

DEVELOPMENT SERVICES

General Development Fees

1	Reproduction (sent out) plus actual mailing costs, as applicable. Maps, plans, etc. (larger than 11" x 17")	Actual Cost - sent to San Jose Blueprint
2	Data Duplication service and fee for partial or full copies of each digital standard Town data file on one-time request basis. 8 1/2" x 11" copy, standard	\$.25 per page
3	Document Storage Fee - Laserfiche	Actual Cost
4	Duplicate Plans Set	\$154.00/hr. (1/2 hr. minimum)
5	Research Records Charge for Staff Research beyond 30 minutes	Fully allocated hourly rate for all personnel
6	Address Processing Fee - per address	\$169.00
7	Computer Surcharge on all Building/Plumbing/Mechanical/Electrical/Grading/Encroachment/Planning Permits/Applications and any other Permits/ Applications except Park Permit/Applications	4% of development application fee
8	Engineering Development Review Service Fee - Building Permit and Building Plan Check*	5% of permit or plan check
9	Request for Service Not Covered by Any Other Fee	Actual Cost
10	Pre-application Conference Fee	Courtesy meeting
11	Applications for Work Unlawfully Completed	Double current application fee
12	BMP Document Processing Fee	\$609.00
13	Public Art In-Lieu Fee	1% of building permit valuation

****These fees are applied to permits or plan checks that require engineering services.***

Reports, Agendas, and Minutes

14	Development Review Committee Agendas	\$37.00
15	Planning Commission Agendas	\$25.00
16	Planning Commission Minutes	Actual Cost
17	Plan Copies - microfiche or other reprints sent to an outside firm	\$31.00 plus costs
18	Plan Copies - blueprint reproduction in house	\$3.00 per page
19	Copy of Subdivision Ordinance	\$26.00
20	General Plan (including maps)	\$26.00
21	Hillside Specific Plan	\$5.80
22	Hillside Development Standards and Design Guidelines	\$19.45

DEVELOPMENT SERVICES

Reports, Agendas, and Minutes (continued)

23	Commercial Design Guidelines	\$20.50
24	Subdivision Ordinance	\$26.00
25	General Plan/Zoning Maps (24" x 36") - Black & White	\$9.00
26	General Plan/Zoning Maps (24" x 36") - Color	\$42.00
27	Blossom Hill Open Space Study	\$14.00
28	Commercial Specific Plan Report	\$12.00
29	Residential Design Guidelines	\$21.50
30	Housing Element Technical Appendix	\$24.75
31	2015-2023 Housing Element	\$39.00
32	Los Gatos Boulevard Plan	\$9.50
33	North Forty Specific Plan (adopted June 2015)	\$45.25

Landscape

Final occupancy clearance (new construction or remodel)

34	Park Staff Time Spent for Major Development Applications	\$543.00*
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Basis:

Development Review Committee Meetings – 1.5 hrs. (estimate)

Site Visits – 4.0 hrs. (estimate)

Review Plan – 4.0 hrs. (estimate)

****Note: Time spent over and above the initial application fee will be billed at the current employee billing rate plus equipment hourly rate.***

Annexation Fees

35	1 Lot	\$3,188.00*
36	2 Lots	\$1,594.00*
37	3 Lots	\$1,064.00*
38	4 Lots	\$800.00*
39	5 Lot or more	\$635.00*

****Annexation Advertising Deposit (varies as to size of map) - \$1,000.00 to \$2,200.00***

Any remaining deposit will be refunded to the applicant and amounts exceeding the deposit amount will be paid by applicant.

DEVELOPMENT SERVICES

Seismic Hazards Mapping Program Fee (SMIP)

For residential construction of three stories and less (Category 1), the permit fee is \$13.00 per \$100,000. For all other construction (Category 2), the permit fee is \$28.00 per \$100,000. This fee is required by the State of California to identify and map zones of particular seismic hazards. Five percent of the fee is retained by the Town to be used solely for earthquake preparedness.

Capital Improvement Tax (Construction)

Based on \$0.18 for each square foot of building addition or alteration, which increases floor area of an existing building.

Underground Utility Tax (Utilities)

Based on \$0.18 for each square foot of building addition or alteration, which increases floor area of existing building.

Park Fund Tax (Parks)

Based on \$0.04 for each square foot of building addition or alteration, which increases floor area of an existing building.

Building Division

Building Permit Fees

40	Fee for issuing/reinstating a Building Permit	\$58.00
41	Additional Building Permit Fee	\$32.00
42	Demolition Permit	Residential: \$281.00
		Commercial: \$492.00

Building Permit Fees for New Construction and Addition

The fee for each building permit shall be based upon the 1997 Uniform Building Code as amended by the 2010 California Building Code.

A building valuation regional modifier of 2.32 shall be used in conjunction with the Building Valuation Data provided in the publication, Building Valuation Data, published by the International Code Council – February 2012. Hillside Homes shall use a modifier of 3.246 and Commercial Office Tenant Improvements shall use a modifier of 1.16. The Building Valuation Data will be increased yearly by the Engineering News Record (ENR) Annual Building Cost Index (BCI) for every year thereafter.

DEVELOPMENT SERVICES

Building Permit Fees for New Construction and Addition

	Total Valuation	Fee
43	\$1.00 to \$500.00	\$35.00
44	\$501.00 to \$2,000.00	\$35.00 for the first \$500.00 plus \$4.53 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
45	\$2,001.00 to \$25,000.00	\$103.00 for the first \$2,000.00 plus \$20.82 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
46	\$25,001.00 to \$50,000.00	\$582.00 for the first \$25,000.00 plus \$15.02 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
47	\$50,001.00 to \$100,000.00	\$957.00 for the first \$50,000.00 plus \$10.41 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
48	\$100,001.00 to \$500,000.00	\$1,478.00 for the first \$100,000.00 plus \$8.32 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
49	\$500,001.00 to \$1,000,000.00	\$4,808.00 for the first \$500,000.00 plus \$7.06 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
50	\$1,000,001.00 and over	\$8,339.00 for the first \$1,000,000.00 plus \$4.68 for each additional \$1,000.00 or fraction thereof

DEVELOPMENT SERVICES

Building Permit Fees for Remodels, Alterations, and Repairs

The Building Official shall establish the valuation of said improvements, and fees will be assessed as per Valuation Schedule above.

Special Services & Inspections

51	Inspection outside normal business hours (4 hr. minimum)	\$203.00/hr.
52	Re-inspection fees	\$169.00/hr.
53	Inspections for which no fee is specifically indicated (2 hr. minimum)	\$169.00/hr.
54	Additional plan review required by changes, additions or revisions to plans (1 hr. minimum)	\$161.00/hr
55	For use of outside consultants for plan checking and/or inspections	Actual Cost
56	Services for which no fee is specifically indicated (1/2 hr. minimum)	\$169.00/hr.
57	Permit/Plan check time extension (per permit) (applies to permits that have not expired)	\$83.00
58	Express plan review or initial review (1 hr. minimum)	\$169.00/hr.
59	Application for the Appeals Building Board Review	\$289.00
60	Temporary Certificate of Occupancy	\$1,160.00

Plan Review Fee

A plan review fee shall be charged at the time of filing application. This fee is separate from and shall be in addition to the building permit fee. This fee is calculated at sixty-five percent (65%) of the building permit fee as per the valuation schedule starting on page 6.

Other Miscellaneous Factors to Determine Construction Valuation

61	Convert Garage to habitable space	\$124.00/sq.ft.
62	Convert unfinished basement or attic to habitable	\$134.00/sq.ft.
63	Pools/Spas (gunite)	\$80.00/sq.ft.
64	Siding - aluminum/vinyl/wood	\$34.00/sq.ft.
65	Antennas & Towers	Const.Value As Applied under valuation schedule on page 6
66	Commercial Awning or Canopy	Aluminum \$34.00/sq.ft.
		Canvas \$25.00/sq.ft.

DEVELOPMENT SERVICES

Other Miscellaneous Factors to Determine Construction Valuation (continued)

67	Fence or Freestanding Wall (over 6" high)	Wood or metal \$52.00/sq.ft.
		Masonry \$90.00/sq.ft.
68	Decks/Balcony	\$50.00/sq.ft.
69	Wood Deck	\$21.00/sq.ft.
70	Re-roofs	\$3.00/sq.ft.
71	Retaining Walls	\$113.00/sq.ft.

Special Systems Fees

72	Emergency generation, wind power, special HVAC systems, etc.	Plan Review (1 hr. minimum) \$161.00/hr.
		Field Inspection (2 hr. minimum) \$169.00/hr.
73	Photovoltaic - Roof & Ground Mounted - Residential	Plan Review (1/4 hr. minimum) \$161.00/hr.
		Field Inspection (1 hr. minimum) \$169.00/hr.
74	Photovoltaic - Roof & Ground Mounted - Commercial	Plan Review (1 hr. minimum) \$161.00/hr.
		Field Inspection (2 hr. minimum) \$169.00/hr.

Electrical Permit Fees

75	Fee for issuing/reinstating an Electrical Permit	\$58.00
76	Additional Electrical Permit Fee	\$26.00
77	New Residential Construction (new buildings only, including garages)	\$.11 sq. ft
78	Commercial Construction	\$.08 sq. ft

Plan Review & Re-inspection Fees

79	Plan review fee	25% of Electrical Permit Fee
80	Additional plan review	\$161.00/hr.
81	Re-inspection fee	\$169.00/hr.

DEVELOPMENT SERVICES

System Fee Schedule

82	Private swimming pools	\$67.00
83	Public swimming pools	\$121.00
84	Temporary power poles	\$83.00
85	Temporary distribution system & temporary lighting	\$40.00
86	Installation of illuminated signs (each)	\$107.00

For alterations to existing pools, use Unit Fee Schedule fees listed on page 10.

Unit Fee Schedule

87	Receptacle, switch and lights	\$2.00
88	Residential appliances/new circuits (cook top, oven, range, disposals, clothes dryers, or other motor operated appliances not exceeding one horsepower)	\$6.00
89	Nonresidential appliances/new circuits (medical & dental devices, food, beverage, drinking fountains, laundry machines, or other similar equipment) NOTE: for other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Generators/Motors	\$8.00
90	Photovoltaic system (residential)	\$90.00
91	Solar systems (including controls)	\$90.00
92	Power apparatus (generators, transformers, A/C, heat pumps, baking equipment)	Up to 10 KV, each \$17.00
		Over 10 KV not over 50 KV, each \$34.00
		Over 50 KV and not over 100 KV, each \$67.00
		Over 100 KV, each \$89.00
93	Motors	Up to 10 hp \$17.00
		Up to 25 hp \$34.00
		Up to 55 hp \$67.00
		Over 55 hp \$97.00
94	Transformers	Up to 5 KVA \$17.00
		Up to 10 KVA \$34.00
		Up to 50 KVA \$56.00
		Over 50 KVA \$82.00
95	Busways/conduits (per 100 ft)	\$8.00

DEVELOPMENT SERVICES

Unit Fee Schedule (continued)

96	Service equipment	200 amps or less \$83.00
		201 to 999 amps \$114.00
		Sub-panels \$40.00
97	Installation of spas or saunas	\$40.00

Other Electrical Fees

98	Duplicate job card	\$26.00
99	Permit extension (applies to permits that have not expired)	\$83.00

Mechanical Permit Fees

100	Fee for issuing/reinstating a Mechanical Permit	\$58.00
101	Additional Mechanical Permit Fee	\$26.00
102	New Residential Construction (new buildings only, including garages)	\$.11 sq. ft
103	Commercial Construction	\$.08 sq. ft

Plan Review & Re-inspection Fees

104	Plan review fee	25% of Mechanical Permit Fee
105	Additional plan review	\$161.00/hr.
106	Re-inspection fee	\$169.00/hr.

Unit Fee Schedule

107	Installation, of each heating system, A/C, boiler, compressor or air handler	\$40.00
108	Each duct repair or alteration	\$12.00
109	Each fireplace appliance	\$34.00
110	Each ventilating fan	\$12.00
111	Installation of separate flue or vents not included with the installation of an appliance	\$12.00
112	Installation of each hood with mechanical exhaust	Residential \$34.00
		Commercial \$121.00
113	Each new or repair of gas piping system	\$74.00
114	Each additional gas outlet	\$24.00
115	Installation of evaporative cooler	\$34.00

DEVELOPMENT SERVICES

Other Mechanical Fees

116	Duplicate job card	\$26.00
117	Permit extension (applies to permits that have not expired)	\$83.00

Plumbing Permit Fees

118	Fee for issuing/reinstating a Plumbing Permit	\$58.00
119	Additional Plumbing Permit Fee	\$26.00
120	New Residential Construction (new buildings only, including garages)	\$.11 sq. ft
121	Commercial Construction	\$.08 sq. ft

Plan Review & Re-inspection Fees

122	Plan review fee	25% of Plumbing Permit Fee
123	Additional plan review	\$161.00/hr.
124	Re-inspection fee	\$169.00/hr.

System Fee Schedule

125	Private swimming pools (including heater, water piping, gas piping)	\$97.00
126	Public swimming pools (including heater, water piping, gas piping)	\$146.00
127	Lawn sprinkler system on one meter	\$40.00
128	Each new or repair of gas piping system	\$74.00
129	Each drainage, sewer system	\$40.00
130	Radiant floor heating system	\$121.00

Unit Fee Schedule

131	Each plumbing fixture or trap or set of fixtures on one trap	\$12.00
132	Each sewer cleanout, backflow device	\$12.00
133	Each septic system abatement	\$121.00
134	Rainwater systems - per drain (inside building)	\$12.00
135	Each water heater, water softener	\$34.00
136	Each grease interceptor (750 gallon capacity)	\$83.00
137	Each grease trap (1-4 fixtures)	\$47.00
138	Residential water re-piping	\$121.00

DEVELOPMENT SERVICES

Unit Fee Schedule (continued)

139	Each ejector/sump pump	\$40.00
140	Each vacuum breaker/hose bib	\$12.00
141	Each water piping system repair or replacement	\$25.00
142	Each additional gas outlet	\$25.00

Other Plumbing Fees

143	Duplicate job card	\$26.00
144	Permit extension (applies to permits that have not expired)	\$83.00

Other Building Fees

145	Duplicate Inspection Card	\$32.00
146	NPDES Inspection Fee (Charged on all building permits with the potential to generate non-point source storm water runoff during construction)	\$74.00

State of California Title 24 Part 2 Energy and Accessibility Code and Regulation Plan Review and Inspection Fees

A surcharge shall be added to the building permit fee for the cost to plan review and inspect for compliance with State of California Title 24 Regulations. This fee is calculated at fifteen percent (15%) of the building permit fee. This fee is applied whenever a plan review is assessed.

State of California Mandated Building Standards Fee – SB 1473

A surcharge shall be added to all building permits at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1). These funds will be available to the California Building Standards Commission, the Department of Housing and Community Development, and the Office of the State Fire Marshall for expenditure in carrying out the provisions of the State Building Standards Law and provisions of State Housing Law that relate to building standards. Up to ten percent (10%) shall be retained for related administrative costs and for code enforcement education.

DEVELOPMENT SERVICES

Planning Division

The fees listed below constitute all fees imposed by the Planning Division. Certain types of applications must be reviewed / processed by other departments/agencies, which may impose separate fees. Applicants are advised that the fees for those services are not included in the Planning Department's fees. Where the term "actual cost" is used here, it shall mean: materials, supplies (including any costs of noticing or publication), outside consultants, employee cost will be billed at the top step, plus benefits, plus overhead. The following fee schedule is established for applications filed pursuant to the Town Code. The fees are collected by the Community Development Department at the time the application is filed unless otherwise noted.

- Fees for Additional Processing - In the event additional processing services by the Town are required due to changes, modifications, additions, errors, omissions, or discrepancies caused by the applicant or his/her agents or representatives, the applicant shall pay an additional fee as determined by the Director of Community Development to cover the actual cost.
- Fees for Lack of Progress - If additional information is required by the Town for an application and the requested information is not submitted within 180 days, the applicant will be required to pay a fee of 10 percent of the current application fee at the time the requested information is submitted. Any re-submittal after one year will be processed as a new application, subject to new fees.
- Fees for Major Projects - If it is anticipated that the application processing costs of selected major projects will significantly exceed the following fees, the Director of Community Development may collect a deposit and charge actual time spent to process the applications based upon current hourly rates.
- Surcharges - All of the following applications are subject to the surcharge fees as set forth in General Development Services and in the Zoning Research section of Planning Division.

DEVELOPMENT SERVICES

Zoning Approvals - Architecture and Site Applications – Development Review Committee (DRC) Approval

147	New single family detached (HR and RC zones) <i>Engineering Development Review Service Fee</i>	\$9,508.00
		\$4,396.00
148	New non-custom single family detached (HR and RC zones) per unit/model, as part of a Planned Development** <i>Engineering Development Review Service Fee</i>	\$6,603.00
		\$4,393.00
149	New single family or two family units <i>Engineering Development Review Service Fee</i>	\$6,552.00
		\$4,394.00
150	New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development** <i>Engineering Development Review Service Fee</i>	\$4,682.00
		\$4,398.00
151	Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot) <i>Engineering Development Review Service Fee</i>	\$2,375.00
		\$3,374.00

Zoning Approvals – Architecture and Site Applications – Planning Commission Approval

152	Supplemental fee DRC applications as determined with fee #146 or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval <i>Engineering Development Review Service Fee</i>	\$3,355.00
		\$1,225.00
153	New two family unit <i>Engineering Development Review Service Fee</i>	\$9,994.00
		\$4,396.00
154	New nonresidential (includes conceptual Planned Development elevations) <i>Engineering Development Review Service Fee</i>	\$11,471.00
		\$4,396.00
155	New multiple family (includes conceptual Planned Development elevations) <i>Engineering Development Review Service Fee</i>	\$10,428.00
		\$4,394.00

DEVELOPMENT SERVICES

Zoning Approvals – Architecture and Site Applications – Planning Commission Approval (continued)

156	All other (i.e. exceed FAR, major grading, etc.)	\$5,815.00
	<i>Engineering Development Review Service Fee</i>	\$4,396.00

****Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve a historic structure or site.***

*****Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and materials basis to review the changes.***

Conditional Use Permits

157	Conditional Use Permit	\$6,726.00
	<i>Engineering Development Review Service Fee</i>	\$1,431.00
158	Conditional Use Permit (when consolidated with another application for new development)	\$1,118.00
	<i>Engineering Development Review Service Fee</i>	\$820.00
159	Conditional Use Permit for Minor Restaurant (DRC Approval)	\$4,093.00
	<i>Engineering Development Review Service Fee</i>	\$1,228.00
160	Conditional Use Permit for Major Restaurant (PC Approval) Tier 1	\$6,726.00
	<i>Engineering Development Review Service Fee</i>	\$1,838.00
161	Conditional Use Permit for Major Restaurant (PC Approval) Tier 2 includes alcohol and/or entertainment (must pay #159 below with this application)	\$7,949.00
	<i>Engineering Development Review Service Fee</i>	\$1,837.00
162	Applications that require Town Council Approval (these fees supplement the above established fees)	\$3,190.00
	<i>Engineering Development Review Service Fee</i>	\$1,226.00
		Transcription of Planning Commission minutes - Actual cost and minimum \$500.00 deposit

Rezoning (other than Planned Development)

163	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000.00 minimum)
164	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000.00 minimum)
165	Transcription fee of Planning Commission minutes	Actual Cost and minimum \$500.00 deposit

DEVELOPMENT SERVICES

Planned Development

166	Without General Plan or Specific Plan Amendment	Actual Cost
167	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost
168	With General Plan or Specific Plan Amendment	Actual Cost
169	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost
170	Town Council Modification to a Planned Development	Actual Cost (\$5,000.00 minimum)
171	DRC Modification to a Planned Development	Actual Cost (\$3,000.00 minimum)
172	Publication costs for the planned development ordinance shall be paid by the applicant	
173	Transcription fee of Planning Commission minutes	Actual Cost and minimum \$500.00 deposit

Planning Division Certificates of Use and Occupancy

174	Change of use	\$244.00
175	Change of occupancy (excluding change of proprietor of a continuing business enterprise)	\$164.00
176	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new accessory dwelling unit	No fee

Sign Application

177	New permanent sign	\$328.00
178	Temporary nonresidential sign	\$105.00
179	Change of face only	\$164.00
180	Sign program	\$2,197.00

Administrative Land Use Permit

181	Minor telecommunications facility (i.e. microcell, 8,021 lb. or equivalent)	\$1,626.00
182	Major telecommunications facility which do not require a Conditional Use Permit	\$3,898.00

DEVELOPMENT SERVICES

Other Zoning Approvals Fees

183	Variance	\$4,947.00
	<i>Engineering Development Review Service Fee</i>	\$1,431.00
184	Minor Residential Development (see #151)	\$2,375.00
185	Agricultural Preserve Withdrawal	\$4,035.00
186	Hazardous Materials Storage Facility Application	Fully allocated rate of all personnel, plus noticing fees
187	Home Occupation Permit	\$164.00
188	Accessory Dwelling Unit	\$1,419.00
189	Two-Unit Housing Development	\$1,340.00
190	Urban Lot Split	\$1,340.00
191	Mobile Home Park Conversion Permit	Fully allocated rate of all personnel with initial deposit of \$5,000.00
192	General Plan/Town Code Amendments	Fully allocated rate of all personnel with initial deposit of \$5,000.00 plus additional fees

Subdivisions

193	Lot Line Adjustment (DRC Approval)	\$2,254.00
	<i>Engineering Development Review Service Fee</i>	\$3,782.00
194	4 Lots or Less (DRC Approval)	\$9,081.00
	<i>Engineering Development Review Service Fee</i>	\$4,194.00
195	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$3,750.00
	<i>Engineering Development Review Service Fee</i>	\$4,398.00
196	5 Lots or More	\$10,230.00
	<i>Engineering Development Review Service Fee</i>	\$5,417.00
197	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$4,397.00
	<i>Engineering Development Review Service Fee</i>	\$5,420.00
198	Vesting Tentative Map (VTM)	Actual Cost plus \$500.00 deposit and additional fees
199	Lot Merger and Reversion to Acreage (DRC Approval)	\$1,117.00
	<i>Engineering Development Review Service Fee</i>	\$3,781.00
200	Condominium	\$7,884.00
201	Condominium (as part of a Planned Development)	\$3,750.00
202	Certificate of Compliance (DRC Approval)	\$3,257.00
	<i>Engineering Development Review Service Fee</i>	\$2,350.00

DEVELOPMENT SERVICES

Subdivisions (continued)

203	VTM applications that require Town Council approval, Subdivision and/or DRC applications that require Planning Commission approval. This fee supplements the above-established fees.	\$2,991.00
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Miscellaneous Application Fees

204	Time Extensions to Approved Application	50% of current fee (excluding fees based on actual cost)
205	Modification to Approved Application	75% of current fee (excluding fees based on actual cost)
206	Conceptual Development Advisory Committee Review	\$2,966.00
		Special Noticing - Actual Cost (minimum \$500.00 deposit)
207	Push Cart Permit	\$521.00
208	Auto Dealer Events	Smaller Promotional Events \$87.00
		Large Promotional Events \$425.00
209	News rack Permit Fee	\$413.00
210	Firearms Dealer Permit (Town Ordinance 2217 dated 6/17/2013)	Fully allocated hourly rate of all personnel plus any necessary outside costs and initial \$2,000.00 deposit

Environmental Assessment Fees

211	Categorical Exemption	No fee
212	Initial Study Deposit***	Fully allocated hourly rate of all personnel with initial \$5,000.00 deposit
213	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment <i>Engineering Development Review Service Fee</i>)	\$2,950.00
		\$2,045.00
214	Environmental Impact Report	Consultant's fee

DEVELOPMENT SERVICES

Environmental Assessment Fees (continued)

215	Draft EIR Review Fee	Fully allocated hourly rate of all personnel plus any necessary outside costs
216	Impact Monitoring Program (AB3180)	Fully allocated hourly rate of all personnel plus any necessary outside costs

*****The \$5,000 fee is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit. Any deposit balance will be refunded.**

Surcharges

217	General Plan update surcharge	.5% of building valuation for new construction and additions/10% of zone change and subdivision fee
218	Advanced Planning projects	10% of application fee
219	Administrative Fee	10% of development application fees

Appeals

220	Fee to appeal Planning Commission decision to Town Council	Per Residential \$464.00
		Per Commercial, multi-family or tentative map \$1,867.00
221	Fee to remand applications from Town Council to Planning Commission	Fully allocated hourly rate for all personnel plus additional fees
222	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	Per Residential \$234.00
		Per Commercial \$934.00
223	Tree appeals	\$95.00
224	Appeal transcription fee of Planning Commission minutes (only applies to appeals from Planning Commission to Town Council)	Actual Cost - minimum \$500.00 deposit

DEVELOPMENT SERVICES

Zoning Research

225	Basic Zoning Letter	\$164.00
226	Legal non-conforming verification	\$688.00
227	Reconstruction of legal non-conforming structures (Burndown Letter)	\$292.00

Other Planning Division Fees

228	Fence Height Exceptions	\$292.00
229	Peer/Technical Review - any remaining deposit will be refunded to the applicant and amounts exceeding the deposit amount will be paid by applicant	Fully allocated hourly rate of all personnel plus any necessary outside costs and initial \$2,000.00 deposit
230	Fees For Additional Tech Review and/or DRC Review - DRC beyond three meetings, Planning Commission hearing beyond two meetings, Town Council hearing beyond one meeting	Fully allocated hourly rate of all personnel involved plus additional fees
231	Consultation	Actual cost on an hourly basis
232	Research Services Minimum Charge	Fully allocated hourly rate for all personnel with initial \$200.00 deposit
233	Building Permit Plan Check Fee	20% of building fee
234	Below Market Price Housing Program In-Lieu Fee	6% of the building permit valuation for the entire project
235	Outdoor Seating Permit	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit
236	Valet Parking Permit	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit
237	Parklet Program	Fully allocated hourly rate for all personnel with initial \$1,000.00 deposit

Payment of Application Fees

All application fees are to be paid at the time the applications are submitted to the Community Development Department. If the applicant withdraws an application, which requires a hearing by the Planning Commission, prior to processing the application for the hearing, 40% of the paid application fee shall be refunded to the applicant at the discretion of the Director of Community Development. All other fees are non-refundable.

DEVELOPMENT SERVICES

Engineering Division

The following fees constitute a comprehensive listing of the various fees charged by the Engineering Program. Certain types of application/permits must be reviewed and/or processed by other Town departments or public agencies, which may charge separate fees. Applicants are advised that the fees for those services are not included in the Engineering Program's fees. Where the term "actual cost (s)" is used here it shall mean: materials, supplies (including any costs of noticing or publication), outside consultants and employee cost, (including salary, benefits and overhead).

Engineering Plan Check Fee (Public Improvements & Grading Permits) *

238	Application Fee	\$519.00
239	Under \$20,000.00	15.5% of valuation
240	\$20,000.00 to \$80,000.00	\$3,283.00 plus 9% of valuation
241	Greater than \$80,000	\$9,002.00 plus 8.5% valuation
242	Each additional plan check beyond three reviews	Fully allocated hourly rate for all personnel

Inspection Fee (Public Improvements & Grading Permits)

243	Under \$20,000.00	7.5% of valuation
244	\$20,000.00 to \$80,000.00	\$1,589.00 plus 6.5% of valuation
245	Greater than \$80,000.00	\$5,719.00 plus 4.0% of valuation

DEVELOPMENT SERVICES

Work In or Use of Public Right-of-Way *

246	Encroachment Permit - Residential	Work up to \$4,000.00 - \$323.00
		Each additional \$2,000.00 - \$169.00
247	Encroachment Permit - Collector/Arterial Streets**	Work up to \$4,000.00 - \$1,673.00
		Each additional \$2,000.00 - \$365.00
248	Outside contractor underground utility locating surcharge (actual cost for outside contractor inspection fee may change)	\$95.00
249	Temporary Encroachment Permit	\$159.00
250	Dumpster Permit	\$159.00
251	Storage Permit	\$159.00***

*** Work done at night or on weekends shall be charged the actual costs of staff**

**** Single-family residences located along collector and arterial streets to be charged the residential fees above**

***** \$500.00 refundable Storage Unit Removal Deposit, to cover cost of removal, if abandoned**

NPDES

252	Inspection Fee - Grading Permits	Single Family Residential \$773.00
		Commercial or Multi Family Residential \$1,202.00
253	Inspection Fee - Encroachment Permits and Some Storage Permits	Single Family Residential \$212.00
		Commercial or Multi Family Residential \$344.00
		Plus \$514.00 per LID facility
254	Inspection of Storm Water Treatment Measures	\$530.00 per facility
255	Annual Stormwater/Limited Impact Development (LID) Permit	Per Visit and 1st facility inspection \$514.00
		Every additional facility inspection \$169.00
256	C-3 Permit Hydrologic Calculation	Fully allocated hourly rate for all personnel plus any outside cost and initial deposit of \$3,750.00

DEVELOPMENT SERVICES

Engineering Subdivision Map Checking

257	1-4 lots	\$3,023.00*
258	5 or more lots	\$4,231.00*

****Plus, initial \$3,000 surveyor deposit. Additional deposit(s) of actual surveyor costs may be required for larger projects than 5 or more lots, additional map check review(s), or overall complexity of the map.***

Traffic Impact Analysis or Parking Study

259	Development Review (staff traffic impact analysis or Parking Study)	Actual Cost
		Consultant Report - Consultant Fee
260	Staff Review Fee	\$703.00 plus 10% of the traffic consultant report cost
261	Site Distance Analysis	\$189.00 per review not to exceed two hours. Actual cost for staff time when analysis exceeds two hours.
262	Traffic Impact Mitigation Fee	\$1,015.00 per new average daily trip generated

Storm Drainage Fees

263	Development Projects	Single family lots Section 24.60.035(b) (3): For subdivision whose lots exceed one acre, the fee shall not exceed that of one acre per lot \$4,477.00/ac.
		Multiple family dwelling units - initial unit \$4,477.00/ac.
		Multiple family dwelling units - each unit after initial (not to exceed \$4,622.00/ac.) \$168.00
		Commercial, industrial, hospitals, churches, schools, and others \$5,598.00/ac.
264	Building/Grading Permits (Building, Structures, & impervious areas)	New impervious surface area, per sq. ft. \$1.00/sq. ft.

DEVELOPMENT SERVICES

Street Improvement In-Lieu Fee

265	Sidewalks	\$20.00/sq.ft.
266	Curb and Gutter	\$100.00/lf.

Other In-Lieu Fee

267	Trail Improvements	\$16.00/per sq. ft. or determined by Director
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Hauling Permits

268	House Moving Fee	\$3,696.00*
269	Hauling (Overweight Vehicle) Permit	Daily \$16.00**
		Annual \$90.00

****Plus initial deposit of \$5,000 for facilities damage***

*****The current State mandated fee is \$16.00 for Hauling Permit. If the State fee changes, the Hauling Permit fee will change to reflect the same.***

Construction Activities Mitigation Fee (Ordinance 2189)

270	New Buildings and Additions	Residential (per square foot added) \$1.26/sq.ft.*
		Non-residential (per square foot added) \$1.26/sq.ft.*

****These two fees are adjusted based on the Building Cost Index***

Other Engineering Fees

271	Engineering Reversion to Acreage	\$2,536.00 plus initial deposit of \$2,500 for surveyor
272	Engineering Lot Merger	\$3,685.00 plus surveyor deposit
273	Engineering Lot Line Adjustments	\$3,685.00 plus surveyor deposit
274	Certificate of Compliance	\$3,685.00 plus surveyor deposit
275	Abandon Excess Public Right-of-Way & Public Easement	\$4,601.00 plus surveyor and valuation consultant and planning services

DEVELOPMENT SERVICES

Other Engineering Fees (continued)

276	Geotechnical Peer Review Fees	Fully allocated hourly rate of all personnel plus any outside costs and initial \$2,500 deposit. Larger projects require an initial deposit of \$4,500 to allow for a site visit by the geotechnical peer review consultant.
277	Separate Instrument Dedication Fee (for dedication via grant deeds and not maps)	\$762.00 plus initial deposit of \$2,500 for surveyor
278	Slurry Seal Fee	\$2.50 per sq.ft.
279	Flood Review Fee	Consultant Cost plus 25% Admin Fee
280	Miscellaneous Review Fee*	Actual Cost

****This fee will be implemented for services including, but not limited to, wet weather inspections, annual inspections, review of operations and maintenance reports, coordination with property owner(s) and/or homeowner associations, etc.***