

PLANNING & DEVELOPMENT SERVICES
Fiscal Year 2026-27 Proposed Deposits/Fees

PERMIT TYPE	Deposit (D) or Fee (F)	CURRENT FEE/DEPOSIT	PROPOSED FEE/DEPOSIT	\$ CHANGE	% CHANGE
Land Planning Deposits & Fees					
ADMINISTRATIVE PERMITS					
Additional Story	F	\$2,623	\$2,706	\$83	3.2%
Agricultural Clearing	D	\$2,589	\$2,680	\$91	3.5%
Borrow Pit	D	\$6,027	\$6,226	\$199	3.3%
Boutique Winery	D	\$4,407	\$4,578	\$171	3.9%
Brushing/Clearing	D	\$4,107	\$4,260	\$153	3.7%
Family Day Care		Fees Waived	Fees Waived		
Fence Height	F	\$2,393	\$2,495	\$102	4.3%
Homeowners Association	D	\$2,479	\$2,502	\$23	0.9%
Horse Stable	D	\$6,027	\$6,226	\$199	3.3%
Host Home	F	\$4,113	\$4,265	\$152	3.7%
Lot Size Averaging	D	\$6,027	\$6,226	\$199	3.3%
Meteorological Testing Facilities	D	\$4,407	\$4,578	\$171	3.9%
Minor Deviation	F	\$1,390	\$1,408	\$18	1.3%
Mobile Financial Business Office	F	\$4,408	\$4,579	\$171	3.9%
Modification	D	\$4,854	\$4,998	\$144	3.0%
Off-Premise Sign	F	\$1,047	\$1,058	\$11	1.1%
On-Premise Sign	F	\$1,107	\$1,118	\$11	1.0%
Sign Modification	F	\$419	\$424	\$5	1.2%
Photovoltaic Solar Energy System	D	\$6,027	\$6,226	\$199	3.3%
Open Space Encroachment	D	\$5,529	\$5,653	\$124	2.2%
Oversized Structure	F	\$4,133	\$4,282	\$149	3.6%
Recycling Collection Facility (small)	D	\$4,407	\$4,578	\$171	3.9%
Standard Application	D	\$6,027	\$6,226	\$199	3.3%
Time Extension	F	\$1,405	\$1,431	\$26	1.9%
Wind Turbine Projects	D	\$6,027	\$6,226	\$199	3.3%
AGRICULTURAL PRESERVES					
Contracts/Amendments	D	\$6,084	\$6,262	\$178	2.9%
Establishment of a Preserve	D	\$7,808	\$8,001	\$193	2.5%
Disestablishment of a Preserve	D	\$7,808	\$8,001	\$193	2.5%
ALCOHOLIC BEVERAGE CONTROL (ABC) DETERMINATION					
Application	F	\$1,857	\$1,878	\$21	1.1%
APPEALS					

Administrative Decision	D/F	\$2,321	\$2,350	\$29	1.2%
To Board of Supervisors	D/F	\$1,000	\$1,000	\$0	0.0%
To Planning Commission	D/F	\$1,000	\$1,000	\$0	0.0%
ASSESSMENT DISTRICT FORMATION					
Application	D	\$7,168	\$7,394	\$226	3.2%
BOUNDARY ADJUSTMENTS					
Standard Application	F	\$3,801	\$3,886	\$85	2.2%
CENTERLINE REVIEW					
Review	D	\$2,133	\$2,292	\$159	7.5%
CERTIFICATES OF COMPLIANCE					
Application Legal Lot	F	\$2,909	\$3,002	\$93	3.2%
Certificate of Compliance With Boundary Adjustment	D	\$2,896	\$2,976	\$80	2.8%
Certificate in Lieu of Tentative Map	D	\$9,262	\$9,684	\$422	4.6%
Certificate in Lieu of Tentative Parcel Map	D	\$9,262	\$9,684	\$422	4.6%
Non-Refundable Violation Fee (MSV)	F	\$600	\$600	\$0	0.0%
Violation of Subdivision Ordinance (MSV)	D	\$15,676	\$16,402	\$726	4.6%
CONDITION SATISFACTION COMPLIANCE REVIEW					
Condition Satisfaction Review - Mitigation Monitoring Compliance	F, F, D	Dependent on number of conditions: 1-5: \$599 fee, 6-10: \$1,198 fee, 11-15: \$1,734 deposit	Dependent on number of conditions: 1-5: \$615 fee, 6-10: \$1,230 fee, 11-15: \$1,805 deposit	\$71	4.1%
CONSTRUCTION PERMIT					
Application	F	\$210	\$214	\$4	1.9%
Time Extension	F	\$81	\$87	\$6	7.4%
CONSULTANT LIST					
CEQA Consultant Application	F	\$587	\$603	\$16	2.7%
CEQA Consultant List Renewal Application	F	\$288	\$299	\$11	3.8%
Appeal of Scoring for Placement on the CEQA Consultant List	F	\$431	\$446	\$15	3.5%
COVENANT RELEASE FEE	F	\$404	\$414	\$10	2.5%
ENCROACHMENT PERMIT					
Application	F	\$210	\$217	\$7	3.3%
Time Extension	F	\$81	\$87	\$6	6.9%
ENVIRONMENTAL ACTIONS (CEQA)					
Application for Environmental Initial Study (AEIS) - Average	D	\$5,190	\$5,242	\$52	1.0%

AEIS - Major	D	\$7,631	\$7,727	\$96	1.3%
AEIS - Previous/Minor	D	\$2,007	\$2,032	\$25	1.2%
CEQA Exemption	F/D	\$904	\$916	\$12	1.3%
EXCAVATION PERMIT					
Application	F	\$210	\$214	\$4	1.9%
Time Extension	F	\$81	\$87	\$6	7.4%
GENERAL PLAN AMENDMENT					
Initial Consultation	F	\$6,216	\$6,294	\$78	1.3%
Standard Application	D	\$21,210	\$22,124	\$914	4.3%
GRADING PERMIT (PLAN CHECK BY CU. YDS.)					
Minor DPW Grading Permit	D	\$5,655	\$6,003	\$348	6.2%
Major DPW Grading Permit	D	\$10,084	\$10,799	\$715	7.1%
HABITAT LOSS PERMIT					
Application	D	\$7,033	\$7,199	\$166	2.4%
IMPROVEMENT PLAN - Curb Grade					
Curb Grade Review	D	\$8,007	\$8,532	\$525	6.6%
IMPROVEMENT PLAN - Parcel Map (TPM)					
Parcel Map (TPM) Review	D	\$6,760	\$7,215	\$455	6.7%
Self-Certification of Private Road (4 homes max)	F	\$2,592	\$2,780	\$188	7.3%
IMPROVEMENT PLAN -Subdivision Map Tentative Map (TM)					
Subdivision Map TM Review	D	\$14,045	\$15,075	\$1,030	7.3%
LANDSCAPE AND IRRIGATION PLANS					
Landscape Documentation Package (2,500 sq. ft. and above)	F	\$2,454	\$2,445	(\$9)	-0.4%
Landscape Documentation Package - Modification	F	\$1,231	\$1,223	(\$9)	-0.7%
Revegetation Plan/Monitoring	D	\$5,683	\$5,663	(\$20)	-0.4%
MAJOR SUBDIVISIONS (TENTATIVE MAP)					
Final Map Modification (Change of Circumstance)	D	\$8,120	\$8,620	\$500	6.2%
Revised Map	D	\$11,731	\$12,192	\$461	3.9%
Standard Application (1 - 49 lots)	D	\$25,255	\$26,393	\$1,138	4.5%
Standard Application (50 lots and up)	D	\$25,255	\$26,393	\$1,138	4.5%
Time Extension	D	\$7,593	\$7,865	\$272	3.6%
Application - Condo Conversion	D	\$13,432	\$13,922	\$490	3.6%
MAJOR USE PERMIT					
Borrow Pit	D	\$13,392	\$13,866	\$474	3.5%
Compliance Inspection	F	\$1,029	\$1,046	\$17	1.7%

Minor Deviation	F	\$1,093	\$1,105	\$12	1.1%
Mobilehome Park	D	\$4,596	\$4,774	\$178	3.9%
Mobilehome Park Conversion - Threshold Determination	D	\$4,596	\$4,774	\$178	3.9%
Modification	D	\$9,928	\$10,378	\$450	4.5%
Planned Development	D	\$13,392	\$13,866	\$474	3.5%
Planned Development - Administrative Deviation from approved PRD Plot Plan	F	\$379	\$384	\$5	1.3%
Planned Development - Waiver of Planned Development Regulations	D	\$1,274	\$1,324	\$50	3.9%
Standard Application	D	\$13,392	\$13,866	\$474	3.5%
Time Extension	D	\$7,088	\$7,346	\$258	3.6%
Wireless Telecommunications (Tier 4)	D	\$13,392	\$13,866	\$474	3.5%
MILLS ACT APPLICATION	F	\$1,670	\$1,687	\$17	1.0%
MINOR SUBDIVISIONS (TENTATIVE PARCEL MAP)					
Condo Conversion	D	\$15,330	\$15,926	\$596	3.9%
Parcel Map Review	D	\$5,946	\$6,192	\$246	4.1%
Parcel Map Amendment Review (Map Modification)	D	\$7,542	\$7,687	\$145	1.9%
Modification (Final Notice of Approval Amendment)	F	\$1,211	\$1,301	\$90	7.4%
Revised Tentative Parcel Map	D	\$5,431	\$5,614	\$183	3.4%
Standard Application	D	\$15,330	\$15,926	\$596	3.9%
Standard Application - Two Lots	F	\$20,253	\$20,863	\$610	3.0%
SB-9 - 2 Lot Tentative Parcel Map (Planning)	F	\$6,678	\$6,978	\$300	4.5%
SB-9 - 2 Lot Tentative Parcel Map (Land Development)	F	\$10,012	\$11,161	\$1,149	11.5%
Time Extension	F	\$4,772	\$5,000	\$228	4.8%
MINOR USE PERMIT					
Minor Deviation	F	\$2,365	\$2,410	\$45	1.9%
Modification	D	\$5,312	\$5,465	\$153	2.9%
Standard Application	D	\$7,063	\$7,322	\$259	3.7%
Time Extension	F	\$2,208	\$2,252	\$44	2.0%
Wireless Telecommunications within County ROW (Tier 3)	D	\$7,063	\$7,322	\$259	3.7%
MISCELLANEOUS					
Administrative Fence Height Exception	F	\$441	\$446	\$5	1.1%
Expedited Review	D	1.5 x Staff Rate	1.5 x Staff Rate	\$0	0.0%
Rebuild Letter	F	T&M	T&M	\$0	0.0%

Impact Fee Deferral	F	\$248	\$256	\$8	3.2%
Zoning History Letter	F	T&M	T&M	\$0	0.0%
Self-Certification Enrollment - Land Development	F	\$1,205	\$1,239	\$34	2.8%
Self-Certification Training - Land Development	F	\$592	\$639	\$47	7.9%
Purchase of Agricultural Conservation Easements (PACE) Mitigation Credit	F	\$3,827	\$3,939	\$112	2.9%
PRE-APPLICATION CONFERENCE					
Initial Consultation - 1 specialty additional deposit for each additional specialty	D	\$3,236	\$3,374	\$138	4.3%
		\$500	\$500		
Major Project Pre-Application Conference	D	\$14,256	\$14,975	\$719	5.0%
Plan Pre-submittal - Building	F	\$89	\$92	\$3	3.4%
Plan Pre-submittal - Final Engineering/Final Map	D	\$356	\$359	\$3	0.8%
RECLAMATION PLAN					
Application	D	\$11,328	\$11,754	\$426	3.8%
Modification	D	\$7,840	\$8,080	\$240	3.1%
RESOURCE MANAGEMENT PLAN					
Initial Review	D	\$3,478	\$3,637	\$159	4.6%
REZONE (ZONE CLASSIFICATION)					
Application	D	\$14,065	\$14,716	\$651	4.6%
ROAD MATTERS					
General Plan Conformance Review	F	\$357	\$362	\$5	1.4%
Opening/Vacation	D	\$3,236	\$3,471	\$235	7.3%
Remandment Review	D	\$3,214	\$3,361	\$147	4.6%
MOVING PERMIT/ ROUTE EVALUATION					
Moving	F	Single Trip \$16; Annual Permit \$90	Single Trip \$16; Annual Permit \$90	\$0	0.0%
SITE PLANS					
B Designator	D	\$4,936	\$5,096	\$160	3.2%
B Designator Modification	D	\$5,432	\$5,618	\$186	3.4%
B Designator Design Review Checklist	F	\$1,214	\$1,227	\$13	1.1%
D Designator	D	\$4,936	\$5,018	\$82	1.7%
D Designator Modification	D	\$5,432	\$5,618	\$186	3.4%
J Designator	D	\$4,936	\$5,018	\$82	1.7%
J Designator Modification	D	\$5,432	\$5,618	\$186	3.4%
Minor Deviation	F	\$1,714	\$1,735	\$21	1.2%
Modification	D	\$5,432	\$5,618	\$186	3.4%
Standard Application	D	\$8,374	\$8,632	\$258	3.1%
Time Extension	F	\$1,547	\$1,583	\$36	2.3%

Wireless Telecommunication (Tier 1) Administrative Site Plan	D	\$8,374	\$8,632	\$258	3.1%
SPECIFIC PLANS (LARGE SCALE)					
Application	D	\$24,270	\$25,281	\$1,011	4.2%
Amendment	D	\$21,210	\$22,124	\$914	4.3%
STORMWATER MANAGEMENT PLAN					
SWMP Intake Review/Minor SWMP	D	\$1,475	\$1,589	\$114	7.7%
Major SWMP/SWQMP	D	\$3,896	\$4,191	\$295	7.6%
VACATION					
Open Space Easement Vacation	D	\$6,318	\$6,525	\$207	3.3%
Public Service Easement Vacation	D	\$6,318	\$6,525	\$207	3.3%
VARIANCE					
Administrative Variance	F	\$4,922	\$5,162	\$240	4.9%
Minor Deviation	F	\$1,596	\$1,616	\$20	1.3%
Modification	F	\$4,802	\$4,989	\$187	3.9%
Noise Variance Permit	F	\$1,840	\$1,857	\$17	0.9%
Standard Application	D	\$5,057	\$5,141	\$84	1.7%
Time Extension	F	\$1,157	\$1,190	\$33	2.9%
ZONING VERIFICATION PERMIT					
Standard Application	F	\$1,655	\$1,674	\$19	1.1%

PERMIT TYPE	Deposit (D) or Fee (F)	CURRENT FEE	PROPOSED FEE	\$ CHANGE	% CHANGE
Trails Review					
GENERAL PLAN AMENDMENT					
Initial Review	F	\$714	\$723	\$9	1.3%
Subsequent Review	F	\$476	\$482	\$6	1.3%
GRADING PLAN (MAJOR GRADING PERMIT)					
Initial Review	F	\$476	\$482	\$6	1.3%
Subsequent Review	F	\$238	\$241	\$3	1.3%
LANDSCAPE AND IRRIGATION PLAN					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MAJOR SUBDIVISION (REVISED TENTATIVE MAP)					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%

MAJOR SUBDIVISION (TENTATIVE MAP)					
Initial Review Standard Application	F	\$476	\$482	\$6	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MAJOR USE PERMIT					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MAJOR USE PERMIT - MODIFICATION					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MINOR SUBDIVISION (REVISED TENTATIVE PARCEL MAP)					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MINOR SUBDIVISION (TENTATIVE PARCEL MAP)					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MINOR SUBDIVISION (Two Lots)					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
MAJOR PRE-APPLICATION	F	\$476	\$482	\$6	1.3%
RECLAMATION PLAN					
Initial Review	F	\$476	\$482	\$6	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
RECLAMATION PLAN - MODIFICATION					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
SITE PLAN					
Initial Review	F	\$476	\$482	\$6	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
SITE PLAN - MODIFICATION					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
SPECIFIC PLAN					
Initial Review	F	\$476	\$482	\$6	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%
SPECIFIC PLAN AMENDMENT					
Initial Review	F	\$238	\$241	\$3	1.3%
Subsequent Review - Trails	F	\$238	\$241	\$3	1.3%

Comparison of Current vs. Proposed Total Building Permit Fees FY 26-27

This table should be used for comparative purposes only. In most cases the fee shown is a sample based on the median floor area of a typical project.

Estimated Annual Permits	Category	Current Permit Fees	Proposed Permit Fees FY 26-27	\$ Change	% Change
167	Single Family Dwelling/Duplex	\$9,126	\$9,540	\$414	4.5%
2	Single Family Dwelling/Duplex - Simple enough for OTC review	\$4,117	\$4,245	\$129	3.1%
10	One & Two Family Tract Models	\$5,305	\$5,536	\$231	4.3%
298	One & Two Family Tract Subsequent Phases	\$2,258	\$2,362	\$104	4.6%
86	M-H Perm Fdn Private Lot	\$2,110	\$2,209	\$99	4.7%
0	M-H Perm on Piers (Private Lot)	\$429	\$451	\$22	5.1%
233	Accessory Dwelling Unit - Log in	\$4,434	\$4,635	\$201	4.5%
43	Accessory Dwelling Unit - Simple enough for OTC review	\$3,556	\$3,722	\$165	4.7%
2	Guest House	\$3,655	\$3,821	\$166	4.5%
7	Cabanas, Pool House, Recreation Room requiring plan check submittal	\$4,209	\$4,399	\$190	4.5%
7	Barns, Ag Bldgs Acc to SFD's, Greenhouses - Simple enough for OTC review	\$1,571	\$1,644	\$73	4.6%
2	Barns, Ag Bldgs Acc to SFD's, Greenhouses requiring plancheck submittal	\$2,982	\$3,111	\$129	4.3%
338	Swimming Pool/Spa	\$1,165	\$1,221	\$56	4.8%
454	Misc. Permits. Minor int. SFD remodel/repairs-no structural change, patios, canopies, fences, re-roofs, etc. Stairs, Radio Towers, Antennas for OTC review	\$885	\$926	\$41	4.6%
43	Misc. Permits requiring plancheck submittal	\$2,194	\$2,287	\$93	4.2%
14	Commercial Misc. (Antenna, Canopy, Racks) for OTC review	\$1,315	\$1,377	\$62	4.7%
12	Commercial Misc. (Antenna, Canopy, Racks) requiring plancheck submittal	\$3,191	\$3,328	\$137	4.3%
14	Major SFD Remodel, No Add'l Sq. Ft.	\$4,011	\$4,192	\$181	4.5%
22	Retaining Walls (other than County Std) for OTC review	\$973	\$1,020	\$47	4.8%
19	Retaining Walls (other than County Std) requiring plancheck submittal	\$2,594	\$2,706	\$112	4.3%
24	Additions to SFD/Duplex (1 to 100 sf)	\$1,645	\$1,724	\$79	4.8%
36	Additions to SFD/Duplex simple enough for OTC review (Larger than 100 sf)	\$2,115	\$2,218	\$102	4.8%
120	Additions to SFD/Duplex requiring plancheck submittal (Larger than 100 sf)	\$4,095	\$4,279	\$184	4.5%
101	Res. Garage, Carport, Storage Bldg., Cabana, Pool House, or Rec Room Simple enough for OTC review	\$1,992	\$2,087	\$95	4.8%
55	Res. Garage, Carport or Storage Bldg. - Requiring plan check submittal	\$2,879	\$3,011	\$132	4.6%
94	Demolition Permit	\$205	\$215	\$10	4.9%
0	Compliance Survey for Move-On Homes	\$367	\$386	\$19	5.2%
2880	Electrical, Plumbing or Mechanical Permits (1 Trade)	\$373	\$392	\$19	5.1%
3466	PV Roof Mount - Online Permit	\$278	\$292	\$14	5.0%
34	PV Roof Mount - Walk-in	\$328	\$345	\$17	5.2%

175	PV Ground Mount	\$478	\$502	\$24	5.0%
0	Wind Turbine - Residential	\$638	\$671	\$33	5.2%
230	Residential Electrical Vehicle Charging Station	\$144	\$151	\$7	4.9%
221	Electrical, Plumbing and Mechanical Permits (2 Trade)	\$474	\$498	\$24	5.1%
168	Electrical, Plumbing and Mechanical Permits (3 Trade)	\$698	\$734	\$36	5.2%
62	Grading	\$1,850	\$1,933	\$83	4.5%
2	Grading Self-Certification	\$1,251	\$1,309	\$58	4.6%
0	Tenant Improvement Self-Certification (Plan Check)	\$533	\$554	\$21	3.9%
0	Self-Certification Enrollment	\$892	\$938	\$46	5.2%
0	Self-Certification Training	\$422	\$444	\$22	5.2%
0	Missed Appointment Fee	\$271	\$282	\$11	4.1%
0	Stormwater - Supplemental Fee for High Priority Projects	\$884	\$929	\$45	5.1%
437	Temporary Construction Power	\$195	\$205	\$10	5.1%
	Temporary Construction Trailer	\$195	\$205	\$10	5.1%
12	Temporary Occupancy Permits	\$195	\$205	\$10	5.1%
394	Re-Inspection/Progress Inspection Fee	\$195	\$205	\$10	5.1%
271	Permit Research Verification Fee	\$40	\$42	\$2	5.0%
2	Appeal to Building or Fire Appeals Board	\$1,260	\$1,324	\$64	5.1%
0	Transfer of Plan Review or Permit to Different Parcel	\$602	\$626	\$24	4.0%
0	Address Assignment with building permit	\$164	\$171	\$7	4.3%
0	Address Assignment without building permit	\$179	\$186	\$7	3.9%
0	Private Street Naming (No Hearing)	\$179	\$186	\$7	3.9%
0	Hearing for Name or Change of Names	\$2,027	\$2,027	\$0	0.0%
	Commercial PV	<=50kW, \$1,000; 50-250kW: \$1,000+(System size in kW-50)*\$7; >=250kW, \$2,400+(System size in kW-250)*\$1			
	Wind Turbine - Commercial				

Cannabis Licensing Fee	Deposit (D) or Fee (F)	CURRENT FEE	PROPOSED FEE	\$ CHANGE	% CHANGE
License Renewal Fee	F	\$20,644	\$20,174	(\$470)	-2.3%
Business Practice Modification Fee	F	\$5,680	\$5,628	(\$52)	-0.9%
Business Ownership Modification Fee	F	\$1,408	\$1,432	\$24	1.7%