

ORDINANCE NO. 6265

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADJUSTING AND INCREASING FEES OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT EFFECTIVE JULY 12, 2019, FOR THE FOLLOWING SERVICES: (1) CODE ENFORCEMENT; (2) BUILDING PLAN CHECK AND INSPECTION; (3) ENGINEERING; (4) PROJECT REVIEW; (5) WELL AND SEPTIC; (6) OTHER PLANNING AND PERMIT SERVICES

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

Section I. The California Constitution, Government Code, Health and Safety Code and Sonoma County Code Chapters 1, 7, 11, 15, 24, 25 and 26 authorize the establishment of fees to recover the reasonable cost of providing services for land use planning, development applications and permits.

Section II. To recover the reasonable cost of providing services through the Permit and Resource Management Department and charges imposed as conditions of property development, it is necessary to add and adjust fees as set forth in Exhibit A attached hereto and incorporated herein, commencing July 12, 2019. The fee increases include 3.9% cost of living adjustment, adjustment to reflect the cost of County Counsel services, new AB 1379 mandated CASP training fee on building permits, and new Sewer Pump System Reviews on sanitation pumps to recover the reasonable cost of providing these services.

Section III. The Board hereby finds that the California Environmental Quality Act does not apply to the changes pursuant to this ordinance as such fees are for the purpose of meeting operating expenses (Public Resources Code §21080; 14 CCR §15273).

Section IV. Based on information presented to this Board, this Board finds that the proposed fees comply with all legal requirements, including Art. XIII C of the California Constitution

Section V. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after sixty (60) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, adopted on the 14th day of May, 2019 on regular roll call of the members of said Board by the following vote:


SUPERVISORS:

Goin: Aye Zane: Absent Gore: Aye Hopkins: Aye Rabbitt: Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0


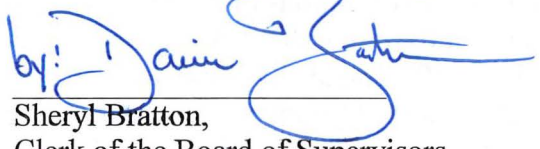
WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.



Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

Sonoma County Permit & Resource Management Department

Building Construction Services

All Building Plan Check and Permit / Inspection fees are based on International Building Code Building Valuation Data Table per section 109.2 and 109.3.

Building Plan Check

Description	Fee Amount
Plan Check Fee (Based on schedule below)	
\$1.00 to \$500	51.95
\$501 to \$2,000 (minimum plus \$2.65 for each additional \$100 or fraction thereof, to and including \$2,000)	51.95
\$2,001 to \$25,000 (minimum plus \$17.57 for each additional \$1,000 or fraction thereof, to and including \$25,000)	94.28
\$25,001 to \$50,000 (minimum plus \$12.67 for each additional \$1,000 or fraction thereof, to and including \$50,000)	514.28
\$50,001 to \$100,000 (minimum plus \$8.78 for each additional \$1,000 or fraction thereof, to and including \$100,000)	843.58
\$100,001 to \$500,000 (minimum plus \$7.04 for each additional \$1,000 or fraction thereof, to and including \$500,000)	1,300.12
\$500,001 to \$1,000,000 (minimum plus \$5.91 for each additional \$1,000 or fraction thereof, to and including \$1,000,000)	4,226.28
\$1,000,001 and up (minimum plus \$4.01 for each additional \$1,000 or fraction thereof)	7,300.47
Plan Check Renewal Fee	25% of calculated Building Permit Plan Check Fee
Green Building - Residential Plan Review	644.00
Accessory Structures (Reduce fee by 50%)	322.00
Green Building - Commercial Plan Review (at cost*, minimum deposit)	2,416.00
Accessibility Verification Under Threshold	546.00
Accessibility Verification Over Threshold	546.00
Accessibility Consultation (minimum)	304.00
Verification Plan Review	703.40
Building Site Review / Elevation Certificate	165.20
Additional Plan Check (1/2-hour minimum, \$155.00 per hour)	77.00

Building Permit / Inspection

Description	Fee Amount
Building Permit - New Construction	
Note: 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.	Based on total valuation
\$1.00 to \$500 (minimum)	82.08
\$501 to \$2,000 (minimum plus \$4.24 for each additional \$100 or fraction thereof, to and including \$2,000)	82.08
\$2,001 to \$25,000 (minimum plus \$28.00 for each additional \$1,000 or fraction thereof, to and including \$25,000)	148.24

\$25,001 to \$50,000 (minimum plus \$20.19 for each additional \$1,000 or fraction thereof, to and including \$50,000)	817.54
\$50,001 to \$100,000 (minimum plus \$13.98 for each additional \$1,000 or fraction thereof, to and including \$100,000)	1,342.15
\$100,001 to \$500,000 (minimum plus \$11.20 for each additional \$1,000 or fraction thereof, to and including \$500,000)	2,068.83
\$500,001 to \$1,000,000 (minimum plus \$9.49 for each additional \$1,000 or fraction thereof, to and including \$1,000,000)	6,723.88
\$1,000,001 and up (minimum plus \$6.03 for each additional \$1,000 or fraction thereof)	11,208.31
Building Permit - Repair In Kind (Based on schedule below)	
\$1.00 to \$500	82.00
\$501 to \$2,000	160.00
\$2,001 to \$8,000	322.00
\$8,001 and above	402.00
Swimming Pool (based on pool valuation table plus minimum fees for plumbing, electrical and mechanical)	
Manufactured Home (Mobile Home) Installation Fee (per section)	151.00
Manufactured Home (Mobile Home)	
HCD 433 Recordation Fee - paid at the Sonoma County Recorder's Office (for first page)	13.00
Each additional page	3.00
Manufactured Home (Mobile Home)	
HCD 433 Filing Fee - payable to the State of California (per section)	11.00
Building Permit - Floating Homes (each)	145.00
Temporary Trailer/Mobile Home Setup (per section)	82.00
Inspections - Non-Business Hours (2-hour minimum, \$151.00 per hour)	302.00
Inspections - Reinspection, Extra (minimum, \$151.00 per hour)	151.00
Permit Renewal	304.00
Temporary Occupancy	232.00
Green Building - Residential Inspection with 3rd Party Verification	195.00
Accessory Structures (Reduce fee by 50%)	97.00
Green Building - Commercial Inspection with 3rd Party Verification (at cost*, minimum deposit)	312.00
Agricultural Permit Exemption	232.00
Demolition Permit (per building / structure)	143.00
Residential Resale Inspections	704.00
Commercial Resale Inspections	1,174.00
Additional Permit/Inspection	172.00

Photovoltaic and Thermal Systems

Photovoltaic Residential Roof Mount Systems	\$450.00
For each kw over 15 Kilowatts	\$15.00
Photovoltaic Residential Ground Mount Systems	\$450.00
For each kw over 15 Kilowatts	\$15.00
Photovoltaic Commercial Roof Mount Systems	\$1,000.00
For each kw between 51-250 Kilowatts	\$7.00
For over 250 Kilowatts (minimum)	\$2,400.00
Plus (for each kw over 250 Kilowatts)	\$5.00
Photovoltaic Commercial Ground Mount Systems	\$1,000.00

For each kw between 51-250 Kilowatts	\$7.00
For over 250 Kilowatts (minimum)	\$2,400.00
Plus (for each kw over 250 Kilowatts)	\$5.00
Thermal Residential Roof Mount Systems	\$450.00
For each KWth over 10 Kilowatts Thermal	\$15.00
Thermal Residential Ground Mount Systems	\$450.00
For each KWth over 10 Kilowatts Thermal	\$15.00
Thermal Commercial Roof Mount Systems	\$1,000.00
For each KWth between 31-260 Kilowatts Thermal	\$7.00
For over 260 Kilowatts Thermal (minimum)	\$2,610.00
Plus (for each KWth over 260 Kilowatts Thermal)	\$5.00
Thermal Commercial Roof Mount Systems	\$1,000.00
For each KWth between 31-260 Kilowatts Thermal	\$7.00
For over 260 Kilowatts Thermal (minimum)	\$2,610.00
Plus (for each KWth over 260 Kilowatts Thermal)	\$5.00

Building Electrical

Description	Fee Amount
Temporary Utility Permits Electrical (each)	117.00
Temporary Utility Permits Gas (each)	117.00
Temporary Utility Permits Power Pole (each)	117.00
Electrical Minimum Permit Fee	82.00
New Residential Buildings. 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.	
Electrical New Residential Buildings - for new single and two family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time (per sq ft)	0.10
Electrical New Residential Buildings - for new multifamily residential buildings (apartments and condominiums) having three or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time. (per sq ft)	0.07
600 volts or less and not over 200 AMPS	114.00
600 volts or less and over 200 AMPS	114.00
over 600 volts or over 1,000 AMPS	204.00
Receptacle, Switch and Lighting Outlets - for receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters. Note: for mutli outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.	
First 20 (each)	2.05
Additional fixtures (each)	1.39
Lighting Fixtures	
First 20 (each)	2.05
Additional fixtures (each)	1.39
Lighting Fixtures - Pole or Platform Mounted (each)	2.05

Lighting Fixtures - Theatrical Type (each)	2.05
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; clothes 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)	8.20
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)	8.20
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. (each)	
Power Apparatus - up to 1 HP/KW/KVA/KVAR (each)	8.20
Power Apparatus - >1 to 10 HP/KW/KVA/KVAR (each)	20.56
Power Apparatus - >10 to 50 HP/KW/KVA/KVAR (each)	41.17
Power Apparatus - >50 to 100 HP/KW/KVA/KVAR (each)	82.29
Power Apparatus - >100 HP/KW/KVA/KVAR (each)	120.84
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)	12.16
Signs, Outline Lighting and Marquees - One Branch Circuit (each)	40.57
Signs, Outline Lighting and Marquees - Branch Circuits Within Same Sign (each)	8.20
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.	29.60

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)	41.17
Attractions - Mechanically Driven Rides/Permanently Installed Rides/Booths/Displays (each)	12.16
Attractions - System of area and booth lighting. (each)	12.16
Temporary Trailer/Mobile Home Electrical Fee (per section)	82.00
Sump Pump Installation (each)	82.00

Building Plumbing

Description	Fee Amount
Plumbing Minimum Permit Fee	82.00
Plumbing New Residential Buildings - the following fee shall include all plumbing equipment or fixtures in or on each building or other plumbing equipment on the same premises constructed at the same time except as covered by well and septic or sewer permits. For other occupancies and alterations, additions and modifications to existing residential buildings, use the PLUMBING UNIT fixture count. (per sq ft of building)	0.15
Plumbing Unit - for each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	16.94
Plumbing Unit - rainwater systems-per drain (inside building)	16.94
Plumbing Unit - for each water heater and/or vent	20.75
Plumbing Unit - for each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	32.51
Plumbing Unit - for installation, alteration, or repair of water piping and/or water-treatment equipment (each)	8.26
Plumbing Unit - for repair or alteration of drainage or vent piping (each fixture)	8.26
Plumbing Unit - for each lawn sprinkler system on any one meter, including backflow protection devices	24.71
Plumbing Unit - for atmospheric-type vacuum breakers not included in item 2 (rainwater systems)	
1 to 5	20.75
over 5, each (each)	4.15
Plumbing Unit - for each backflow protective device other than atmospheric-type vacuum breakers	
2 inches and smaller	20.75
over 2 inches	41.54
Plumbing Unit - for each gas piping system of one to four outlets	8.26
Plumbing Unit - for each gas piping system of five or more outlets (per outlet)	2.05
Temporary Trailer/Mobile Home Plumbing Fee (per section)	82.00

Building Mechanical

Description	Fee Amount
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Mechanical Minimum Permit Fee	82.00
New Residential Buildings - 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.	
Mechanical New Residential Buildings (per sq ft of building)	0.05
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	29.67
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	36.50
Mechanical Unit - for the installation or relocation of each floor furnace, including vent	29.67
Mechanical Unit - for the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	29.67
Mechanical Unit - 5. for the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	14.53
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	27.47
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	29.48
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	54.44
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	74.69
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	111.19
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	185.80
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.	21.35
Mechanical Unit - for each air-handling unit over 10,000 cfm	36.27
Mechanical Unit - for each evaporative cooler other than portable type	21.35
Mechanical Unit - for each ventilation fan connected to a single duct	14.53

Mechanical Unit - for each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit (each)	21.35
Mechanical Unit - for the installation of each hood which is served by mechanical exhaust, including the ducts for such hood (each)	21.35
Mechanical Unit - for the installation or relocation of each domestic-type incinerator	36.50
Mechanical Unit - for the installation or relocation of each commercial or industrial-type incinerator	29.08
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	21.35

Building Other

Description	Fee Amount
Property Report (3-hour minimum, \$151.00 per hour)	453.00
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)	2,597.50
Alternate Materials and Methods Review (2-hour minimum, \$184.00 per hour)	368.00
Alternate Method Product Evaluation (4-hour minimum, \$207.00 per hour)	828.00
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 (minimum, fee = valuation amount x \$0.00013)	0.50
S.M.I.P. (Strong-Motion Instrumentation Program) - Other (minimum, fee = valuation amount x \$0.00028)	0.50
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)	1.00
Certified Access Specialist Training	4.00
Planning Administration Fee	15% of Building Permit Fee
Board of Building Appeals	596.00
Building Board & Secure	935.00

Code Enforcement

Description	Fee Amount
Staff Time Abatement Hearing	Based on staff hourly rate
Reinspection (each)	228.00
Abatement Repair (Building) Permit	835.00
Additional Staff Time	Based on adopted staff
Hearing Officer Hearing	596.00

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

Based on adopted staff hourly rates

NPDES

Description	Fee Amount
Dept of Real Estate Letter (Drainage Review)	198.00
Storm Water Permit Inspection Fee	708.00
NPDES Planning Referrals to Drainage Review	881.00
NPDES Drainage Review - Major Developments	1,183.00
NPDES Drainage Review - Minor Developments	646.00
NPDES Drainage Review - Tier 1	689.00
NPDES Drainage Review - Tier 2	648.00
NPDES - Building - New Construction	Based on total valuation
\$1.00 to \$500	6% of Building Permit with Plan Check
\$501 to \$2,000	12% of Building Permit with Plan Check
\$2,001 to \$25,000	12% of Building Permit with Plan Check
\$25,001 to \$50,000	10% of Building Permit with Plan Check
\$50,001 to \$100,000	10% of Building Permit with Plan Check
\$100,001 to \$500,000	8% of Building Permit with Plan Check
\$500,001 to \$1,000,000	5% of Building Permit with Plan Check
\$1,000,001 and up	5% of Building Permit with Plan Check
NPDES - Building - Repair In Kind	Based on total valuation
\$1.00 to \$500	6% of Building Permit without Plan Check
\$501 and above	12% of Building Permit without Plan Check
NPDES - Grading Permit (see Table A-33-B)	Based on cubic yards
50 or less	100% of grading permit fee

51 to 100	90% of grading permit fee
101 to 1,000	80% of grading permit fee
1,001 to 10,000	70% of grading permit fee
10,001 to 100,000	45% of grading permit fee
100,001 or more	40% of grading permit fee
NPDES - Building Demolition	51.90
NPDES - Surveyor (0.5% of the Engineers Estimate of Construction Cost) (minimum)	75.00
Storm Water Pollution Prevention (NPDES) Pre-Application	116.00
NPDES - Encroachment (required on all permits)	44.00
NPDES - Abatement Repair	51.00
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.	32.00

Grading Servcies

Grading Plan Check

Description

GRADING PLAN CHECK FEES: Fee shall be as set forth in Table No. A-33-A. Separate plan review fee shall apply to retaining walls or major drainage structures as required elsewhere in this fee schedule. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

Table No. A-33-A Grading Plan Check Fees

Fee Amount

	Based on cubic yards
50 or less	No fee
51 to 100	93.53
101 to 1,000	129.38
1,001 to 10,000	187.07
10,001 to 100,000 (minimum, plus \$64.08 for each additional 10,000 or fraction thereof)	187.07
100,001 to 200,000 (minimum, plus \$37.03 for each additional 10,000 or fraction thereof)	786.28
200,001 or more (minimum, plus \$24.10 for each additional 10,000 or fraction thereof)	1,171.12
Driveway Plan	347.03
Engineering Site Review/Evaluation	220.27
Additional Plan Check / Revision Review (1/2-hour minimum, \$155.00 per hour)	77.00
Engineering Review - Minimum Counter Clearance	88.00

Grading Inspection

Description

Fee Amount

GRADING INSPECTION FEES: Fee shall be paid as set forth in Table No. A-33-B. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this fee schedule. The fee shall be based on the volume of excavation and fill, whichever is greater.

Table No. A-33-B Grading Inspection/Permit Fees

Based on cubic yards

50 or less	157.39
51 to 100	240.37
101 to 1,000 (plus \$74.17 for each additional 100 cubic yards or fraction thereof)	240.37
1,001 to 10,000 (plus \$59.59 for each additional 1,000 cubic yards or fraction thereof)	933.98
10,001 to 100,000 (plus \$273.22 for each additional 10,000 cubic yards or fraction thereof)	1,491.21
100,001 or more (plus \$154.06 for each additional 10,000 cubic yards or fraction thereof)	4,046.18
Reinspection (1-hour minimum, \$128.00 per hour)	128.00
Late / Overtime Inspection Fee	up to an additional 50% of inspection fee
Work Without Permit	up to an additional 100% of inspection fee

Storm Water Services

Description

Fee Amount

Flood Zone Determination	220.00
Roiling Permit	2,028.00
Drainage Review - Major Developments. MJS >4 units; UPE/DRH >1 acre (at cost*, minimum deposit)	5,728.00
Plus (per unit)	432.00
Drainage Review - Minor Developments. MJS 4 or fewer units; UPD/DRH 1 acre or less (at cost*, minimum deposit)	1,680.00
Drainage Review - Tier 1	628.00
Drainage Review - Tier 2	1,256.00
Planning Referrals to Drainage Review	565.00

Encroachment & Transportation Services

Transportation Permits

Description

Fee Amount

Overwidth/Overheight (each)*	16.00
Overwidth/Overheight Blanket Permit*	90.00
Transportation Permit Special Service (per hour)	51.00

Encroachment Plan Check

Description	Fee Amount
Encroachment - No Site Evaluation	214.00
Encroachment - with Site Evaluation	415.00

Encroachment Permit / Inspection

Description	Fee Amount
Encroachment Inspection (If inspection fee is >\$5,000, fee will be charged at cost*, minimum deposit)	5,195.00
Encroachment Inspection – Utility Service; Curb, Gutter & Sidewalk; Paving Improvements (per first 100 lineal feet)	1,055.00
Per additional 100 feet or fraction thereof	527.00
Bell Hole for Utility Service (up to four bell holes within 1,000 feet on the same street or road)	405.00
Borings (up to four (4) borings within 1,000 feet on the same street or road)	507.00
Driveway Apron Only	659.00
Fences, Signs, Landscaping, Mailboxes, Well collars, etc. (per location, not per structure)	527.00
Minor work within Right-of-Way (14-inch sidewalk drain, pave only driveway, etc.)	214.00
Annual Water or Utility District Blanket Permit (at cost*, minimum deposit)	936.00

Encroachment - Special Event Permits

Description	Fee Amount
Athletic Event - Minimal Impact	65.00
Athletic Event - Low Impact	130.00
Athletic Event - Moderate Impact	656.00
Athletic Event - High Impact	925.00
Athletic Event - Inspection	at cost*
Filming, Parades, Carnivals - Permit	656.00
Filming, Parades, Carnivals - Inspection	at cost*

Other Fees

Description	Fee Amount
Traffic Mitigation Fee Determination (non-residential only)	364.00

Sewer Services

Public Sewer & Water Systems - Plan Check

Description	Fee Amount
Sewer/Water System - Residential/Subdivision (one lot or single unit)	1,477.00

Each additional lot or unit	51.00
Sewer Pump System Review	353.00
Record Drawing - Sewer/Water System - Residential/Subdivision	682.00
Sanitation District Record Drawing - Sewer System - Residential/Subdivision	153.00
Outside Service Area Agreement/Annexation Application (each)	4,381.00
Sewer/Water System - Commercial/Industrial (including tenant improvements and mixed uses)	2,955.00
Record Drawing - Sewer/Water System - Commercial/Industrial	1,383.00
Sanitation District Record Drawing - Sewer System - Commercial/Industrial	307.00

Public Sewer & Water Systems - Inspection

Description	Fee Amount
<u>Inspection Fees</u> - If inspection fee is > \$5,000, fee will be charged at-	
Sewer or Water Permit Processing (each)	267.00
Repairs (each)	563.00
Grease Interceptor	
Precast (each)	708.00
Poured-in-Place (each)	1,419.00
Pumping Stations (Prefabricated units)	626.00
Plus (per ESD)	70.00
Pressure Lines (minimum, <= 100 feet)	428.00
>100 feet (per foot)	4.00
Building Sewers (segment between property line and structure, includes cleanout)	932.00
Additional buildings (each)	268.00
Lateral Sewers (segment between mainline and property line) (each)	1,006.00
Building & Lateral Sewers Combined (constructed simultaneously)	1,319.00
Main Lines (minimum, <= 100 feet)	984.00
>100 feet (per foot)	9.00
Connection to Existing Manhole (no stub provided) (each)	957.00
Manholes (includes monitoring or mainline types) (each)	986.00
Cleanout (each)	93.00
Lateral Cap (each)	65.00

Public Sewer & Water Systems - Other

Description	Fee Amount
Planning Referrals to Sanitation	436.00

Surveyor Services

Survey & Land Development Map/Plan Check

Description	Fee Amount
Referrals to County Surveyor	197.00
Final and Parcel Map Review and Processing***	2,087.00

Plus (per lot)	116.00
Subdivision Minor Improvement Plan Check (at cost*, minimum deposit)***	3,157.00
Plus (per lot)	118.00
Subdivision Major Improvement Plan Check (at cost*, minimum deposit)***	8,671.00
Plus (per lot)	118.00
Non-Subdivision Improvement Plan Check (at cost*, minimum deposit)***	4,103.00

Survey & Land Development Inspection

Description	Fee Amount
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 (at cost*, minimum deposit)	954.00
If \$5,000 or above, fee is at cost* with the minimum being non-refundable (at cost*, minimum deposit)	5,195.00

Survey & Land Development Other

Description	Fee Amount
Record of Survey***	702.00
Corner Record (2-sided, 1-sheet only)	17.00
Certificate of Correction***	77.00
Surveyor Processing Fee	240.00
Abandonment and Vacations (at cost*, minimum deposit)***	5,177.00
Non-Subdivision Improvement Agreement	751.00
Improvement Agreement Extensions Review	882.00
Review of Assessment District Changes	1,464.00

Well & Septic Services

Septic Plan Check

Description	Fee Amount
Standard System	895.00
Non-Standard System	1,008.00
Experimental System	1,152.00
Interceptor Drain	241.00
Subdivision (per parcel)	193.00
Subdivision Improvement	287.00
Graywater - Simple	143.00
Graywater - Complex	143.00
Additional Plan Check/Revision Review (1/2-hour minimum, \$140 per hour)	70.00

Septic Permit / Inspection

Description	Fee Amount
Standard Systems	609.00
Non-Standard Systems	1,314.00
Additional for B contractor	193.00
Additional for owner/builder	394.00
Experimental System	1,492.00
Interceptor Drain	241.00
Incinerator Toilets	151.00
Septic Tank Destruction	382.00
Septic Tank Replacement Only	605.00
Graywater - Simple	143.00
Graywater - Complex	287.00
Graywater Systems (at cost*, minimum deposit)	1,151.00
Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day) (at cost*, minimum deposit) (plan check and permit fees included)	5,521.00
Repair - Voluntary (must have Field Clearance)	151.00
Repair - Abatement / Addition (upgrade addition "OWTS")	1,314.00
Repair / Non-Standard - Major	1,485.00
Repair / Non Standard - Minor	638.00
Reinspection (1-hour minimum, \$140 per hour)	140.00

Operational Permit

Description	Fee Amount
Operational Permit - Type I	436.00
Operational Permit - Type II	218.00
Operational Permit - Type III	145.00
Operational Permit – Package Treatment Plant/Community System/High Flow System (1500 or more gallons per day) (per Equivalent Single-Family Dwelling)	115.00
Operational Permit - Transfer of Ownership	70.00
Operational Permit - Staff Report for Hearing	862.00

Water Well Permit / Inspection

Description	Fee Amount
Well - Class I	700.00
Well - Class II	838.00
Well Destruction	287.00
Well Re-construction	502.00
Geotechnical Borings (up to 6 borings per parcel)	316.00
Unit fee for >6 borings (per unit)	50.00
Performance/Cathodic Protection/De-Watering Wells (up to 6 per parcel)	396.00
Unit fee for >6 (per unit)	88.00
Monitoring Wells (up to 6 per parcel)	700.00
Unit fee for >6 (per unit)	88.00
Geoexchange Well - Piezometer and Inclinator (for first well)	396.00
Unit fee for >1 (per unit)	88.00

Well & Septic Other

Description	Fee Amount
Office Review - Building/Engineering Permit Clearance	108.00
Field Clearance - Building/Engineering Permit	472.00
Office Review - Septic Tank Destruct with Sewer Connection Clearance (each)	105.00
Findings Report Performed by Staff	567.00
Review of Residential Consultant Findings Report	143.00
Review of Commercial Consultant Findings Report	490.00
Easement Release	585.00
Easement Review	193.00
Perc Data Review (per site)	702.00
Initial Review - Experimental Systems	1,266.00
Perc Review Subdivisions (per site tested)	354.00
Site Inspection (per site)	511.00
Pre-Perc (up to 5 profile holes per site)	511.00
Unit fee for >5 holes/same site (per each additional unit)	70.00
Dispute Resolution	585.00
Wet Weather Groundwater Inspection (per up to 6 holes per site)	217.00
Vesting Certificate (does not include plan check fees)	578.00
Formal Variance	574.00
Administrative Variance	64.00
Well Ordinance Variance	339.00
Well Yield Report (per well)	282.00
Well Abandonment Exemption	531.00
Well Ground Water Study Review for Second Unit	432.00

Project Review Services

Description	Fee Amount
Administrative Certificate of Compliance Level I (minimum per lot)	1,221.00
Administrative Certificate of Compliance Level II (at cost*, minimum per lot)	2,096.00
Ag Preserve / Williamson Act Contract Consistency Determination (at cost*, min. deposit)	1,007.00
Ag Preserve/Williamson Act Contract (at cost*, min. deposit)	3,803.00
Ag Preserve/Williamson Act Contract Contract Non-Renewal / Plan Amendment	569.00
Approved Permit Condition Compliance Review (at cost*, min.	2,779.00
Certificate of Modification (Major Subdivision)	3,009.00
Certificate of Modification (Minor Subdivision)	2,192.00
Coastal Permit - Level I (at cost*, min. deposit)	2,287.00
Coastal Permit - Level II (at cost*, min. deposit)	4,863.00
Coastal Permit - Extension of Time	696.00
Conditional Certificate of Compliance (per lot)	2,989.00
Design - Administrative Review Major	1,667.00
Design - Administrative Review Minor	735.00
Design Review - Commercial (at cost*, min. deposit)	4,468.00
Design Review - Commercial Level II (at cost*, min. deposit)	1,733.00
Design Review - Master Sign Program	1,949.00

Design Review - Minor Alteration	157.00
Design Review - Residential Projects Level I	3,198.00
Design Review - Residential Projects Level II	5,378.00
Design Review - Revision / Extension of Time	662.00
Design Review- Commercial Level I (at cost*, min. deposit)	1,285.00
Design Review- Residential > 4,000 sf (at cost*, min. deposit)	2,004.00
Design Review with Hearing - Revision / Extension of Time	1,839.00
Lot Line Adjustment - Extension of Time	490.00
Lot Line Adjustment - Major Level II	1,760.00
Additional Lots - 2 Maximum (per lot)	780.00
Lot Line Adjustment - Minor Level I	1,575.00
Lot Line Adjustment - Revision to File	1,149.00
Mills Act Contract Amendment or Cancellation (at cost*, min. deposit)	509.00
Ordinance Determinations and Interpretations Level II	1,195.00
Plan Amendments - General Plan Level I	1,321.00
Plan Amendments - General Plan Level II (at cost*, min. deposit)	6,564.00
Plan Amendments - Specific Plan Level I	1,290.00
Plan Amendments - Specific Plan Level II (at cost*, min. deposit)	5,270.00
Subdivision Major (at cost*, min. deposit)	7,144.00
Subdivision Major Extension of Time	2,882.00
Subdivision Major Revision to File	3,553.00
Subdivision Minor	4,306.00
Plus (per lot)	433.00
Subdivision Minor Extension of Time	2,882.00
Subdivision Minor Revision	2,914.00
Subdivision Map - Planning Review (not at cost, per lot)	238.00
Use Permit - Minor Level I with Hearing Waiver, Time Extension, Renewal (at cost*, minimum fee)	994.00
Use Permit - Minor Level II with Hearing Waiver, Fence Exception, Cannabis, etc. (at cost*, minimum fee)	2,909.00
Use Permit Extension of Time	2,461.00
Use Permit Level I Cannabis in developed area, legal structure (at cost*, minimum fee)	3,117.00
Use Permit Level II (e.g. Winery, Mining, Cannabis) (at cost*, minimum fee)	8,063.00
Use Permit Level II Revision to File	4,057.00
Use Permit - Surface Mining Permit / Reclamation Plan / Extensions / Revisions (at cost*, min. deposit)	10,037.00
Variance Permits	5,447.00
Variance Permits Revision/Extension	2,492.00
Voluntary Merger	228.00
Zone Change Level I	1,929.00
Zone Change Level II (at cost*, min. deposit)	5,712.00
Zoning Permit Level I (no notice, including Hosted Rentals)	158.00
Zoning Permit Level II (including Vacation Rental, Accessory Structure, Revision, Condition Compliance, Renewal, Extension of Time)	638.00
Zoning Permit Level III (with posting/notice, i.e. Cultural Event)	854.00
Zoning Permit Level IV (with Posting/Notice) (including Indoor Cultivation - Cottage, Mixed Light Cultivation - Cottage)	2,609.00
Vacation Rental Noticing	88.00
Vacation Rental Annual Monitoring	224.00
Vacation Rental Property Manager Certification	67.00

Project Review Other

Description	Fee Amount
Appeals to Board of Zoning Adjustments, Planning Commission or Board of Supervisors (at cost*, min. deposit)	1,209.00
Dwelling Unit Allotments (each)	63.00
Engineering Referral to Comprehensive Planning or Environmental Review (at cost*, min. deposit)	933.00
Engineering Referral to Project Review	310.00
Environmental Review CEQA Exemption	37.00
Environmental Review Level I	3,239.00
Environmental Review Level II (at cost*, min. deposit)	4,774.00
Environmental Review Level III (at cost*, min. deposit)	5,734.00
Environmental Review Peer Review of Technical Reports (at cost*, min. deposit)	478.00
Environmental Review Referral Fee to Regional Archeology Lab	156.00
Health Review - Certificate of Modification	281.00
Health Review - No Public Sewer (per lot)	63.00
Health Review - Real Estate Letter	189.00
Health Review Coastal, Design Review, Use Permit, Plan Amend	1,791.00
Health Review Lot Line Adj, Zoning Permit, Variance	590.00
Health Review Minor/Major Subdivision - All Other	1,973.00
Plus (per lot)	66.00
Health Review Monitoring Fee - Large Capacity Water Wells	224.00
Health Review Served By Public Utilities	210.00
Health Review Water Well Monitoring - Very Large Capacity	577.00
Hearing - Environmental Review Committee (per hour)	318.00
Hearing - Project Review Advisory Committee	1,177.00
Hearing Fee Additional (at cost*, min. deposit)	2,960.00
Landscape Water Efficiency Plan Check (base)	408.00
Landscape Water Efficiency Plan Check (additional, per 1/2 hour minimum)	81.00
Site Evaluation, Inspection, File Record, Research, Consultation, Meetings (at cost*, 2-hour min. deposit)	311.00

Permit Sonoma Services

Description	Fee Amount
Pre-Application Meeting - Major	1,341.00
Pre-Application Meeting - Minor	607.00
Address Assignment	77.00

Hourly Staff Rates

Description	Fee Amount
Accountant	103.00
Building Inspector	151.00
Clerical	89.00
Code Enforcement Inspector	151.00
County Counsel	264.00

Customer Service	115.00
Division Manager	207.00
Engineer	160.00
Engineering Technician	128.00
Environmental Health Specialist	140.00
Environmental Specialist	142.00
Information Systems	123.00
Plan Check	155.00
Planner I, II & Tech	135.00
Planner III	154.00
Senior Engineer	189.00
Surveyor	182.00

Other

Description	Fee Amount
Technology Enhancement Fee Permit Tier Type I: Building Permit No Plan Check (BLD), Temporary Utilities (TEM), Addressing (ADD), Field Review - Building (BSR), Office Review - Building (BSR), Well and Septic Field Review (WSR), Field Review - Engineering (ESR), Stock Plan (STK), Temporary Structure (TEM)	4.00
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)	18.00
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), Roiling 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)	49.00
Applicant Initiated Building Revision (2-hour minimum, \$207.50 per hour)	415.00
Referral to County Counsel (at cost*, min. deposit)	469.00
Duplicate Certificate of Occupancy	45.00
Copy Charges (letter and legal) (per page)	0.25
Assessor's parcels maps charged at Assessor's current rate	Charged at Assessor's current rate

*APPLICATIONS CHARGED AT COST – Fees for projects identified within this fee schedule as “CHARGED AT COST” will be charged on an actual cost basis. A minimum fee, as specified within Ordinance No. 6102, shall be required at the time the application for each such project is submitted. After staff review of the application, a preliminary estimate of costs will be provided to the applicant if the costs are expected to exceed the minimum fee. In this case an additional fee will be required
***Subject to Technology Enhancement fee per Permit Sonoma Services fee listing.

Building Valuations

1. Building Valuations shall be derived from the valuations table published by the Building Standards Journal in April 2002 applied to the occupancies and types of construction in the “Square Foot Construction Costs” table published by the International Code Council in February, 2009, as adjusted by the California regional modifier for the San Francisco Bay Area (1.16).
2. Building Valuation is used for purposes of determining fees pursuant to Section 108.2 of the 2007 California Building Code. Valuation for structures not specifically listed above shall be based upon the “Other valuation rates (per square foot of building area)” values in Building Valuation Table. When the type of structure is not shown in the table or below, the valuation shall be based on the occupancy and construction type it most nearly resembles. Additions shall be valued at the same rate per square foot as for new construction.
3. For the category of “Residential, one- and two-family” there shall be two further categories- “Very Good” and “Excellent”. “Very Good” shall be valued at 119% of the value in the table. “Excellent” shall be valued at 142% of “Very Good”. Tract homes, defined as projects in which at least 10 permits are issued at one time, in which at least 3 of each basic model are constructed, and in which no dwelling is more than 2500 square feet in area, shall be valued at the value in the table. Other dwellings up to 5999 square feet in area shall be valued at the “Very

