permit fees for new construction are proposed to continue to be calculated based on building valuation. Building valuation is derived from Building Valuation Data (BVD) tables, published and updated bi-annually by the International Code Council ("ICC"). The tables use the building occupancy group and building construction type as defined by the California Building Code to arrive at a per square foot value for the building. This per square foot value is multiplied by the building area to arrive at the total building valuation. The building valuation is then multiplied by dollar amounts as described in the proposed fee schedule to arrive at a specific permit fee for the building.

BVD is based on market value averages of construction costs throughout the United States. The published BVD Table is used by jurisdictions throughout California and is available on the ICC website: www.iccsafe.org/. CDD currently utilizes the August 2010 BVD Table which was the latest published table at the time of CDD's last comprehensive fee update. Staff proposes to adopt the August 2018 BVD table rather than the current August 2021 table. This reflects a phased-in approach to building permit fees. The August 2018 BVD Table is included as part of the proposed amended Building Permit Fee Schedule.

Flat-Rate

Building Permit fees for Mechanical, Electrical and Plumbing construction as well as miscellaneous commercial and residential construction are proposed to continue to be flat-rate fees based on cost recovery. CDD proposes to update these fees to better align with cost recovery data provided by the User Fee Study. CDD's goal is to increase cost recovery and to encourage compliance with the California Building Code.

Discounted and Subsidized Fees

Fees for agricultural-related buildings are currently subsidized by assigning all such buildings a \$15.00 per square foot valuation, no matter their Occupancy Group or Type of Construction. CDD proposes to assign valuation to these buildings using the actual values of the August 2018 BVD table, but discount the calculated Building Permit Fee by 30% to reflect the importance of the agriculture industry to the County. This will reduce the subsidies to these private benefit projects, but not eliminate them, and at the same time achieve more cost recovery.

CDD proposes to continue to subsidize flat-rate fees for selected Mechanical, Electrical and Plumbing permits and miscellaneous commercial and residential permits, to benefit "Mom and Pop" applicants and to encourage code compliance with the California Building Code.

CDD proposes to waive Building Permit Fees for home improvements related to accessibility for qualified veterans and seniors permitted by California Health and Safety Code Sections 17951.5 and 1795.7

Investigation Fee for Work Commencing Before Permit Issuance

CDD proposes to clarify fees for work commencing without a building permit. The Ordinance Code of San Joaquin County, Title 8, Building Regulations, Section 8-1007, Fees (Ord. No. 4543) already authorizes an Investigation Fee, which shall be in addition and equal to the amount of the permit fee required. This resolution clarifies that a fee will be collected for this purpose. The Investigation Fee shall be in addition and equal to the amount of the permit fee required. This fee is also authorized by California Health and Safety Code Section 19132.5.

Planning Division

Fees to support the work of the Planning Division are authorized under California Government Code Sections 51287, 65456, 65863.7, 6509.5 and 66451.2, consisting of primarily fees for processing applications, zoning variances, zoning changes, the processing of subdivision maps, tentative, final and parcel maps and planning services to be charged for development projects. Fees imposed shall be pursuant to Government Code 66016. The current Planning Division fee schedule includes flat-rate fees, based on cost recovery data. CDD proposes to continue this approach and amend the Planning Application Permit Fee Schedule to better reflect cost recovery data provided by the User Fee Study. CDD estimates that the annual revenue increase to CDD derived from the new Planning Fees will be \$697,226, a 49% increase over current fees.

Discounted and Subsidized Fees

CDD's goal is to increase cost recovery where appropriate due to the private benefit received as a result of the application, but to provide discounts where there is community benefit provided by encouraging development and compliance with planning and zoning laws. CDD recommends:

- Appeals be heavily discounted to not discourage applicants or project opponents to exercise their right to appeal;
- Fees for applications required for one-time occurrences such as Special Event Permits and the Public Display of Fireworks Permits not be based on the actual time spent. These types of permits are important for public safety and charging the actual time for the necessary and complex review by multiple agencies would likely make them cost prohibitive for most stakeholders.
- Fees for certain agricultural-related applications such as Williamson Act Contracts and Agricultural Excavation permits be discounted to encourage and support agricultural operations in the County.
- Providing a fee discount to applicants when multiple applications related to a specific project are submitted concurrently.

Planning Fees for Projects Subject to Enforcement Actions

CDD proposes to clarify planning fees for projects or property that are currently under enforcement by the Code Enforcement Division. The Ordinance Code of San Joaquin County, Title 9-Development Title of San Joaquin County, Section 9-240.8. – Enforcement Actions. (Ord. No. 3675) already authorizes two planning fees for projects subject to enforcement actions:

- a. “Whenever an application is made to correct a violation where a citation has been issued, or two (2) week notice has been given, the cost of the application shall be two (2) times the application fee normally charged for the application, up to a maximum of five hundred dollars (\$500) over the application fee normally charged; and,

- b. Whenever a change of use or occupancy occurs within eighteen (18) months of its approval, and subsequent approval(s) as required by this Code have not been obtained, fees shall be nine (9) times the application fee(s) normally required to bring the use or occupancy into compliance with this Code.”

The resolution amending the Planning Application fee schedule specifically includes fees consistent with Section 9-240.8.

Mountain House Community Planning

The fee schedule for Mountain House planning applications was adopted by the Board of Supervisors in May 2002 (R-02-312), and the fees specified for the Mountain House fee schedule adjust automatically every July 1st base on the Consumer Price Index (CPI) for San Francisco, Oakland, San Jose, Index for Urban Wage Earners and Clerical Workers. The 2035 General Plan and the Mountain House Master Plan specify that development within new communities shall not adversely affect the fiscal resources of the County. In addition, the Master Developer Agreements specify the developers (project applicants) assume responsibility for full costs associated with the development application review process.

Therefore, CDD proposes to amend the Mountain House Planning Application Fee Schedule to more accurately reflect cost recovery data provided by the User Fee Study. Recovery of the full costs of processing these applications is consistent with the existing approved Master Plan and General Plan policies and Development Agreements.

Code Enforcement Division

Development Title 9, Division 19, adopted pursuant to California Government Code Section 25845, and Ordinance Code Title 1 authorizes the collection of all costs including but not limited to administrative costs, related to the correction or abatement of violation from the violator. The Code Enforcement Division currently collects minimal administrative fees related to code enforcement costs. CDD proposes to adopt a new Administrative Cost Recovery Fee Schedule and estimates that the annual revenue increase to CDD derived from the new charges will be \$130,000.

CDD proposes to seek minimal recovery, approximately 22% of full cost recovery, of administrative costs related to code enforcement activities. The goal of Code Enforcement is always compliance. Once staff is notified of a complaint they do an investigation to confirm the violation and then issue a Notice of Violation. This is the first step in enforcement, but is also an opportunity to educate the violator of the requirements and how to come into compliance. Education is the most effective tool toward compliance. While this step is recorded, no fee is charged unless the violations are not corrected. If the violations remain, then staff issues a Final Notice and Order to Abate. At that point, the violator is charged for the Notice of Violation and the Final Notice and Order to Abate. The goal is that this type of administrative cost recovery

serves as an incentive for property owners to bring their properties into compliance. Fines and penalties are not administrative costs, and are calculated separately.

Technology Recovery Fees

CDD currently does not charge information technology cost recovery fees, but does have current annual unfunded technology costs of approximately \$700,000 dollars. This cost will increase going forward due the planned replacement of CDD's permit processing software program, and implementation of a new program over the next 18 months.

New Technology Recovery Fees

CDD proposes to implement a 5% fee on all Building and Planning permit fees to offset unfunded information technology costs. It is estimated the new fee will generate an additional revenue of \$268,334.00 annually. CDD will work with the ACO to establish a new Technology Recovery Special Revenue Fund to deposit these fees.

Reduction of Existing Imaging / Technology Fee

Health and Safety Code Section 19850 requires the building department of every city or county to maintain an official copy, which may be on microfilm or other type of photographic copy, of the plans of every building, during the life of the building, for which CDD issued a building permit. California Health and Safety Code Section 19852 authorizes fees to offset the expenses incurred. CDD currently collects a 6% fee on all building permits for this purpose and revenues are deposited into the Imaging-Technology Trust Fund, (Fund Number 81951). CDD proposes to reduce this fee from 6% to 2%, to better reflect the actual costs of this requirement. This Technology/Imaging Fee is applicable to all new residential and non-residential building plans, except Group U agricultural buildings. Miscellaneous and all other permits and plans are charged a flat \$15.00 for the Technology/Imaging Fee. Staff estimates the proposed reduction to the Technology/Imaging Fee on building permits will reduce annual revenue to Fund Number 81951 by \$130,630.00 to \$64,815.00 annually.

Public Outreach

CDD conducted extensive public outreach to present and explain the results of the User Fee Study to persons and firms known to CDD as regular applicants seeking building and planning permit services.

Individual stakeholder meetings were held with the following organizations:

- San Joaquin County Farm Bureau
- San Joaquin Partnership
- Building Industry Association of the Greater Valley
- San Joaquin Business Council
- San Joaquin Builder's Exchange

- San Joaquin Chamber of Commerce
- Mountain House Community Services District and developers/builders

A total of 9 outreach meetings were conducted by staff and expert consultant, Chad Wohlford of Wohlford Consulting. Input from stakeholders at the meetings was used to inform and refine the fee schedules being presented for approval.

Statutory Requirements for Approval

Prior to levying a new fee, or amending an existing fee, San Joaquin County is required by California Government Code Section 66016, to hold a scheduled public meeting as part of a regularly scheduled meeting of the Board of Supervisors. Upon setting of the public meeting for consideration of the recommendations CDD sent notices to persons and firms known to CDD as regular applicants seeking building and planning permit services. CDD also sent notification to the stakeholder organizations who participated in public outreach meetings. Any comments and/or concerns received as result of this notification process will be presented by staff to the Board of Supervisors at the public meeting.

A legal ad for the public meeting was published in The Record on October 8, 2021. Public meeting notices were mailed or e-mailed on October 8, 2021. (Attachment G)

FISCAL IMPACT:

The updated fees will allow for increased recovery of costs of services and reduce impacts to the General Fund. Implementation of the recommended amendments to the fee schedules is expected to result in a total annual revenue increase to CDD of \$1,707,747.00, and a corresponding anticipated annual reduction to CDD's Net County Cost.

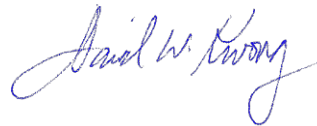
The following tables shows the breakdown of the 2018-19 fiscal year baseline revenues and cost recover rates, compared to estimated revenues and cost recovery rates that will result from the updated fees. The tables are also included as Attachment F.

	FY 18-19 Revenue	Cost Recovery	Projected Revenue Increase/(Decrease)	Change	Projected Revenue	Cost Recovery
Building Permits	\$3,378,000	79%	\$ 742,817	22%	\$4,120,817	97%
Planning Permits						
Mountain House	\$ 381,063	59%	\$ 265,545	70%	\$ 646,608	100%
Balance of County	\$1,036,815	45%	\$ 431,681	42%	\$1,468,496	64%
Total	\$1,417,878	48%	\$ 697,226	49%	\$2,115,104	72%
Code Enforcement Fees	\$ 1,000	0%	\$ 130,000	N/A	\$ 131,000	22%
Total (Building, Planning, Code Enforcement)	\$4,796,878	62%	\$ 1,570,043	35%	\$6,366,921	81%
Technology Recovery						
Building	N/A		\$ 162,871	N/A	\$ 162,871	
Planning	N/A		\$ 105,463	N/A	\$ 105,463	
Total	\$ -	0%	\$ 268,334		\$ 268,334	38%
Existing Imaging Fee	\$ 195,445	279%	\$ (130,630)	-67%	\$ 64,815	93%
Total Revenue Increase (Building, Planning, Code Enforcement, Technology Recovery)			\$ 1,707,747			

ACTION TO BE TAKEN FOLLOWING APPROVAL:

In accordance with Government Code Section 66017, Building and Planning permit fees become effective no sooner than 60-days after adoption. CDD proposes an effective date of January 31, 2022, to allow time for staff to implement the new fee schedules.

Sincerely,



DAVID W. KWONG
DIRECTOR

DWK: EM


Attachments:

- Attachment A - Resolution Amending the Building Permit Fee Schedule
- Attachment B - Resolution Amending the Planning Application Fee Schedule
- Attachment C - Resolution Amending the Mountain Planning Application Fee Schedule
- Attachment D - Resolution Adopting the Code Enforcement Administrative Cost Recovery Fee Schedule
- Attachment E - Wohlford Cost of Services (User Fee) Study
- Attachment F - CDD Fee Analysis Tables
- Attachment G - Fee Adoption Notice

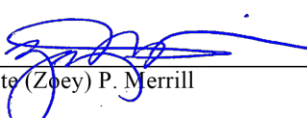
c: Clerk of the Board for the October 26, 2021 Agenda

Reviewed by County Administrator's Office:

Reviewed by County Counsel's Office:


Adam Brucker

10/13/2021


Zayante (Zoey) P. Merrill

10/12/2021

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-

RESOLUTION TO ADOPT THE COUNTY OF SAN JOAQUIN
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING PERMIT FEE SCHEDULE

WHEREAS, The Community Development Department provides various Building Services to the public including, but not limited to, processing applications, reviewing plans, issuing building permits and building inspections; and

WHEREAS, Government Code Section 66016 applies to fees authorized in Health & Safety Code sections 17951, 19132.3 and 19852, consisting of primarily fees for processing applications, reviewing plans, issuing building permits and building inspections (Building Services); and

WHEREAS, The Community Development Department seeks to recover cost for staff time spent providing Building Services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Joaquin hereby adopts the following County of San Joaquin Community Development Department Building Permit Fee Schedule.

This Building Permit Fee Schedule shall be in effect January 31, 2022.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Joaquin hereby rescinds Resolution No. R-11-229.

PASSED AND ADOPTED _____, by the following vote of the Board of Supervisors, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



TOM PATTI
Chairman, Board of Supervisors
County of San Joaquin
State of California

By _____
Deputy Clerk

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)



Building Permit Fee Schedule
Effective January 31, 2022

A) BUILDING PERMIT FEE TABLE (See footnotes a. b. c. d.)	
Building Valuation	Building Permit Fee
\$1.00 to \$500.00	\$150.00
\$501.00 to \$2,000.00	\$150.00 for the first \$500.00 plus \$1.67 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$175.00 for the first \$2,000 plus \$12.66 for each additional \$1,000 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$466.00 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001 to \$100,000.00	\$718.50 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	1,068.50 for the first \$100,000.00 plus \$5.60.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001 to \$1,000,000.00	\$3,308.50 for the first \$500,000.00 plus \$4.75.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$ 1,000,000.00 and up	\$5,683.50 for the first \$1,000,000.00 plus \$3.65.00 for each additional \$1,000.00 or fraction thereof.

Footnotes

- a. The total building valuation based on the 2018 ICC Building Valuation Data table for agricultural/wine storage or processing buildings classified as an S1, S2, F1 or F2 occupancy and agricultural buildings classified as a U occupancy, shall be reduced by 30% for enclosed buildings and 50% for attached or detached buildings that are open on no less than two sides. Agricultural greenhouse buildings classified as a U occupancy, shall be reduced by 75%.
- b. The total building valuation based on the 2018 ICC Building Valuation Data table for all occupancy types that are open on a minimum of two sides, shall be reduced by 30%.
- c. The total building valuation for Tennant Improvements that involve a change of occupancy shall be calculated as the greater of the following:
 - The difference between the existing occupancy and the proposed occupancy square foot valuation using the 2018 ICC Building Valuation Data table, or
 - A minimum \$20.00 per square foot.
- d. The total building valuation for a Tennant Improvement not involving a change of occupancy, or structures not identified with an occupancy type E.g. Cell Tower, the total building valuation shall be based on the total project valuation as provided by the applicant and approved by the Building Official.

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

B) PLAN REVIEW FEES

1) The plan Review fees for all building permits based on valuation shall be sixty-five percent (65%) of the building permit fee, as set forth in section A). (Use for all building permit types).	
2) Plan Review fees for repetitive submittals (Master Plans) shall be 65% of building permit fee, as set forth in section A) plus 10% of plan review fee. Subsequent plans \$150.00 each.	
3) Additional plan review hourly rate for revisions to approved plans:	\$150.00
4) Additional plan review hourly rate for reviews that exceed three (3):	\$150.00
5) Additional plan review hourly rate for processing job site plans, which were lost:	\$150.00
6) Minimum Fee For Any Plan Review Performed:	\$150.00

C) ADDITIONAL FEES AND SURCHARGE FEES

1) Strong Motion Instrumentation Program (S.M.I.P.) Fees. Fees are to comply with Public Resources Code, Chapter 8, Section 2705 (a):	Fees shall be as prescribed by the State of California Resources Agency
2) Imaging Fee to comply with Section 19850 of Section 1, Chapter 10 of the Health and Safety Code. All new residential and non-residential building plans, except agricultural buildings (U occupancies as defined in the current California Building Code).	Six percent (2%) of the building permit fee.
3) For Miscellaneous and all other permits and plans:	\$15.00
4) Information Technology Recovery Fee	Five percent (5%) of the building permit fee.
5) For Miscellaneous and all other permits and plans:	\$15.00
6) Disabled access surcharge Multi-Family residential and Commercial projects:	Ten percent (10%) of the building permit fee.
7) Energy Compliance Surcharge for all residential and commercial new construction building permits:	Fifteen percent (15%) of the building permit fee.
8) Green Compliance Surcharge for residential and commercial new construction building permits:	Ten percent (10%) of the building permit fee.
9) General Plan Implementation. Fees are to comply with section 66014 of the Government Code:	Five percent (5%) of the Building, Plumbing, Mechanical and Electrical Permit Fee.

10) Pre inspection fee of building/structure prior to alteration or relocation. Residential including SFR, mobile/manufactured home: Commercial including commercial coach:	\$200.00 \$300.00
11) Investigation Fee: Where work for which a permit is required is started or proceeded with prior to the obtaining of such permit, the fees shall be doubled. Fee to comply with Section 19132.5 of the Health & Safety Code.	Double fee applies to all building permit types.
12) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
13) Minimum Fee For Any Building Work Requiring a Permit:	\$150.00
14) Change of Contractor Fee:	\$55.00
15) Temporary Occupancy review and issuance:	\$250.00
D) APPEALS	
1) Any appeal application for the Building Board of Appeal:	\$300.00
E) GRADING FEES	
1) Grading Permit First 1000 cubic yards (Including plan review): Each additional 1000 cubic yards:	\$500.00 \$25.00
2) Storm drain piping, drain inlets, and catch basins. First 5: Each additional 5:	\$350.00 \$50.00
3) Light standards. (See section H) for additional electrical fees). When included with a grading permit: When not include with a grading permit first 5: Each additional 5.	\$250.00 \$400.00 \$50.00
F) SCHEDULE OF FEES FOR PLUMBING PERMITS AND INSPECTIONS	
1) For residential new construction, addition to or remodel of single-family or multifamily dwellings associated with a building permit, \$0.06 x the square footage of the dwelling(s), or \$150.00 whichever is greater:	Total plumbing fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial buildings associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	Total plumbing fee not to exceed \$5,000.00
3) Water heater replacement. First water heater: Each additional:	\$150.00 \$25.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

4) Plumbing fixture replacement. First 3 fixtures: Each additional fixture: Additional fee when DWV or water piping extension/replacement is required:	\$150.00 \$25.00 \$25.00
5) New plumbing fixture installation. (Fee includes plan review). First 3 fixtures: Each additional fixture: Additional inspection required if underground piping installation included:	\$170.00 \$25.00 \$150.00 per inspection.
6) New or replacement of gas piping system. (Fee includes plan review). First 5 fixtures: Each additional fixture:	\$170.00 \$25.00
7) Sewer connection:	\$150.00
8) Sand oil or grease interceptor installation. (Fee includes plan review) First unit: Each additional unit:	\$430.00 \$100.00
9) Moved Building or Dwelling plumbing connections: When plan review is required:	\$150.00 \$150.00 per hour
10). Manufactured Home, Mobile Home, Commercial Coach plumbing connections: When plan review is required:	\$150.00 \$150.00 per hour
11) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
12) Minimum Fee For Any Plumbing Work Requiring a Permit:	\$150.00 each
13) Miscellaneous plumbing items not listed, non-standard or complex (as determined by the building official) actual time at staff hourly rates.	

G) SCHEDULE OF FEES FOR MECHANICAL PERMITS AND INSPECTIONS

1) For residential new construction, addition to or remodel of single-family or multifamily dwellings associated with a building permit, \$0.06 x the square footage of the dwelling(s), or minimum fee of \$150.00 whichever is greater:	Total mechanical fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial structures associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	Total mechanical fee not to exceed \$5,000.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

3) Mechanical forced air furnace, package unit, split system, ductless mini split: Up to and including 100,000 Btu/h. First unit: Each additional unit: When new duct work is included: With structural alterations, additional plan review required:	\$150.00 \$50.00 \$75.00 \$150.00 per hour
4) Mechanical forced air furnace, package unit, split system. Over 100,000 Btu/h. First unit: Each additional unit: When duct work is included: With structural alterations, additional plan review required:	\$280.00 \$75.00 \$100.00 \$150.00 per hour
5) Gas range, kiln, range top or oven, dryer, rice cooker or similar. First unit: Each additional unit: When plan review is required:	\$150.00 \$25.00 \$150.00 per hour.
6) Walk-in Freezer/Cooler box. (Fee includes plan review) First 200 sf. Each additional 100 sf.	\$350.00 \$108.00
7) VAV/evaporator/heat exchanger/exhaust unit. First 3 units: Each additional unit: With structural alterations, additional plan review required:	\$250.00 \$108.00 \$150.00 per hour.
8) Commercial hood. Type I First unit: Each additional unit: Type II First unit: Each additional unit: With structural alterations, additional plan review required:	\$650.00 \$108.00 \$350.00 \$108.00 \$150.00 per hour.
9) Dust Collection System. Up to 4 connections/locations: Each additional connection: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I) miscellaneous fees)	\$790.00 \$170.00
10) Boiler/Compressor/Absorption/Ammonia System. Component change out/replacement each: Boiler/Compressor/Absorption System up to 100,000 btu: Boiler/Compressor/Absorption System over 500,000 btu: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).	\$375.00 \$540.00 \$645.00
11) Cooling Tower: (Additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).	\$540.00
12) Ammonia system piping extension: (Piping only, additional fees will be charged for equipment/tank foundation or pipe racking when included with the installation, see section I).	\$375.00

13) Moved Building or Dwelling mechanical outdoor unit installation: When plan review is required:	\$170.00 \$150.00 per hour
14). Manufactured Home, Mobile Home, Commercial Coach mechanical outdoor unit installation and duct cross over connections: When plan review is required:	\$170.00 \$150.00 per hour
15) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
16) Minimum Fee For Any Mechanical Work Requiring a Permit:	\$150.00 each
17) Miscellaneous mechanical items not listed, non-standard, or complex (as determined by the building official) actual time at staff hourly rates.	

H) SCHEDULE OF FEES FOR ELECTRICAL PERMITS AND INSPECTIONS

1) For residential new construction, addition to or remodel of single-family or multi-family dwellings associated with a building permit. \$0.08 x the square footage of the dwelling(s), including the garage and carport, but not including patio cover(s), or minimum fee of \$150.00 whichever is greater:	Total electrical fee not to exceed \$350.00
2) For commercial and industrial new construction, addition to or remodel of commercial and industrial structures associated with a building permit based on valuation, \$0.001 x total building valuation in accordance with Section A. or a minimum fee of \$150.00 whichever is greater:	(Not to exceed \$10,000.00)
3) Services, switchboard, sub-panel and transformers. Up to 400 amps First service, switchboard, sub-panel or transformer: Each additional: When plan review is required:	\$150.00 \$50.00 \$150.00 per hour
4) Services, switchboard, sub-panel and transformers. Over 400 amps. (Fee includes 1hr. of plan review) First service, switchboard, sub-panel or transformer: Each additional: When additional plan review is required:	\$370.00 \$75.00 \$150.00 per hour
5) Commercial. General lighting and receptacles. First 1000 sf of floor area: Each additional 1000 sf of floor area:	\$500.00 \$75.00
6) Residential. General lighting and receptacles. First 1000 sf. of floor area: Each additional 500 sf of floor area:	\$350.00 \$25.00
7) Electrical equipment installation including Motors, Pumps and Similar Electrical Equipment. (Fee includes 1hr of plan review) First unit: Each additional unit: When additional plan review is required:	\$250.00 \$15.00 \$150.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

8) Photo Voltaic Systems. (Fee includes plan review) Up to 100 amps: 101 to 1000 amps: Over 1000 amps:	\$350.00 \$525.00 \$850.00
9) Moved Building or Dwelling including new electrical service panel: When plan review is required:	\$170.00 \$150.00
10). Manufactured Home, Mobile Home, Commercial Coach, electrical connections including electrical service panel:	\$150.00
11) Re-Inspection Fee: (Additional fee that may be charged after two consecutive failed inspections of the same item)	\$150.00 each
12) Minimum Fee For Any Electrical Work Requiring a Permit:	\$150.00 each
13) Miscellaneous electrical items not listed, non-standard, or complex (as determined by the building official) actual time at staff hourly rates.	
I) COMMERCIAL MISCELLANEOUS BUILDING PERMIT FEES	
1) Commercial balcony, deck, dock, platform, scale or similar structure. First 300 sf: Each additional 100 sf:	\$800.00 \$150.00
2) Commercial Patio Cover. First 1000 sf: Each additional 500 sf:	\$750.00 \$115.00
3) Commercial Modular Installation: (Includes set-up and ramps/stairs)	Use the square footage valuation of the ICC Valuation Table reduced by 60%.
4) Construction Trailer (Minimum building, electrical and plumbing)	\$450.00
5) Open Parking Shade Structure accessory to a commercial building. (Occupancy classification S2, risk category II).	Valuation \$30.00 per sf.
6) Cargo Container Commercial Use:	\$580.00 each
7) Catwalk/Pipe Rack structure. First 100 lineal feet Each additional 100 lineal feet	\$800.00 \$150.00
8) Demolition complete removal:	\$150.00
9) Demolition partial: (Engineered plan and plan review required)	Minimum fee \$150.00 plus minimum plan review of \$150.00 per hour.
10) Equipment anchoring to existing foundation/slab. First 20 anchor points: (base plates) Each additional 20 anchor points:	\$400.00 \$75.00
11) Foundation for water tank including static fire water tank, equipment and similar uses with anchoring. First 400 sf: Each additional 200 sf:	\$600.00 \$75.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

12) Foundation for wine, oil or fuel tank. First 400 sf: Each additional 200 sf:	\$700.00 \$100.00
13) Re-Roof permit for pitched roof, only a final inspection required. First 20 squares: Each additional 10 squares:	\$225.00 \$20.00
14) Re-Roof permit for low pitch roof, pre-deck and final inspection required. First 20 squares: Each additional 20 squares:	\$285.00 \$30.00
15) Racking / Storage Shelves/Conveyors and similar installations. First 1000 sf: Each additional 1000 sf:	\$800.00 \$150.00
16) Siding / stucco / veneer First 100 lf. of wall: Each additional 100 lf:	\$320.00 \$20.00
17) Window/door replacement First five: Each additional five:	\$210.00 \$20.00
18) Commercial generator installation with diesel, natural or LP gas supply. Up to 25kW: Over 25kW:	\$550.00 \$750.00
J) Residential Miscellaneous Building Permit	
1) SFR Complete interior/exterior remodel including building, mechanical, electrical and plumbing with structural changes. First 1000 sf: Each additional 500 sf:	\$1,120.00 \$180.00
2) SFR Complete interior/exterior remodel including building, mechanical, electrical and plumbing: First 1000 sf: Each additional 500 sf:	\$825.00 \$135.00
3) Standard kitchen remodel. First 300sf: Each additional 100 sf: With structural changes to bearing walls and openings:	\$450.00 \$60.00 \$150.00
4) Standard bathroom remodel. First 100 sf: Each additional 50 sf: With structural changes to bearing walls and openings:	\$300.00 \$50.00 \$150.00
5) Open Carport, patio cover or trellis (pre-engineered using existing concrete slab/foundation or auger anchoring system). First 300 sf: Each additional 100 sf:	\$350.00 \$75.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

6) Open Carport, patio cover or trellis, wood construction including new concrete slab/foundation. First 300 sf: Each additional 100 sf: <small>(Attached or detached open on a minimum of two sides)</small>	\$450.00 \$75.00
7) Enclosed patio room including minimal electrical for receptacles and light fixtures. (pre-engineered using existing concrete slab/foundation) First 300 sf: Each additional 100 sf:	\$400.00 \$75.00
8) Enclosed patio room including minimal electrical for receptacles and light fixtures. (wood construction including new concrete slab/foundation) First 300 sf: Each additional 100 sf:	\$550.00 \$75.00
9) Cargo Container: (No plan review required if installed per hand-out)	\$350.00 each
10) Demolition:	\$150.00
11) Deck, balcony. First 300 sf: Each additional 100 sf: Add if covered:	\$450.00 \$75.00 \$200.00
12) Dock pre-fabricated. First 150 sf: Each additional 50 sf:	\$350.00 \$50.00
13) Re-Roof permit for pitched roof, only final inspection required. First 20 squares: Each additional 10 squares:	\$200.00 \$20.00
14) Re-Roof permit for low pitched roof, pre-deck and final inspection required. First 20 squares: Each additional 10 squares:	\$255.00 \$25.00
15) Roof conversion flat to pitched roof or new roof structure. First 1000 sf: Each additional 500sf:	\$850.00 \$150.00
16) Siding / stucco / veneer. First 100 lf. of wall: Each additional 100 lf:	\$320.00 \$20.00
17) Window/door replacement. First 5: Each additional 5: For window framing changes or new framed openings, add:	\$210.00 \$20.00 \$150.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

18) Manufactured Home, Mobile Home installation including basic stair/landings at doors. Single Wide: Double Wide: Additional for 433A permanent installation:	\$600.00 \$700.00 \$133.00
19) Backup generator installation. Residential installation up to 22kW natural or LP gas: Over 22kW designed foundation and anchoring required:	\$350.00 \$450.00
K) Swimming Pool and Spa	
1) Gunite. First 800 sf: Each additional 200 sf: Pool re-plaster, plumbing and electrical:	\$770.00 \$100.00 \$650.00
2) Vinyl Lined/Fiberglass. First 800 sf: Each additional 200 sf:	\$610.00 \$70.00
3) Public Swimming Pool. First 800 sf: Each additional 200 sf:	\$1070.00 \$250.00
L) Sign	
1) Pole sign under 30' high:	\$510.00
2) Pole sign over 30' high:	\$630.00
3) Wall and roof mount sign:	\$370.00
4) Monument sign:	\$400.00
M) Fence	
1) Wood, chain link or vinyl first 200 lf: Each additional 100 lf:	\$350.00 \$50.00
2) Electrified fence. First 400 lf: Each additional 100 lf.	\$580.00 \$75.00
3) Masonry CMU or Concrete fence/wall/trash enclosure/retaining wall. First 100 lf: Each additional 100 lf:	\$700.00 \$75.00

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)



Building Division Building Valuation Data Table

Effective January 31, 2022

To use this table: Multiply the cost per square foot by the floor area to get the valuation. Remember to include garages, porches, and decks.

Square Foot Construction Costs ^a

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1 Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2 Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2 Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3 Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3 Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4 Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1 Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2 Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1 High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H234 High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1 Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2 Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2 Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3 Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4 Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1 Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2 Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3 Residential, one- and two-family	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4 Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1 Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2 Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

Attachment: Attachment A Building RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

a. Values based on August 2018 International Code Council Building Valuation Data Table

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-

RESOLUTION TO ADOPT THE COUNTY OF SAN JOAQUIN
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING APPLICATION FEE SCHEDULE

WHEREAS, The County of San Joaquin provides various planning development services to the public including, but not limited to, processing applications, reviewing plans and maps, issuing permits and reviewing development agreements (“Planning Services”) ; and,

WHEREAS, Government Code Section 66016 applies to fees authorized in Government Code sections 51287, 65456, 65863.7, 65909.5, and 66451.2, consisting of primarily fees for processing applications, zoning variances, zoning changes, the processing of subdivision maps, tentative, final and parcel maps and planning services to be charged for development projects; and,

WHEREAS, The Community Development Department seeks to recover cost for staff time spent providing Planning Services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Joaquin hereby adopts the following County of San Joaquin Community Development Department Planning Application Permit Fee Schedule.

This New Planning Application Fee Schedule Shall be in effect January 31, 2022.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Joaquin hereby rescinds Resolution No. R-10-366.

PASSED AND ADOPTED _____, by the following vote of the Board of Supervisors, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment: Attachment B Planning RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



TOM PATTI
Chairman, Board of Supervisors
County of San Joaquin
State of California

By _____
Deputy Clerk

Attachment: Attachment B Planning RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)



Planning Application Permit Fee Schedule

Effective January 31, 2022

Fee Number	Application Name	CDD Fee
1	Appeals	
a.	Appeal to Board of Supervisors	\$ 620.00
b.	Appeal to Planning Commission	\$ 537.00
2	Development Agreements	
a.	General	\$ 5,685.00
b.	Cannabis	\$ 2,528.00
3	Environmental Impact Report (EIR)	
a.	County Administration and Processing Review Fee for External Consultant EIR: Contracted by the applicant-includes NOP (fixed fee)	\$ 4,337.00
b.	County EIR Review Fee: Actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 13,785.00
	Map Amendments	
4	General Plan	
a.	Map Amendment: Base Fee (1 General Plan designation amendment)	\$ 13,570.00
b.	Map Amendment: Each additional General Plan designation amended	\$ 2,027.00
5	Zone Reclassification	
a.	Zone Reclassification: Base fee (1 zone designation reclassified)	\$ 9,222.00
b.	Zone Reclassification: Each additional zone designation reclassified	\$ 1,435.00
c.	Zone Reclassification: In addition to another application-Base fee	\$ 4,583.00
d.	Zone Reclassification: In addition to another application-each additional zone designation reclassified	\$ 898.00
	Text Amendments	
5	General Plan	
a.	Text Amendment: Base fee (1 General Plan section text amendment)	\$ 13,734.00
b.	Text Amendment: Each additional General Plan section text amendment	\$ 1,845.00
6	Development Title Amendments	
a.	Text Amendment: Base fee (1 Development Title section text amendment)	\$ 14,913.00
b.	Text Amendment: Each additional Development Title section text amendment	\$ 2,560.00

Attachment: Attachment B Planning RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

	Subdivisions	
7	Major	
a.	Non-vested: Base fee (first 5 lots)	\$ 12,481.00
b.	Non-Vested: In addition to another development application-Base fee (first 5 lots)	\$ 6,241.00
c.	Non-Vested: Each additional lot	\$ 40.00
d.	Vested: Base fee (first 5 lots)	\$ 12,481.00
e.	Vested: In addition to another development application-Base fee (first 5 lots)	\$ 6,241.00
f.	Vested: Each additional lot	\$ 40.00
8	Minor	
a.	Non-vested: Base fee (first 2 lots)	\$ 3,310.00
b.	Non-vested: Base fee-In addition to another application (first 2 lots)	\$ 1,787.00
c.	Vested: Base fee (first 2 lots)	\$ 3,310.00
d.	Vested: Base fee: In addition to another application (first 2 lots)	\$ 1,787.00
e.	<i>Note: No charge for each additional lot: vested or non-vested for Minor Subdivision</i>	
	Comprehensive Plans	
9	Planned Development Zone	
a.	Phase 1: Base fee (first 4 acres)	\$ 7,769.00
b.	Phase 2: Base fee (first 4 acres)	\$ 11,646.00
c.	Each additional acre	\$ 52.00
10	Special Purpose Plan	
a.	General	\$ 13,213.00
b.	Cannabis	\$ 20,269.00
c.	Special Purpose Plan: In addition to another application (excluding Cannabis PP)	\$ 10,218.00
11	Specific Plan	
a.	General	\$ 9,723.00
b.	Specific Plan: In addition to another application	\$ 4,862.00
	Excavation Permits	
12	Agricultural	
a.	Excavation (less than 100,000 cubic yards): Includes first year inspection	\$ 4,663.00
b.	Excavation: Recurring Annual Inspection & Mitigation Monitoring and Reporting Fee (starting at year 2)-actual time at staff hourly rate (calculated cost is a typical case to establish a potential deposit rate)	\$ 845.00
13	Quarry	
a.	Excavation (100,000-199,999 cubic yards or more): Includes first year inspection	\$ 12,030.00
b.	Excavation (each additional 100,000 cubic yards over 200,000 cubic yards)	\$ 1,372.00
c.	Excavation: Recurring Annual Inspection & Mitigation Monitoring and Reporting Fee (starting on year 2)-actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 1,272.00

Reversions, Revisions, Recisions & Road Name Changes		
14	<i>Reversion</i>	
a.	Reversion to Acreage	\$ 3,083.00
15	<i>Revision of Approved Actions</i>	
a.	Approved by Staff	\$ 1,000.00
b.	Approved by Planning Commission	\$ 2,111.00
c.	Approved by Board of Supervisors	\$ 2,607.00
16	<i>Rescission of Planning Activity</i>	
a.	Rescission of Planning Activity	\$ 527.00
17	<i>Road Name Change</i>	
a.	Public	\$ 3,051.00
b.	Private	\$ 1,152.00
18	<i>Time Extensions</i>	
a.	Approved by Staff	\$ 739.00
b.	Approved by Planning Commission	\$ 1,364.00
c.	Approved by Board of Supervisors	\$ 2,043.00
Discretionary Land Use Permits		
19	<i>Use Permit</i>	
a.	General-with full public services (sewer, water, and storm drainage)	\$ 7,218.00
b.	General-with full public services (sewer, water, and storm drainage)-in addition to another application	\$ 3,609.00
c.	General-without full public services (sewer, water, and storm drainage)	\$ 7,555.00
d.	General-without full public services (sewer, water, and storm drainage)-in addition to another application	\$ 3,778.00
20	<i>Site Approval</i>	
a.	General-with full public services (sewer, water, and storm drainage)	\$ 3,492.00
b.	General-with full public services (sewer, water, and storm drainage)-in addition to another application	\$ 1,774.00
c.	General-without full public services (sewer, water, and storm drainage)	\$ 3,808.00
d.	General-without full public services (sewer, water, and storm drainage)-in addition to another application	\$ 1,929.00
21	<i>Entertainment Permits</i>	
a.	General	\$ 3,142.00
b.	General-in addition to another application	\$ 1,449.00
Variances & Deviations		
22	<i>Variance</i>	
a.	General	\$ 6,307.00
b.	General-in addition to another application	\$ 3,154.00
c.	Flood	\$ 2,498.00
d.	Flood-in addition to another application	\$ 1,249.00
23	<i>Deviation</i>	
a.	General	\$ 3,159.00
b.	General- in addition to another application	\$ 1,580.00

24	Business Licenses	
a.	Home Occupation	\$ 338.00
b.	General	\$ 427.00
c.	Secondary Business License	\$ 76.00
d.	Massage Bodywork	\$ 273.00
e.	Cottage Food License	\$ 471.00
25	Certificates of Compliances	
a.	Parcel Map Waiver	\$ 1,223.00
b.	Antiquated Subdivision: First parcel	\$ 604.00
c.	Antiquated Subdivision: Each additional parcel	\$ 53.00
d.	General: First parcel	\$ 1,330.00
e.	General: Each additional parcel	\$ 78.00
f.	Development Agreement: General-Annual Compliance Fee (fixed fee) (includes D.A. Certificate of Compliance and associated recording fee)	\$ 780.00
26	Dwelling Clusters	
a.	Up to 4 units (staff review with notice)	\$ 1,451.00
b.	5-8 units (includes public hearing)	\$ 3,122.00
c.	Each additional unit above 8	\$ 38.00
27	Improvement Plans	
a.	General	\$ 2,668.00
b.	Implementing a Special Purpose Plan	\$ 2,538.00
c.	Special Event Permit	\$ 212.00
d.	Public Display of Fireworks	\$ 160.00
e.	Private Right-of-Way	\$ 282.00
f.	Small-scale Accessory Winery/Wine Release Events	\$ 507.00
g.	Gas & Oil Well Extraction	\$ 439.00
28	Lot Line Adjustment	
a.	Lot Line Adjustment	\$ 1,447.00
29	Merger	
a.	Voluntary	\$ 795.00
30	Williamson Act/Farmland Security Zone Contracts	
a.	Williamson Act Contract	\$ 3,030.00
b.	Farmland Security Contract and Zone Application	\$ 3,295.00
c.	Williamson Act/Farmland Security Zone Contract Nonrenewal	\$ 1,413.00
d.	Williamson Act/Farmland Security Zone Contract Cancellation	\$ 9,117.00
e.	Rescission of Planning Activity-Williamson Act/ Farmland Security Zone Contract	\$ 1,932.00
f.	Agricultural Preserve Change	\$ 4,320.00

31	Site Plan Review Fees	
a.	Design Review: Actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 624.00
b.	Site Plan Review: Residential (Building Permits)-No discretionary land use approval	\$ 32.00
c.	Site Plan Review: Commercial-No discretionary land use approval	\$ 64.00
d.	Site Plan Review: Residential or Commercial (Building Permits) -with discretionary land use approval	\$ 96.00
e.	Site Plan Review: Each additional building or item covered by the same review (i.e. concurrent combination review)	\$ 48.00
32	Miscellaneous Applications	
a.	Parcel Map Waiver (post subdivision approval)	\$ 445.00
b.	Pre-application Conference: non-refundable (includes meeting with multiple staff & departments)	\$ 2,203.00
c.	Mills Act Contract (Historical Preservation)-actual time at staff hourly rates	Variable
33	Passthrough Fees *subject to change	
a.	Notice of Determination: EIR (CDFW Passthrough Fee) *subject to change	\$ 3,445.00
b.	Notice of Determination: Negative Declaration/Mitigated Negative Declaration (CDFW Passthrough Fee) *subject to change	\$ 2,480.00

A 5% Information Technology Recovery Fee is collected with each permit.

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-

RESOLUTION TO ADOPT THE COUNTY OF SAN JOAQUIN
COMMUNITY DEVELOPMENT DEPARTMENT MOUNTAIN HOUSE
PLANNING APPLICATION FEE SCHEDULE

WHEREAS, The County of San Joaquin provides various planning development services to the Mountain House Community including, but not limited to, processing applications, reviewing plans and maps, issuing permits and reviewing development agreements (“Planning Services”); and,

WHEREAS, Government Code Section 66016 applies to fees authorized in Government Code sections 51287, 65456, 65863.7, 65909.5, and 66451.2, consisting of primarily fees for processing applications, zoning variances, zoning changes, the processing of subdivision maps, tentative, final and parcel maps and planning services to be charged for development projects; and,

WHEREAS, The 2035 General Plan and the Mountain House Master Plan specify that development within new communities shall not adversely affect the fiscal resources of the County. Also, the Master Developer Agreements specify the developers (project applicants) to assume responsibility for full costs associated with the development application review process; and,

WHEREAS, The Mountain House Master Developer Agreements specify the developers (project applicants) to assume responsibility for full costs associated with the development application review process: and,

WHEREAS, The Community Development Department seeks to recover full cost for staff time spent providing Planning Services to the Mountain House Community;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Joaquin hereby adopts the following County of San Joaquin Community Development Department Mountain House Planning Application Fee Schedule.

This New Mountain House Planning Application Fee Schedule Shall be in effect January 31, 2022.

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Joaquin hereby rescinds Resolution No. R-02-312.

PASSED AND ADOPTED _____, by the following vote of the Board of Supervisors, to wit:

AYES:

Attachment: Attachment C Mountain House Planning RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

NOES:

ABSENT:

ABSTAIN:

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



TOM PATTI
Chairman, Board of Supervisors
County of San Joaquin
State of California

By _____
Deputy Clerk

Attachment: Attachment C Mountain House Planning RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)



Mountain House Planning Application Fee Schedule Effective January 31, 2022

	Application Name	CDD Fee
1	Appeals	
a.	Appeal to Board of Supervisors	\$ 4,248.00
b.	Appeal to Planning Commission	\$ 5,887.00
2	Development Agreements	
a.	General	\$ 7,092.00
3	Environmental Impact Report (EIR)	
a.	County Administration and Processing Review Fee for External Consultant EIR: Contracted by the applicant- includes NOP (fixed fee)	\$ 4,296.00
b.	County EIR Review Fee: Actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 10,921.00
	Map Amendments	
4	General Plan	
a.	Map Amendment: Base Fee (1 General Plan designation amendment)	\$ 9,291.00
b.	Map Amendment: Each additional General Plan designation amended	\$ 711.00
	Text Amendments	
5	General Plan	
a.	Text Amendment: Base fee (1 General Plan section text amendment)	\$ 7,852.00
b.	Text Amendment: Each additional General Plan section text amendment	\$ 1,225.00
6	Development Title Amendments	
a.	Text Amendment: Base fee (1 Development Title section text amendment)	\$ 22,849.00
b.	Text Amendment: Each additional Development Title section text amendment	\$ 3,504.00
	Subdivisions	
7	Major	
a.	Non-vested: Base fee (first 5 lots)	\$ 15,110.00
b.	Non-Vested: Each additional lot	\$ 2,173.00
c.	Vested: Base fee (first 5 lots)	\$ 17,261.00
d.	Vested: Each additional lot	\$ 1,588.00
8	Minor Subdivision	
a.	Non-vested: Base fee (first 2 lots)	\$ 8,069.00
b.	Vested: Base fee (first 2 lots)	\$ 9,232.00

	Comprehensive Plans	
9	<i>Special Purpose Plan</i>	
a.	General	\$ 17,202.00
b.	Special Purpose Plan: In addition to another application	\$ 10,731.00
10	<i>Specific Plan</i>	
a.	General	\$ 19,750.00
b.	Specific Plan: In addition to another application	\$ 10,384.00
	Revisions & Road Name Changes	
11	<i>Rescission of Planning Activity</i>	
a.	Rescission of Planning Activity	\$ 1,033.00
12	<i>Road Name Change</i>	
a.	Public Road	\$ 8,510.00
13	<i>Time Extensions</i>	
a.	Approved by Staff	\$ 3,936.00
b.	Approved by Planning Commission	\$ 8,167.00
c.	Approved by Board of Supervisors	\$ 11,818.00
	Discretionary Land Use Permits	
14	<i>Use Permit</i>	
a.	General-with full public services (sewer, water, and storm drainage)	\$ 18,408.00
b.	General-with full public services (sewer, water, and storm drainage)-in addition to another application	\$ 8,655.00
15	<i>Site Approval</i>	
a.	General-with full public services (sewer, water, and storm drainage)	\$ 12,248.00
b.	General-with full public services (sewer, water, and storm drainage)-in addition to another application	\$ 4,042.00
16	<i>Entertainment Permits</i>	
a.	General	\$ 1,473.00
b.	General-in addition to another application	\$ 666.00
17	<i>Business Licenses</i>	
a.	Home Occupation	\$ 338.00
b.	General	\$ 427.00
c.	Secondary Business License	\$ 252.00
d.	Cottage Food License	\$ 115.00
18	<i>Certificates of Compliances</i>	
a.	Parcel Map Waiver	\$ 2,503.00
b.	Development Agreement: General-Annual Compliance Fee (fixed fee) (includes D.A. Certificate of Compliance and associated recording fee)	\$ 1,248.00

19	Improvement Plans	
a.	General	\$ 16,056.00
b.	Implementing a Special Purpose Plan	\$ 5,553.00
c.	Special Event Permit	\$ 639.00
20	Lot Line Adjustment	
a.	Lot Line Adjustment	\$ 5,056.00
21	Merger	
a.	Voluntary	\$ 2,116.00
22	Site Plan Review Fees	
a.	Design Review: Actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 695.00
b.	Site Plan Review: Residential (Building Permits)-No discretionary land use approval	\$ 32.00
c.	Site Plan Review: Commercial-No discretionary land use approval	\$ 32.00
d.	Site Plan Review: Residential or Commercial (Building Permits) -with discretionary land use approval	\$ 96.00
e.	Site Plan Review: Each additional building or item covered by the same review (i.e. concurrent combination review)	\$ 96.00
f.	Development Plan Staff Review: Actual time at staff hourly rates (calculated cost is a typical case to establish a potential deposit rate)	\$ 1,464.00

A 5% Information Technology Recovery Fee is collected with each permit.

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R E S O L U T I O N

R-

RESOLUTION TO ADOPT THE COUNTY OF SAN JOAQUIN COMMUNITY
DEVELOPMENT DEPARTMENT CODE ENFORCEMENT ADMINISTRATIVE COST
RECOVERY FEE SCHEDULE

WHEREAS, Section 25845 of the State of California Government Code authorizes the Board of Supervisors to establish a procedure to provide for abatement of nuisances and substandard housing or dangerous building conditions and obtain cost recovery for the actions, and authorizes the collection of all costs, including but not limited to, administrative costs, related to the physical abatement of nuisances from the property owner under enforcement; and,

WHEREAS, Community Development Department is directed to recover cost for staff time spent abating nuisances and violations; and,

WHEREAS, Community Development Department is directed to recover cost for staff time spent abating nuisances and violations; and

WHEREAS, cost recovery provides the department with an additional tool to bring properties into compliance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of San Joaquin hereby adopts the following County of San Joaquin Community Development Department Code Enforcement Administrative Cost Recovery Fee Schedule.

This Code Enforcement Fee Schedule shall be in effect January 31, 2022.

PASSED AND ADOPTED _____, by the following vote of the Board of Supervisors, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment: Attachment D Code Enforcement RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California



TOM PATTI
Chairman, Board of Supervisors
County of San Joaquin
State of California

By _____
Deputy Clerk

Attachment: Attachment D Code Enforcement RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)



Code Enforcement Administrative Cost Recovery Schedule

Effective January 31, 2021

	Fee Title	Recommended Fee
1	Unfounded Complaints (no fee or responsible party)	0
2	COURTESY NOTICE TO COMPLY: Violation Founded, with Full Compliance (Includes initial investigation of complaint, 30-day Notice to Abate, Notice of Intent, and Verification Inspection.) [No Fee currently charged]	126
3	Appeal of Determination of Violation-Hearing Officer within 30 days of violation (not charged if appeal upheld)	90
4	Appeal of determination of Violation-Board of Supervisors within 30 days of Hearing Officers determination (not charged if appeal upheld)	123
	If violation is corrected no fee is charged.	
	If violation is not corrected the above fees will be charged.	
5	SECOND NOTICE OF VIOLATION / NON-COMPLIANCE: Violation Founded, No Initial Compliance from Courtesy Notice (Includes initial investigation of complaint, 30-day Notice to Abate, Notice of Intent, follow-up inspection to confirm non-compliance, Final Notice to Abate, Notice of Code Violation (property lien), Follow-up Inspection to confirm compliance or non-compliance, and Release of NOCV, if applicable.)	90
6	CORRECTIVE ACTION FOR CONTINUED NON-COMPLIANCE: One or more of the following actions may be taken if the violator does not comply following the Second Notice of Violation. {Note: This cost/fee is in addition to the "Second Notice" fee.}	84
7	Citation Processing Fee (Includes issuance of the citation, pre-court inspection, court attendance, follow-up/final inspection) {Note: This cost/fee is in addition to the amount of the citation itself.}	207
8	Citation Non-Compliance Fee - Each (Includes follow up and recurring services for each continuance or incident of non-compliance, includes inspections, court attendance, follow-up/final inspection, etc.) {Note: This cost/fee is in addition to the Citation Processing Fee.}	190
9	District Attorney Processing Fee - (Includes referral report, meeting attendance, follow-up inspection)	207

Attachment: Attachment D Code Enforcement RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)

	Fee Title	Recommended Fee
10	District Attorney - Court Support or Non-Compliance Fee (Includes research and preparation, court attendance, follow-up inspection)	187
11	ADDITIONAL INSPECTIONS (Recurring or additional inspections required for ongoing violations and/or continual non-compliance): - Actual time at staff cost-recovery hourly rates [Unless we want to establish a fixed fee for an inspection.]- FIXED FEE	60
12	Appeal of Statement of Expense-Hearing Officer within 30 days of statement (not charged if appeal upheld)	198
13	Appeal of Statement of Expense-Board of Supervisors within 30 days of Hearing Officers determination (not charged if appeal upheld)	175

Attachment: Attachment D Code Enforcement RESOLUTION [Revision 1] (8694 : CDD - Fee Adoption)