COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

ADMINISTRATION

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: John Marin, CDRA Director

DATE: January 22, 2008

SUBJECT: Land Development Fee Adjustments

ACTION REQUESTED:

The Community Development Resource Agency (CDRA) respectfully requests that the Board consider and approve the attached proposed fee revisions for land development applications including:

1) Adopt an ordinance amending Placer County Code Section 18.04.30 (Definitions) to change the definition of a "Major Project" to include Tentative Subdivision Maps, Conditional Use Permits, Development Agreements, Design Review Types A&B, General Plan Amendments, Rezonings and Zoning Text Amendments, Specific Plans and commercial structures greater than 10,000 square feet; and Placer County Code Section 17.58.015 to discontinue application of the fee for pre-development meetings toward the first environmental document and also to charge the same fee for elective meetings.

2) A resolution approving fee changes to applications for certain entitlements including Conditional Use Permits, Design Review Type A&B, Development Agreements, General Plan Amendments, Rezoning and Zoning Text Amendments and Specific Plans to require a deposit equal to the current application fee and allow for billing of actual hours spent reviewing the project. The associated fee schedule also includes a CPI increase of 3.4%.

BACKGROUND:

On November 7, 2006, the Board of Supervisors approved an updated land development fee schedule as a first step toward providing accountability in processing land development applications. Included as part of the fee adjustments was an agreement to closely monitor and evaluate the County's fee structure. The Agency has collected 12 months of data to determine the actual cost to process a project from inception to completion. The results of this project-level cost accounting confirms the current fees collected on these larger, more complex projects are not covering the staff time spent by various County departments on processing the application.

ANALYSIS:

In August 2007, development fee adjustments were discussed at the Board of Supervisors budget hearings. At that time CDRA staff was instructed to continue gathering data to analyze the cost recovery level on specific application types to determine actual project costs in several applications.

On January 1, 2007 detailed cost accounting by application type began for all departments involved in the development process. As a result, we were able to calculate an average cost of each permit by department involved in the land development process. The results of our analysis indicated that Placer

County currently has cost recovery levels averaging less than 51% on many types of applications, leaving the remaining 49% to be subsidized by the general fund. These services provide a direct benefit to the individual or developer requesting the service, and therefore the cost should be borne by that individual or developer instead of having the general taxpayer subsidize these services.

The proposed adjustments outline a 100% cost recovery proposal for the following types of projects:

- Tentative Subdivision Maps
- Conditional Use Permits
- Development Agreements
- Design Review Type A
- Design Review Type B
- General Plan Amendments
- Rezonings and Zoning Text Amendments
- Specific Plans
- Commercial structures >10,000 sf

A time-and-material method of charging applicants is recommended due to the variety and complexity these projects present to staff and the number of departments involved in the processing of these projects. A deposit equal to the current county fee will be collected at the time of application. Scheduled billings will reflect department level detail of staff time and expenses incurred and, once the deposit is depleted, an invoice will reflect outstanding dollars due. A comparison with other jurisdictions shows that Sacramento and El Dorado County have adopted a time-and-materials basis for all entitlements we are proposing. We are, therefore, confident that modifying our fee structure will not be detrimental to development activity.

The pre-development process includes site visits by all impacted departments and a detailed checklist of necessary information required for filing an application. Current cost to County is approximately $2500.00 for conducting a pre-development meeting, whether mandatory or elective, however the County currently charges $1000.00 for mandatory pre-development meetings only. The Agency is proposing that we charge the same $1000.00 fee for elective pre-development meetings. The Agency also proposes that the pre-development meeting fee no longer be applied toward the environmental document but be a stand-alone fee.

The Agency continues to be committed to improving accountability and performance efficiency by streamlining the application process using the same staffing levels while maintaining a high standard of customer service.

FISCAL IMPACT:

A review of applications from January 1, 2007 to December 1, 2007 indicates the proposed fees would amount to $264,466 in increased fee revenues annually. This increase in annual revenue will help to offset General Fund obligations for development projects.

Attachments: Fee Study
Proposed Ordinance
Proposed Resolution
Exhibit A

cc: Anthony LaBouff - County Counsel
Bob Martino - Chief Building Official
Christine Turner - Agricultural Commissioner
Jill Pahl, Director - Environmental Health
Jim Durfee, Director - Facility Services
Ken Grehm, Director - Department of Public Works
Rui Cunha - Emergency Services Program Manager
Tom Christofk, Director - Air Pollution Control District

PLACER COUNTY LAND DEVELOPMENT FEES
Time and Motion Study
January 22, 2008

	PLACER COUNTY					COMPARATIVE JURISDICTIONS			
	Current County Fees	Estimated Current Costs per Time & Motion Study	Cost to County	Total Estimated Revenue Increase	Current % Cost Recovery	City of Rocklin	Sacramento County	City of Roseville	El Dorado County
General Plan Amendment									
Environmental Questionnaire	8,000					8,129	Included in GPA	1,065.00	
General Plan Amendment	3,145					12,085	21,625	4,079.00	3,852.00
Rezoning/Zoning Text Amendment	0					0	Included in GPA	4,259.00	
MLD	1,725					7,600	12,323	1,404.00	3,185.00
CUP6	2,810					11,178	15,425	3,376.00	
Mitigation Monitoring	Included in EQ					1,794			
		Planning 17,300							
		Engineering & Surveying 5,000							
		CDRA 550							
		Facility Svcs 450							
		Public Works 500							
		County Counsel 1,500							
		Agriculture Commission 200							
		Clerk of the Board 500							
		Environmental Health 3,080							
	$13,480	$28,080	$15,580	$32,716	46.4%	$38,784	DEPOSIT - $49,373 AT COST	$14,193	DEPOSIT - $7,017 AT COST
Rezoning/Zoning Text Amendment									
Environmental Questionnaire	8,000					8,129	Included in Rezone	1,065	
Rezoning/Zoning Text Amendment	2,880					7,878	21,605	6,582	2,580
Subdivision Septic	2,410					14,049	16,496	2,759	6,525
Mitigation Monitoring	Included in EQ					1,794			
		Planning 11,000							
		Engineering & Surveying 3,200							
		CDRA 1,700							
		Facility Svcs - Parks 450							
		Public Works 500							
		County Counsel 1,500							
		Agriculture Commission 200							
		Clerk of the Board 500							
		Environmental Health 2,330							
	$11,090	$21,380	$10,290	$43,216	51.6%	$29,849	DEPOSIT - $35,592 AT COST	DEPOSIT - $10,406 AT COST	DEPOSIT - $9,105 AT COST
Subdivision Tentative Map									
Environmental Questionnaire	8,000					8,129	Included in REA & Sub	1,065	2,580
Subdivision - Sewer	2,300					14,049	13,882	2,759	
Mitigation Monitoring	Included in EQ					1,794			
		Planning 4,600							
		Engineering & Surveying 3,750							
		CDRA 1,000							
		Environmental Health 850							
		Facility Svcs - Parks 1,020							
		Facility Svcs - Special Dist 150							
		Air Pollution Control 250							
		Public Works 1,500							
		Fire 1,500							
		County Counsel 2,000							
	$8,300	$16,620	$8,320	$99,008	49.9%	$21,972	DEPOSIT - $13,882 AT COST	$3,824	DEPOSIT - $2,580 AT COST
CUP A									
Conditional Use Permit A	3,500					10,061	11,980	3,376	2,638
Environmental Questionnaire	8,000					8,129	Included in CUP	1,065	
Mitigation Monitoring	Included in EQ					1,794			
		Air Pollution Control 200							
		CDRA 315							
		County Counsel 1,500							
		Engineering & Surveying 5,500							
		Environmental Health 800							
		Facility Svcs - Parks 115							
		Planning 10,750							
		Public Works 300							
	$9,500	$19,280	$9,780	$34,230	49.3%	$16,004	DEPOSIT - $11,980 AT COST	$4,441	DEPOSIT - $2,638 AT COST

PLACER COUNTY LAND DEVELOPMENT FEES
Time and Motion Study
January 22, 2008

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	Current County Fees	Estimated Current Costs per Time & Motion Study	Cost to County	Total Estimated Revenue Increase	Current % Cost Recovery	City of Rocklin	Sacramento County	City of Roseville	El Dorado County
CUP B									
Conditional Use Permit B	2,810					10,081	11,980	3,378	2,806
Environmental Questionnaire	6,000					6,129	Included in CUP	1,065	
Mitigation Monitoring	Included in EQ					1,794			
		Air Pollution Control 200							
		CDRA 315							
		County Counsel 1,500							
		Engineering & Surveying 4,750							
		Environmental Health 600							
		Facility Svcs - Parks 115							
		Planning 9,750							
		Public Works 275							
	$8,810	$17,505	$8,695	$49,812	49.2%	$18,004	DEPOSIT - $11,980 AT COST	$4,441	DEPOSIT - $2,806 AT COST
CUP C									
Conditional Use Permit C	2,500					10,081	11,980	3,378	2,806
Environmental Questionnaire	6,000					6,129	Included in CUP	1,065	
Mitigation Monitoring	Included in EQ					1,794			
		Air Pollution Control 200							
		CDRA 315							
		County Counsel 1,000							
		Engineering & Surveying 2,500							
		Environmental Health 800							
		Facility Svcs - Parks 115							
		Planning 4,600							
		Public Works 250							
	$8,500	$9,580	$1,080	$3,024	88.7%	$18,004	DEPOSIT - At Cost $11,980	$4,441	DEPOSIT - $2,806 AT COST
Design Review A									
Design Review A	3,515					7,477	Independent Consultant (at cost)	3,824	2,754
		CDRA 315							
		Engineering & Surveying 2,100							
		Environmental Health 300							
		Facility Svcs 115							
		Fire 150							
		Planning 5,100							
		Public Works 300							
	$3,515	$8,380	$4,865	$10,217	41.9%	$7,477	DEPOSIT - Per Agreement AT COST	$3,824	DEPOSIT - $2,754 AT COST
Design Review B									
Design Review B	3,500					7,477	Independent Consultant (at cost)	3,824	2,754
		CDRA 315							
		Engineering & Surveying 2,100							
		Environmental Health 300							
		Facility Svcs 115							
		Fire 150							
		Planning 3,200							
		Public Works 300							
	$3,500	$8,480	$2,980	$8,344	54.0%	$7,477	DEPOSIT - Per Agreement AT COST	$3,824	DEPOSIT - $2,754 AT COST
Mandatory Predevelopment Meeting									
	1,000								1,060
		Planning 1,040							
		Engineering & Surveying 1,300							
		Building 28							
		Environmental Health 455							
		Facility Svcs 50							
		Facility Svcs - Parks 48							
		Air Pollution Control 150							
	$1,000	$3,071	$2,071	$15,000	32.6%	$0	$0	$0	$1,060

PLACER COUNTY LAND DEVELOPMENT FEES
Time and Motion Study
January 22 2008

	PLACER COUNTY					COMPARATIVE JURISDICTIONS			
	Current County Fees	Estimated Current Costs per Time & Motion Study	Cost to County	Total Estimated Revenue Increase	Current % Cost Recovery	City of Rocklin	Sacramento County	City of Roseville	El Dorado County
Voluntary Predevelopment Meeting									
Voluntary Predevelopment Meeting		Planning 750 Engineering & Surveying 700 Building 69 Environmental Health 325 Facility Svcs 50 Facility Svcs - Park 48 Air Pollution Control 150					711		360
	$0	$2,092	$2,092	$17,060	0.0%	$0	$711	$0	$360
Development Agreements									
Development Agreement Fee	3,145 DEPOSIT - $3,145					27,567	14,193 DEPOSIT - $14,193	5,651 DEPOSIT - $5,651	5,000 DEPOSIT - $5,000
	AT COST	$0	NA	NA	NA	$27,567	AT COST	AT COST	AT COST
Specific Plan									
Specific Plan	50,000						10,198	10,806	5,000
Environmental Impact Report	7,640							9,741	12,600
	DEPOSIT - $57,640						DEPOSIT - $10,198	DEPOSIT - $20,548	DEPOSIT - $17,600
	AT COST	$0	NA	NA	NA	NA	AT COST	AT COST	AT COST

Before the Board of Supervisors
County of Placer, State of California

In the matter of: AN ORDINANCE AMENDING ARTICLE 18.04.030 OF CHAPTER 18 TO UPDATE THE DEFINITION OF "MAJOR PROJECTS and ARTICLE 17.58.015 OF CHAPTER 17 TO REQUIRE A NON-REFUNDABLE FEE FOR ALL PREDEVELOPMENT MEETINGS

Ord. No._____
First Reading: _____

The following ORDINANCE was duly passed by the Board of Supervisors

of the County of Placer at a regular meeting held _____, by the following

vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

_____
Jim Holmes

_____
Ann Holman

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Article 18.04.030 of Chapter 18 of the Placer County Code is amended to read as follows:

18.04.030 Definitions

"Major Project" ~~means~~ **is defined as** a residential project of ~~fifty (50)~~**five (5)** or more units ~~or~~, a commercial, industrial, institutional or recreational project of ten (10) acres or ~~more~~ **greater, new commercial construction in excess of ten thousand (10,000) square feet, Conditional Use Permits, Design Review A & B, Development Agreements, General Plan Amendments, Rezoning, Zoning Text Amendments, Specific Plans, Subdivision Tentative Maps** or any project ~~for which~~**undergoing** an environmental impact report (EIR) ~~is to be prepared~~.

SECTION 2: Article 17.58.015 of Chapter 17 of the Placer County Code is amended to read as follows:

17.58.015 Pre-development meeting.

In order to advise and inform applicants of the procedural and substantive requirements of obtaining discretionary permits for new development, the Placer County development review committee shall conduct ~~mandatory~~ pre-development meetings with project applicants **as follows:**.

A. Applicability. A pre-development meeting is required for any new development project subject to CEQA (reference Section 18.08.010 Environmental Review) that requires the following discretionary approvals: conditional use permits, general plan amendments, rezonings, specific plans, and subdivisions in excess of four parcels that result in recordation of a final map, and commercial/industrial/professional office subdivisions in excess of four parcels resulting in the recordation of a parcel map.

B. Elective Meeting: A pre-development meeting may be requested by any applicant for any new development project subject to CEQA (reference Section 18.08.010 of Environmental Review Ordinance) that requires the following discretionary approvals: variances, minor use permits, and design site review.

~~B~~**C.** Purpose. The purpose of the pre-development meeting is to advise and inform applicants of the procedural and substantive requirements of attaining a permit for a new development project. The applicant and/or project representative will meet with staff from various county departments to discuss the project. It is the applicant's responsibility to gather all required information discussed at the pre-development meeting to be submitted at the time of EQ filing.

~~C~~**D**. Pre-development Meeting Process. An applicant shall request a pre-development meeting at the planning department. Requests for pre-development meetings must be accompanied by a complete pre-development meeting package that consists of the following materials: pre-development meeting request form, one copy of an assessor's parcel page with the parcel identified and a conceptual site plan of the project meeting the planning department's requirements. Additional information may be required by the planning department depending on the type of application to be reviewed.

~~D~~**E**. Fees. A nonrefundable fee is required for each pre-development meeting conducted for a project. ~~The cost of the pre-development meeting will be applied toward~~

~~the cost of the EQ filing fee if the application is made within one year of the pre-development meeting. (Ord. 5438-B, 2006)~~

SECTION 3: This ordinance shall take effect and be in full force thirty (30) days after its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

Resol. No.: _____
FIRST READING: _____

A RESOLUTION AMENDING THE PLANNING DEPARTMENT FEE SCHEDULE

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

_____
Ann Holman

_____
Jim Holmes

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

1. WHEREAS, the Planning Department allocates staff time and other costs for providing various services for the processing and reviewing of certain land development applications; and

2. WHEREAS, the Board has previously determined that the costs associated with such processing and review is to be supported, in part, by project applicants; and

3. WHEREAS, the Board has adopted a fee schedule to insure cost recovery

consistent with the Board's direction; and

4. WHEREAS, the Planning Department proposes to obtain 100% cost recovery for all tentative maps, general plan amendments, rezonings, zoning text amendments, conditional use permits and Type A and B Design/Site Reviews; and

5. WHEREAS, the Board has authorized the Planning Department to annually update the fee schedule based upon the Consumer Price Index-California for All Urban Consumers; and

6. WHEREAS, state law requires that where a local entity imposes a new fee or increases an existing fee for the processing and review of land development applications, then it must prepare a study documenting that the amount of the fee does not exceed the estimated reasonable cost of providing the services; and

7. WHEREAS, a fee study to document the estimated costs of the proposed Consumer Price Index increase and fee increase to insure full cost recovery for tentative maps, general plan amendments, rezonings, zoning text amendments, conditional use permits and Type A and B Design/Site Reviews, has been prepared and filed with the Clerk of the Board and all notices as required by State law have been given and a public hearing has been held;

NOW, THEREFORE, it is hereby resolved that the Board of Supervisors of the County of Placer adopts the amended Planning Department Fee Schedule as set out in the attached Exhibit A, effective sixty (60) days from the adoption of this Resolution.

Exhibit A

PLACER COUNTY PLANNING DEPARTMENT - FEE SCHEDULE
March 22, 2008 (includes 3.4% CPI)

Type-of-Application				Current Fee	Proposed Fee	
Additional Building Site				$585	$605	
Admin. Approval of Antenna (Section 17.56.060F)				$530	$550	
Admin Approval (Section 17.60.105)				$115	$120	
Admin. Review Permit				$530	$550	
SFD/Small Collection/Recycling Facility/Private Kennel/Cattery				$55	$55	
Ag. Preserve (New)				$840	$870	
Ag. Preserve (Split)				$1040	$1,075	
Amend. Map/Certificate of Correction						
Subdivision				$1,230	**$1,271 deposit**	**At Cost**
Parcel Map				$660	$680	
Appeals				$465	$480	
Avalanche Appeals				$380	$395	
Certificate of Compliance				$660	$680	
Conditional Use Permit				$2,500- $3,500	**$3,620 deposit**	**At Cost**
Design Review (See "Design Review Application Fees")						
Type A & B				$3,515 minimum fee/deposit	**$3,620 deposit**	**At Cost**
Type C*	1/3 fee $552	2/3 fee = $1,105	40% = $662 EOT	$1,655	$1,710	
Type D	1/3 fee = $219	2/3 fee = $438	40% $262 EOT	$655	$675	
Single Family Dwelling				$200	$205	
Commercial Remodel				$1,000	$1,035	
Conceptual Review				20% of current base fee	20% of current base fee	
Development Agreement				$3,145 minimum fee/deposit	**$3,250 deposit**	**At Cost**
Environmental Questionnaire				$6,000	$6,200	
EQ Minor/Modification (See "Definitions")				$3,000	$3,100	
Notice of Determination for Negative Declaration (with Fish & Game Fee)				$1,830	$1,850	
Environmental Impact Report				$7,640 minimum fee/deposit	**$7,900**	**At Cost**
Notice of Preparation				$725	**$750**	
Addendum EIR				$4,135 minimum fee/deposit	**$4,275**	**At Cost**
Reprocessed EIR				$5,195 minimum fee/deposit	**$5,370**	**At Cost**
Notice of Determination for EIR (with Fish & Game Fee)				$2,530	$2,550	
Exemption Verification				$25	$25	
Extension of Time				40% of current base fee	40% of current base fee	
General Plan Amendment				$3,145 minimum fee/deposit	**$3,250 deposit**	**At Cost**
GPA Combined with Rezoning				$3,570 minimum fee/deposit	**$3,690 deposit**	**At Cost**
Minor Boundary Line Adjustment				$765 per adjustment	$790 per adjustment	
Parcel Map		40% = **$480** EOT (don't include # of lots)		$1,200 per resulting lot	$1,240 per resulting lot	
Revised Tentative Map/Modification				$195	$200	
Minor Use Permit (See "Definitions")						
Type A*	1/3 base fee = $877	2/3 base fee = $1,754	40% = $1052 EOT	$2,630	$2,720	
Type B*	1/3 base fee = $596	2/3 base fee = $1,191	40% = $714 EOT	$1,785	$1,845	
Type C*	N/A	2/3 base fee = $1155	40% = $700 EOT	$1,750	$1,810	
Notice of Exemption					**$50**	
Notice of Preparation				$725	$750	
Outdoor Event Permit - Temporary				$380	$395	
Park Fees	Single Family Dwelling			$3,745	$3,745	
(SEE DEFINITIONS)	Multi-Family/Second Dwelling/Mobile Home			$2,725	$2,725	
	Age-Restricted			$2,465	$2,465	
	Subdivision			$595 per lot	$595 per lot	
Rafting Permit				$7,065	$7,305	
Pre-Development Meeting - Mandatory or Requested				$1,000	$1,035	
Reapplication within one year of permit expiration				1/3 of current base fee	1/3 of current base fee	
Rezoning/Zoning Text Amendment				$2,680 minimum fee/deposit	**$2,770 deposit**	**At Cost**
Sign Permit				$90	$95	
Specific Plan or Specific Plan Modification				$50,000 minimum fee/deposit	**$51,700**	**At Cost**
Subdivision Tentative Map						

* Major Projects will be processed at cost. See Definition two on page 2.

Sewer (including resubdivision)	40% = $484 (EOT)		$1,210 + $100 per lot /deposit	**$1,250 + $100 lot deposit**	**At Cost**
Septic (including resubdivision)	40% = $484 (EOT)		$1,210 + $200 per lot/deposit	**$1,210 + $200 lot deposit**	**At Cost**
Modification			$1,230 minimum fee/deposit	**$1,270 deposit**	**At Cost**
Subpoena fee - deposit (See "Definitions")			$175 deposit	$180 deposit	
Tree Permit (Minor)			$25	$25	
Variance	2/3 fee = $792 (Modif)	40% = $480 (EOT)	$1,200	$1,240	
Voluntary Merger			$110	$115	

DEFINITIONS

1. **PCTPA and FALUC fees:** Review fee for projects within Airport Overflight Zones. These fees are processed as a separate check made payable to the appropriate entity. *The Placer County Transportation Planning Agency (PCTPA) handles the Auburn, Lincoln, and Blue Canyon Airports. The Foothill Airport Land Use Commission (FALUC) handles the Truckee Airport.*
2. **A Major Project** is defined as a residential project of 5 or more units, a commercial/industrial/recreational project of 10 acres or greater, new construction in excess of 10,000 square ft, any project undergoing an EIR, Conditional Use Permits, Design Review A & B, Development Agreements, General Plan Amendments, Rezoning, Zoning Text Amendments, Specific Plans, or Subdivision Tentative Maps. A minimum deposit is required equal to the base fee for the necessary entitlements. Additional costs determined by actual hours spent reviewing the project. Charges are initiated upon filing of the first environmental document and conclude upon recording of a final map or obtaining a building permit
3. The **Subpoena fee** is a deposit pursuant to Cal. Gov. Code §68096.1, the actual amount may vary, depending on the length of time the County employee is required to prepare for and attend the proceeding.
4. **Combined Applications** may be entitled to special fees (see "Combining Application Fees").
5. **A Minor Modification** is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions (e.g., a second residential unit (adding square footage), and possibly changing a condition on an approved project.
6. **Parks Fee** may be reduced based on credit for previously paid fees - contact the Planning Department for specific information.

MINOR USE PERMIT DEFINITIONS

MUP TYPE "A" (< 10 acres and < 10,000 square feet)

Auto, mobile home, vehicle & parts sales	Campground	Child daycare center
House of Worship	Clothing products	Concrete, gypsum, plaster products
Elec./electronic equipment, instruments	Fast food restaurant	Food products
Furniture and fixture manufacturing	Glass products	Harbor facility and marina
Hotel and motel	Lumber and wood products	Machinery manufacturing
Medical services - hospital/extended care	Metal products fabrication	Multi-family dwellings (21 or more)
Office	Outdoor commercial recreation	Outdoor retail sales (see MUP Type C)
Paper products	Park, playground, golf course	Paving materials
Plastic and rubber products	Printing and publishing	Retail store, general merchandise
	Service station	Shopping center (up to 5 acres)
School:	Shopping center (5-10 acres)	Stone and cut stone products
Elementary	Storage yard and sales lot	Storage, mini-storage facility
Secondary	Structural clay and pottery products	Textile and leather products
Specialized education & training	Transit station and terminals	Warehouse
Wholesale and distribution		

MUP TYPE "B" (< 10 acres and < 10,000 square feet)

Agriculture processing	Antennas, communication facility	Bank and financial service
Bed and breakfast lodging	Broadcasting studio	Business support service
Commercial kennel and animal boarding	Community center	Construction contractor
Drive-in and drive-thru sales	Drive-in and drive-thru services	Farm equipment and supply sales
Fuel and ice dealer	Furniture, furnishings, equipment store	Golf driving range
Laundry and dry cleaning plant	Library and museum	Medical services - clinic and laboratory
Medical services - vet clinic, hospital	Membership organization facility	Multi-family dwellings (20 or less units)
Personal services	Plant nursery – retail	Plant production plus (accessory sales)
Public safety facility	Public utility facility	Recreation and fitness center
Repair/maintenance - consumer products	Residential care home (7 or more)	Restaurant and bar
Rural recreation	Small-scale manufacturing	Temporary event
Vehicle storage		

MUP TYPE "C" (< 10 acres and < 10,000 square feet)

Accessory bldg and uses (Sec. 17.56.020)	Animal raising and keeping uses	Caretaker and employee housing
Commercial vehicle storage - 1 vehicle	Equestrian facility	Farm labor housing
Hardship mobile home (Sec. 17.56.290)	Home occup. - fire arms (17.56.120B1)	Hunting and fishing cabin
Off-premise comm'l/ind. sign (17.54.190)	Outdoor retail sales when occupying an	Office - temporary (Sec. 17.56.300)
Outdoor eating (Sec. 17.56.190)	area no more than 10% of the floor area	Outdoor retail sales (Sec. 17.56.160)
Plant production (over 5 acres)	of a commercial bldg on the same site	Reconstruct non-conforming use (fire,etc)

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Repair & maintenance accessory to sales	Roadside stand for agric. products	Repair & maintenance - vehicle
Residential accessory uses	Storage of petroleum products (onsite use)	Storage, accessory - resid. (Sec. 17.56.250)
Temporary dwelling (Sec. 17.56.280)	Temporary off-site subdivision sign (Sec. 17.54.170)	

The following uses may be processed as a **Minor EQ**:

- Outdoor sales - dining (existing restaurant)
- Commercial or industrial establishment (existing developed area - Master Plan already approved)
- Modif. of previously approved entitlement (e.g. tentative map, CUP)
- Down-zone to Open Space
- Conversion to timeshare or condominiums (existing building)
- Grading permit when not categorically exempt from CEQA
- EQ re-submittal (when project returns within one year of its withdrawal, or expired permits)
- Parcel maps
- Variance to number of signs permitted
- Variance to sign size and height

DESIGN REVIEW APPLICATION FEES

The following definitions apply to Design Review projects:

Type A: Commercial building - 35,000 s.f.+
Industrial building, multi-family residential, institutional uses - 100,000 s.f.

Type B: Commercial building - 10,000 to 34,000 s.f.
Industrial building, multi-family residential, institutional uses - 20,000 to 99,999 s.f.

Type C: Commercial building - 2,500 to 9,999 s.f.
Industrial building, multi-family residential, institutional uses - 5,000 to 9,999 s.f.
Commercial and industrial uses without buildings which occupy 40,000 s.f.+

Type D: Commercial building - 0 to 2,499 s.f.
Industrial building, multi-family residential, institutional uses - 0 to 4,999 s.f.

Commercial Remodel: Total work costs of less than 50% of the value of the existing structures.

MODIFICATIONS:

Minor Modification = 1/3 of current base fee
A Minor Modification is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions.

Major Modification = 2/3 of current base fee

COMBINING APPLICATION FEES

TYPE OF APPLICATION:

(ARP)	Administrative Review Permit	**(REC)**	Reclamation Plan	**(UP)**	Use Permits
(MLD)	Parcel Map	**(RPA)**	Rafting Permit	**(VAA)**	Variance

Typical Combinations	**Application Fee**
UP, VAA	One fee, whichever is greater
MLD - Any two processes	One fee, whichever is greater
ARP, VAA	One fee, whichever is greater

Note: Where multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.