

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY OF ORANGE, CALIFORNIA

March 10, 2015

WHEREAS, on March 22, 1994 this Board approved Resolution 94-300 establishing fees for encroachment on County property; and

WHEREAS, on March 30, 2010, this Board approved Ordinance 10-008 adopting the fee schedule for Building and Safety, Planning, Subdivision, and Grading; and

WHEREAS, the OC Public Works Department is proposing to update its Schedule of Fees for Development Services, including all fees categories included in Resolution 94-300 and Ordinance 10-008; and

WHEREAS, there are a number of services provided by OC Public Works in processing applications for the development of property in the County that are of primary benefit to the applicant; and

WHEREAS, pursuant to County policy the cost of these services should be borne primarily by the applicant receiving benefit from such services and so as to insure timely and effective processing of the applications; and

WHEREAS, OC Public Works can account for the actual costs of these services provided to the applicants; and

WHEREAS, Board of Supervisors has conducted a duly notice public hearing on November 25, 2014 to consider the proposed fee modifications.

NOW, THEREFORE, be it resolved that this Board does hereby:

1. Find that the adoption of the Resolution approving the proposed fee schedule is Statutorily Exempt from the provisions of CEQA pursuant to Section 15273(a)(1) and (a)(2) of the CEQA Guidelines as the establishment or modification of rates, fees, and charges which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits and purchasing or leasing supplies, equipment, or materials.
2. Find that these fees meet the requirements set forth in subdivision (e)(2), (e)(3), or (e)(5), as applicable, of Section 1 Article XIII C of the California Constitution, and are therefore exempt from the definition of a tax as used therein.
3. Find that the revenue resulting from the fees established pursuant to this resolution will not exceed the estimated reasonable costs to provide the services and that the costs of providing these services are reasonably allocated among the fees established hereby.

BE IT FURTHER RESOLVED that effective May 1, 2015 this Board hereby establishes the OC Public Works Development Services fees as shown in Exhibit 1, and hereby rescinds Resolution No. 94-300.

BE IT FURTHER RESOLVED that the OC Public Works Development Services fee schedule includes a fee category of time and materials. For time and material charges, applicants will be charged by the hour, or fraction thereof, for the classifications performing the services at the following rates, which include a 3.72 multiplier to the base salary for full cost recovery.

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	Classification	Rate effective May 01, 2015	Rate effective November 01, 2015	Rate effective May 01, 2016
1	Accounting Office Supervisor I	\$75.44	\$80.72	\$87.98
2	Accounting Office Supervisor II	\$79.66	\$85.24	\$92.91
3	Administrative Manager I	\$140.42	\$150.25	\$163.77
4	Administrative Manager II	\$185.92	\$198.94	\$216.85
5	Administrative Manager III	\$235.01	\$251.46	\$274.09
6	Building Inspector I	\$106.85	\$114.33	\$124.62
7	Building Inspector II	\$112.88	\$120.78	\$131.65
8	Building Inspector III	\$118.91	\$127.23	\$138.68
9	Building Inspector IV	\$120.59	\$129.03	\$140.63
10	Building Inspector, Senior	\$132.53	\$141.81	\$154.57
11	Building Inspector, Supervising	\$143.63	\$153.68	\$167.51
12	Civil Engineer, Junior	\$115.84	\$123.95	\$135.11
13	Civil Engineer Assistant	\$128.79	\$137.81	\$150.21
14	Civil Engineer	\$149.99	\$160.49	\$174.93
15	Civil Engineer, Senior	\$183.65	\$196.51	\$214.20
16	Code Enforcement Officer	\$101.21	\$108.29	\$118.04
17	Construction Inspector	\$106.85	\$114.33	\$124.62
18	Construction Inspector, Senior	\$118.91	\$127.23	\$138.68
19	Construction Inspector, Supervising	\$132.53	\$141.81	\$154.57
20	EMA Professional Services Aid	\$65.70	\$70.30	\$76.63
21	EMA Professional Services Assistant I	\$69.34	\$74.19	\$80.87
22	EMA Professional Services Assistant II	\$81.17	\$86.85	\$94.67
23	Engineering Geologist, Junior	\$109.88	\$117.57	\$128.15
24	Engineering Geologist	\$132.48	\$141.75	\$154.51
25	Engineering Geologist, Senior	\$151.69	\$162.31	\$176.92
26	Engineering Technician I	\$61.01	\$65.28	\$71.16
27	Engineering Technician II	\$81.21	\$86.90	\$94.72
28	Engineering Technician III	\$95.81	\$102.52	\$111.75
29	Engineering Technician Specialist	\$106.85	\$114.33	\$124.62
30	Engineering Technician I, Supervising	\$106.85	\$114.33	\$124.62
31	Engineering Technician II, Supervising	\$111.32	\$119.11	\$129.83
32	Engineering Technician III, Supervising	\$125.80	\$134.61	\$146.73
33	Engineering Technician Trainee	\$65.96	\$70.58	\$76.93
34	Environmental Engineering Specialist	\$125.28	\$134.06	\$146.12
35	ENVRNMTL Resources Spec III	\$106.85	\$114.33	\$124.62
36	Geologist	\$122.09	\$130.64	\$142.40

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37	Maintenance Inspector/SPEC	\$103.98	\$111.26	\$121.27
38	Office Technician	\$53.31	\$57.04	\$62.17
39	Office Assistant	\$59.99	\$64.19	\$69.97
40	Office Specialist	\$68.00	\$72.76	\$79.31
41	Office Supervisor A	\$71.60	\$76.61	\$83.51
42	Office Supervisor B	\$75.44	\$80.72	\$87.98
43	Office Supervisor C	\$79.46	\$85.02	\$92.67
44	Permit & Plan Review Specialist	\$109.88	\$117.57	\$128.15
45	Planner I	\$81.49	\$87.20	\$95.05
46	Planner II	\$88.32	\$94.50	\$103.51
47	Planner III	\$90.71	\$97.06	\$105.80
48	Planner IV	\$118.30	\$126.58	\$137.97
49	Project Manager I	\$115.84	\$123.95	\$135.11
50	Project Manager II	\$128.79	\$137.81	\$150.21
51	Project Manager III	\$143.63	\$153.68	\$167.51
52	Research Analyst I	\$82.64	\$88.43	\$96.39
53	Research Analyst II	\$92.02	\$98.46	\$107.32
54	Research Analyst III	\$111.45	\$119.25	\$129.98
55	Research Analyst IV	\$123.85	\$132.52	\$144.45
56	Research Analyst, Senior	\$138.11	\$147.78	\$161.08
57	Secretary I	\$66.78	\$71.45	\$77.88
58	Secretary II	\$72.60	\$77.68	\$84.67
59	Secretary III	\$78.24	\$83.72	\$91.25
60	Laborer	\$65.00	\$69.55	\$75.81
61	Sr. Power Equipment Operator	\$100.31	\$107.33	\$116.99
62	Staff Assistant	\$75.04	\$80.29	\$87.52
63	Staff Specialist	\$89.34	\$95.60	\$104.21
64	Surveyor I	\$98.65	\$105.56	\$115.06
65	Surveyor II	\$112.54	\$120.42	\$131.26
66	Surveyor III	\$122.43	\$131.00	\$142.79
67	Sr. Land Surveyor	\$139.91	\$149.71	\$163.18
68	Supvg Maintenance Insp/Spec	\$118.90	\$127.23	\$138.68

BE IT FURTHER RESOLVED that this Board finds that many of the flat fees as initially established in Exhibit 1 are significantly below full cost recovery. Therefore, it is the intention of this Board to adjust the flat fees set forth in Exhibit 1 toward full cost recovery in a manner that allows fee payers to adapt to the increased fees over time and, to that end, the fees adopted herein are hereby adjusted annually as of Resolution No. 15-017 Item No. 24
OC Development Services Fees

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July 1 of each year, by the lower of 3.5% or an amount equal to the Consumer Price Index for All Urban Consumers ((CPI-U); U.S. City Average: All items, not seasonally adjusted) as indicated in the April CPI-U of that year, provided that no fee shall increase to an amount which is higher than full cost recovery as set forth in the OC Public Works Development Services FY 2014-15 Fee Study submitted to this Board. This Board acknowledges that increased efficiencies, among other circumstances, may result in reductions in the costs of services provided. OC Public Works shall prepare annual fee studies in accordance with the policies of this Board and promptly return to this Board if any fee study indicates that costs have reduced to a level below the then current fee charged. Said annual fee studies will be the basis for determining if the annual fee increase exceeds full cost recovery.

BE IT FURTHER RESOLVED that efficient and effective delivery of development services by OC Public Works is highly dependent upon technology, specifically permit tracking and customer interface software. The software supporting the development services workflow was initially developed 15+ years ago and does not contain features consistent with current best practice customer self-service. To update this software system, \$3 million has been identified in the County 2014 Strategic Financial Plan. This Board finds that establishment of a technology surcharge of 3% on all permits and hourly charges are appropriate to fund this upgrade. This Board further finds that the technology surcharge will sunset after six years of implementation or after \$3 million has been raised by the surcharge, whichever happens sooner.



OC Development Services

Fee Schedule

“Protect and enrich the community through efficient delivery and maintenance of public works infrastructure, planning, and development services.”



OC Development Services Development Fees

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General Provisions

Fee Schedule Authorization

The Development Services Fee Schedule was approved by the Board of Supervisors on XXXXXX by adoption of Resolution 14-XXXXX. Resolution 14-XXX includes the approved hourly rates and provisions for annual fee increases.

Fee types

The Development Services Fee Schedule includes three fee types: 1) flat fees; 2) valuation-based fees; and 3) time and material (T&M) charges based upon actual cost of staff or consultant time, including staff time associated with administering a contract. Hourly charges for T&M fees are based upon the hourly rates, including overhead multiplier, adopted by the Board of Supervisors.

Standard charges

Applications and permits will be charged the following:

- Application charge of \$65 for all Right-of-Way Encroachment permits
- Issuance charge of \$25 for all Building & Safety permits
- Technology surcharge of 3% on all permits and hourly charges

Applicant/Responsible Party

The "Applicant" is the individual or entity identified as financially responsible for the application and/or permit unless otherwise indicated on the application and/or permit. If the Applicant is not to be financially responsible, then the "Financially Responsible Party" must be identified at the time of payment or the first deposit. All Additional Deposit Request Notifications, refunds, permits, or other official documents and/or communications will be issued to the Financially Responsible Party. The individual or entity identified will be sent a notice that the individual or entity has been named as the Financially Responsible Party and will have 10 days to object or appeal fees and charges. In the event of a change of Financially Responsible Party on an application or permit, the newly identified Financially Responsible Party must appear in person or will be sent a notice that the individual or entity has been named as the Financially Responsible Party and will have 10 days to appeal.

Deposits

For T&M charges, a deposit is required at the time that applications are submitted. If charges exceed the initial deposit, the Applicant and/or Financially Responsible Party will receive an Additional Deposit Request Notification asking that the Applicant and/or Financially Responsible Party deposit additional monies sufficient to complete the service required. Failure to comply with the request in a timely manner can result in suspension of activity on the application and/or permit. If a deposit balance remains at the completion of service, it will be returned to the Applicant and/or Financially Responsible Party within 60 days from the date the application has been approved or the permit has been closed.

Overtime

For all time and materials charges, overtime shall be available upon the Director's authorization and Applicant and/or Financially Responsible Party approval only. Overtime, may also be requested by an Applicant and/or Financially Responsible Party to accelerate completion of an application which is Resolution No. 15-017 Item No. 24
OC Development Services Fees

subject to valuation fees. Overtime shall be calculated as 1.5 times the base hourly rate of the classification performing the services, plus a 3.72 multiplier.

Applicants and/or Financially Responsible Party with a project subject to a flat fee may request accelerated completion at a rate of two times the flat fee.

Review of Charges

For T&M charges, an Applicant and/or Financially Responsible Party may request in writing a review of the County charges within 10 calendar days of either 1) receipt of the full accounting of the fees charged on a completed application or closed permit; or 2) upon receiving and complying with more than one request by the County for additional deposit monies on a single application or permit. The disputed charges must be paid in order for the appeal process to proceed. The charges will be refunded at the end of the appeal process if found to be in Applicant and/or Financially Responsible Party's favor. The Director of OC Public Works or designee (hereinafter "Hearing Officer") shall review the request within 10 working days of receiving the request. The Hearing Officer shall determine that the charges were or were not justified and may adjust the charges appropriately. The Hearing Officer shall notify the Applicant and/or Financially Responsible Party by mail and/or email the decision within three working days of making the final decision. The decision of the Hearing Officer is final.

Fee Waivers

Fee waivers may be granted by the County Board of Supervisors pursuant to resolution. In addition, the Director of OC Public Works or designee may reduce or waive fees for a) emergencies related to natural or man-made disaster; and (b) for special circumstances related to a primary residence that has been determined to be uninhabitable and where the fee would cause extreme hardship. If the Director of OC Public Works reduces or waives fees, the Director must apprise the Board of Supervisors in writing ten (10) days in advance of the reduction or waiver and must include a description of the circumstances justifying the action.

Refund of Fees

The Director of OC Public Works or designee may authorize refund of a fee which was erroneously paid or collected. 80% of a plan review fee may be refunded when no plan review has been performed. 80% of a valuation-based building permit fee may be refunded when no inspection work has been performed. All refunds require a written request filed by the original applicant not later than 180 days after the date of fee payment. Under no circumstances shall there be a refund of fees after the application or permit has expired.

Penalty fees for unpermitted work

An applicant may be charged double the permit fee for work performed without a permit where such work involved any activity, including, but not limited to construction, grading, electrical, mechanical, or plumbing, that would have been required for safety, environmental, or other valid departmental purposes.

Interpretation of the Fee Schedule

The Director of OC Public Works or designee shall determine the appropriate permit type for applications or permits not specifically listed in the Fee Schedule.

Planning

General Plan

Permit Type	Fee
Amendment	T&M + 10000 deposit
Consistency Determination	T&M + \$2000 deposit
Local Park Implementation Plan	T&M + \$5000 deposit
Amendment to Local Park Implementation Plan	T&M + \$2000 deposit

Zoning

Permit Type	Fee
Area Plan	T&M + \$8,000 deposit
Specific Plan	T&M + \$10000 deposit
Specific Plan Amendment	T&M + \$10000 deposit
Rezoning	T&M + \$10000 deposit
Zoning Text Amendment	T&M + \$10000 deposit
Zoning Research/Verification Letter, Approval in Concept, Setback Determination Letter	T&M + \$500 Deposit

Environmental Impact Evaluation

Permit Type	Fee
Environmental Impact Review (EIR)	T&M + 10% (\$10000 deposit)
Mitigation Monitoring	T&M + 10% (\$2000 deposit)
Negative Declaration/Mitigated Negative Declaration	T&M + 10% (\$5000 deposit)

Site Development Plan

Permit Type	Fee
Site Development Plan/Administrative	T&M + \$4000 deposit
Site Development Plan/Coastal Development	T&M + \$5000 deposit
Site Development Plan/North Tustin or Foothill Trabuco Area	T&M + \$8000 deposit
Site Development Plan/Variance	T&M + \$5000 deposit

Use Permit

Permit Type	Fee
Use Permit/Zoning Administrator	T&M + \$5000 deposit
Use Permit/Coastal Development	T&M + \$5000 deposit
Use Permit/North Tustin or Foothill Trabuco Area	T&M + \$8000 deposit

Variance

Permit Type	Fee
Variance	T&M + \$5000 deposit
Variance/Coastal Development	T&M + \$5000 deposit
Variance/North Tustin or Foothill Trabuco Area	T&M + \$8000 deposit
Variance/Site Development	T&M + \$5000 deposit

Subdivision

Permit Type	Fee
Certificate of Compliance	\$500
Lot Line Adjustment	T&M + \$500 deposit
Tentative Tract Map	T&M + \$5000 deposit
Revised Tentative Map	T&M + \$3000 deposit
Final Tract Map	T&M + \$3000 deposit
Tentative Parcel Map	T&M + \$5000 deposit
Final Parcel Map	T&M + \$3000 deposit

Miscellaneous

Permit Type	Fee
Annual Monitoring Reports (AMR)	T&M + \$2,500 deposit
Appeals (Appellant Filing Fees)	T&M + \$500 deposit
Changed Plans, Administrative Revision	T&M + \$2,000 deposit
Extensions (for all discretionary permits)	\$500
Amendments to Discretionary Permits	T&M + \$3000 deposit for permits which do not require a public hearing T&M + \$5000 for permits requiring a public hearing

Building & Safety

Valuation-Based Fee Calculation

Valuation-based fees are calculated using the valuation tables which follow. Table 1 is Building Valuation Data (BVD) developed by the International Code Council (ICC) to calculate the valuation of the project. The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

Table 1- Square Foot Construction Costs from the International Code Council (ICC),

Building Valuation Data - August 2014

Occupancy Groups (2012 International Building Code)	Construction Types (See Definitions)								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.20	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.90	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.90	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.40	197.04	188.09	176.18	170.63	181.20	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
E Educational	193.98	187.30	181.81	173.58	161.65	153.10	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.90	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.80
F-2 Factory and industrial, low hazard	106.90	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.80
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.30	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.40	149.39	145.50	162.08	134.22	129.61
R-2 Residential, multiple family	151.70	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.76	132.27	127.10	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Valuation-Based Fee Calculation (continued)

Once the project valuation has been determined based upon Table 1, valuation-based fees, such as the building permit, are determined by applying the project valuation to Table 2.

Table 2 - Valuation - Based Fee Table

Total Valuation	Valuation-Based Fee
\$1 - \$3,000	\$148
\$3,001 - \$25,000	\$148 for first \$3,000 plus \$30 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$812 for first \$25,000 plus \$21 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,344 for first \$50,000 plus \$16 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 - \$500,000	\$2,130 for first \$100,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 - \$1,000,000	\$7,844 for first \$500,000 plus \$11 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and over	\$12,325 for first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof

Building Permits

Permit Type	Fee
Air Conditioning Units – wall unit without duct	\$100
Auditorium	Valuation-based
Banks	Valuation-based
Bowling Alleys	Valuation-based
Ceiling Fan – New	\$65
Churches	Valuation-based
Demolition	\$385
Fences (over 6')	Valuation-based
Forced Air Units (Heater without duct distribution)	\$100
Fireplace/Chimney (excluding freestanding fireplace)	\$100
Fireplace/Chimney (freestanding)	\$500
Fire Stations	Valuation-based
Foundations	Valuation-based
Garage and Carports	Valuation-based
Hotels and Motels	Valuation-based
Housing, Custom Single Family Dwelling	Valuation-based
Housing, Manufactured Single Family Dwelling	Valuation-based
Housing, Tract Single Family Dwelling (Master)	Valuation-based
Housing, Tract Single Family Dwelling (Repeat)	25% of Master Plan Check Fee + 60% of Inspection Fee
Private Street Light Pole Footing, per Pole	\$350 for first pole + \$50 per additional pole
Industrial Plants	Valuation-based
Jails	Valuation-based
Landscape Plan Review	\$1500
Libraries	Valuation-based
Medical Offices	Valuation-based
Multi Family, Residential	Valuation-based
Multi Family, Residential Tract (Master)	Valuation-based
Multi Family, Residential Tract (Repeat)	25% of Master Plan Check Fee + 60% of Inspection Fee
Occupancy (Minor Improvements)	Valuation-based
Occupancy (Major Improvements)	Valuation-based
Occupancy Only - No Alterations	\$330
Office Buildings, General	Valuation-based
Parking Structure	Valuation-based
Patio, Custom: Covers, Decks, Balconies, Enclosures	Valuation-based
Patio, Standard: Covers, Decks, Balconies, Enclosures	\$525
Stucco/Siding	\$295
Pool/Spa - Remodel, Structural	Valuation-based
Pool/Spa – Replaster, Non-Structural	\$250
Pool/Spa – New	Valuation-based
Reroofing	\$300
Reroofing - For each detached garage or structure with the	\$250

Permit Type	Fee
main reroofing permit	
Restaurants	Valuation-based
Retail Stores	Valuation-based
Retaining Walls	Valuation-based
Room Addition	Valuation-based
Schools	Valuation-based
Service Stations	Valuation-based
Sign, Illuminated	\$475
Sign, Non-illuminated	\$425
Skylights, Windows, Doors - Non-Structural	\$175 + \$25 for each item
Skylights, Windows, Doors - Structural	Valuation-based
Solar Permit	\$425
Structures, Manufactured - Non Residential	Valuation-based
Temporary Tent Structures	\$330
Theaters	Valuation-based
Trash Enclosure	\$450
Warehouses	Valuation-based
Water Heater Permit – Storage Type	\$65
Tenant Improvements	50% of the valuation of new construction
Interior Remodel – Residential	50% of the valuation of new construction
Plan Check	65% of Building Permit Fee

Electrical Permits

Permit Type	Fee
Electrical Permit Application Flat Fee (Applies to fixtures, including panels, that are added or altered within an existing building). Up to 50 of the following items and related wiring are included in the Flat Fee: <ul style="list-style-type: none"> • Receptacle, switch, lighting outlets, and fixtures • Residential and non-residential appliances 	\$300
Electrical Permit Application Flat Fee (Applies to fixtures, including panels, that are added or altered within an existing building). 50 or more of the following items are included in the Flat Fee: <ul style="list-style-type: none"> • Receptacle, switch, lighting outlets, and fixtures • Residential and non-residential appliances 	\$450
Special inspection prior to energizing electrical service pending completion of improvements "Work with" Power	50% of electrical permit
Power Apparatus - All Ratings (Includes radiant ceilings, swimming pools, spa electrical inspection, and special equipment, excluding laboratory equipment)	Base Fee (\$300/\$450) + \$125
Temporary Electrical Services including Power Pole, Pedestal, Piggyback (each)	Base Fee (\$300/\$450) + \$100
Miscellaneous apparatus, equipment, or conduit, each for which a permit is required but for which no fee is here set forth	Base Fee (\$300/\$450) + \$100
Private Street Lights - Electrical	\$125 flat fee + \$25 for each light
Electrical Plan Check	20% of Building Permit Fee. Work which does not include a building permit but requires plan check will be charged 65% of Electrical Permit fee.

Mechanical Permits

Permit Type	Fee
Mechanical Permit Application Flat Fee Including any number of the following items: <ul style="list-style-type: none"> • Appliance Vent • Appliance Fan • Evaporative Cooler • Fan/Hood Unit 1M-10CFM • Fireplace • Furnace-blower • Commercial Heating/Appliance Refrigeration Unit (0-500 BTU) • HVAC/Heating System Replacement • Type II Kitchen Hood 	\$400

<ul style="list-style-type: none"> Commercial Heating /Appliance 500+ BTU 	
Stand Alone Mechanical permit for individual appliances	Each 50% of base fee
Mechanical Plan Check	20% of Building Permit fee. Work which does not include a building permit but requires plan check will be charged 65% of Mechanical Permit fee.

Plumbing Permits

Permit Type	Fee
Plumbing Permit Application Flat Fee (Including all Plumbing Fixtures, toilets, disposal, rainwater drains, water piping, treatment or softening equipment). Specifically, any number of the following items are included in the Flat Fee:	\$325
<ul style="list-style-type: none"> Dishwasher/Disposal Floor Drains Gas Piping, all outlets Gas Regulators Other Fixtures or Traps Rainwater Drain (inside building) Repair - Waste and Vents Sinks Sump Pump Tubs>Showers VAC Breakers or Back Flow Device Water Basins Water Closets Water Piping - New/Alteration Clean Outs Grey Water Piping – New/Alteration Recovery Systems Tankless Water Heater 	
Pre-Investigative Private Sewer System	\$375
Private Sewage Disposal Systems, each	\$750
Sewer and Water Test	\$65
Sewer Lateral Replacement	\$200
Yard Water Distribution System, Gas System, Yard Collector, Drain Collector	\$150
Stand Alone plumbing permit for individual appliances	Each 50% of base fee
Plumbing Plan Check	20% of Building Permit Fee. Work which does not include a building permit but requires plan check will be charged 65% of Plumbing Permit fee.

Grading

Permit Type	Fee
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Grading - less than 500 cy	T&M + \$5000 deposit
Grading - greater than 500 cy, less than 5,000 cy	T&M + \$5000 deposit
Grading - equal to or more than 5,000 cy	T&M + \$5000 deposit

License Fees

Permit Type	Fee
Acoustical Consultant Certification: Initial Classification	\$500
Acoustical Consultant Certification: 5 Year Renewal	\$150
Special Inspector Registration and Renewal - Initial Classification	\$125
Special Inspector Registration and Renewal - Each Additional Classification	\$50

Water Quality Review

Permit Type	Fee
Water Quality Management Plan (WQMP)	T&M + \$1,000 deposit
NPDES – Inspection 1 (low priority)	\$165
NPDES – Inspection 2 (medium priority)	\$600
NPDES – Inspection 3 (high priority)	\$900

Oil Well Permits

Permit Type	Fee
Oil Well: Annual Inspection (1st Well)	\$325
Oil Well: Annual Inspection - each additional well	\$50
Oil Well: Drilling	\$865
Oil Well: Re-drilling	\$600

Miscellaneous

Permit Type	Fee
Renewals & Extensions	\$150
Sand and Gravel Extraction Permit	T&M + \$5,000 deposit
Special Investigations: Family Day Care; Sober Living Inspections; Fire Investigation; Special Water Quality Review; Other Annual Inspections	\$450
Temporary Certificate of Use and Occupancy (each)	\$500
Re-inspection: A re-inspection fee will be charged for all inspection request services that require more than two inspection visits (Initial inspection and one correction visit). Additional inspection visits for the same correction that original notice of correction was issued, will be collected at a building inspector's billable rate according to the fee ordinance	T&M + \$150 Deposit
Recheck: Initial plan check fee is up to three plan checks (Initial plan check and two re-submittals). Plans which require more than three reviews may be subject to additional 25% of plan check fee, as determined by the Building Official.	T&M + \$150 Deposit
Revisions to Approved Plans	T&M + \$150 Deposit
Residential Combo Permit (addition/alteration of 500 sq ft or less)	25% Discount for Mechanical, Electrical, and Plumbing permit fees
Variance from Building and/or Grading Code	T&M + \$500 deposit
Review of alternative materials and methods of construction	T&M + \$500 deposit
Online Self Certification for one item when applicable	\$100

Special Event / Temporary Use / Filming

County Set Up and/or Inspection Charges - Private Property or County ROW

Permit Type	Fee
Temporary Use and Special Event Permit – Set up and inspection performed Monday through Friday during County business hours. Required when any of the following is proposed when more than 200 people are gathered on private or public property: 1) Stages, platforms, scaffolding or bleachers more than 30 inches above grade; 2) More than 7 Easy-Up's; 3) Tents or canopies larger than 400 square feet; 4) Temporary pole lights over 6 feet in height; 5) Portable generator rated 50 KVA or higher; 6) Temporary grading work	\$650
Temporary Use and Special Event – Set up and inspection performed Saturday, Sunday or after County business hours	\$1,500

County ROW Plan Review

Permit Type	Fee
Special Events – Group I	\$75 Weekday / \$150 Weekend
Special Events – Group II	\$200 Weekday / \$400 Weekend
Special Events – Group III	\$400 Weekday / \$800 Weekend
Filming – Still & Motion – Group I	\$100
Filming – Still & Motion – Group II	\$750 + Actual Cost
Filming – Still & Motion – Group III	\$1,000 + Actual Cost
Filming at John Wayne Airport – Motion	\$500 + Actual Cost
Filming at John Wayne Airport – Still	\$250 + Actual Cost

Right-Of-Way Encroachment (inclusive of Flood Control District Property)

An encroachment permit is required for all activity in the County right-of-way which may not later be accepted as a public improvement by the County. Examples of encroachments are installation of towers, plies, fences, street closures, or structures for private purposes. In addition, use of the right-of-way for a gathering such as a special event is an encroachment. An encroachment permit is not a property right; it authorizes the permittee to perform work and cannot be transferred.

Temporary Use - One month or less

Permit Type	Fee
Stockpiling/Storage – Commercial	\$850 + \$250 per month after first month
Stockpiling/Storage – Non Commercial	\$150 per month
Road Closures – Commercial	\$850
Road Closures – Non Commercial	\$250
Commercial Refuse Container (Single Use) – Designated Location	\$200
Tree & Vegetation Planting/Trimming/Removal	\$75 + \$15 per tree and/or \$1 per LF of ground vegetation
Graffiti Removal	\$0

Temporary Use - One to six months

Permit Type	Fee
Access – Road / No Construction – Non Commercial	\$150
Access- Road / No Construction – Commercial	\$600
Access – Flood / No Construction – Non Commercial	\$150
Access- Flood / No Construction - Commercial	\$2,000
Soil Boring Samples /Monitoring Wells (Initial Fee)	\$500 + \$75 per bore
Monitoring Well Renewals	\$350

Temporary Use - Annual

Permit Type	Fee
Curb Painting	\$400
Dewatering	\$1,500
Commercial Refuse Container – Designated Location	\$600
Commercial Refuse Containers – Undesignated Location	\$850+\$250 per month
Private Development Identification Signs	\$600
Private Development Identification Sign Renewals	\$150
Bus Shelter	\$600 annual master permit \$125 monthly charge per shelter
Bus Stop or Bench	\$400 annual master permit \$100 annual renewal

Temporary Use - Transportation

Permit Type	Fee
Single Trip	\$16
Annual Permit	\$90

Temporary Use - Surplus Material Removal

Permit Type	Fee
Surplus Material Removal	T&M/\$500 deposit

Temporary Use - Utilities

Permit Type	Fee
Utilities – Road / Flood	T&M/\$2,500 deposit (deposit may be adjusted based upon project complexity)

Temporary Use - Other

Permit Type	Fee
Wireless Communication Facility (subject to discretionary review)	T&M / \$5,000 deposit
Landscape/Grading, Filling, Irrigation – Commercial	\$1000
Landscape/Grading, Filling, Irrigation – Non Commercial	\$500
Fencing/Mutual Boundary – Road	\$500
Fencing/Mutual Boundary – Flood	\$1000

Right-Of-Way Improvements (includes Flood Control District property)

Improvements that require work outside private property lines are called right-of-way improvements. Right-of-way improvements typically include concrete, paving, water, sewer, landscaping, and related incidentals.

Road Improvements

Permit Type	Fee
Street Improvements	T&M +\$1,500 deposit (deposit may be adjusted based upon project complexity)
Driveway – Each Non Commercial	\$750
Driveway – Each Commercial	\$1,500
Drain lines, Scupper, Parkway Culvert / Non Commercial	\$300
Drain lines/Flood Control	\$1,000
Private Street Entry / Curb Return	\$1,500
Curb and gutter	\$750+\$0.50 per LF
Paving	\$1,000+\$0.50 per SF
Sidewalks	\$250+\$0.25 per SF

Flood Facility Improvements

Permit Type	Fee
Flood Control Facility Improvements	T&M + \$1,500 deposit (deposit may be adjusted based upon project complexity)
Storm Drain Entry (0-27" Diameter)	\$2,000+\$2.50 per LF
Storm Drain Entry (28" - 48" Diameter)	\$2,500+\$7.50 per LF
Storm Drain Entry (49" – Over Diameter)	\$3,000+\$7.50 per LF
Catch Basin	\$750
Channel Lining	\$2,500 + \$0.50 per sq ft

Definitions

Construction Types

All buildings are classified according to their construction type. Type I is least combustible and Type V is most combustible. The more combustible a building is and the more hazardous the use is, the more the maximum allowable area is limited. All construction types and use groups are allowed to have increased areas by using sprinklers.

Type I - (IA or IB)

Typically these are concrete frame buildings made of noncombustible materials. All of the building elements (structural frame, bearing walls, floors and roofs) are fire resistance rated.

Type II - (IIA or IIB)

These buildings are constructed of noncombustible materials. Typically these are masonry bearing walls structures with steel studs for walls and steel bar joists for floor and roof structures. IIA has fire rated building elements (structural frame, bearing walls, floors and roofs). IIB is the most common construction type for commercial buildings because the building elements are not required to be fire resistance rated but still must be non-combustible.

Type III - (IIIA or IIIB)

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the code (combustible or non-combustible). This is typical of buildings with masonry bearing walls and wood roofs or floors.

Type IV - (IVA or IVB)

This is Heavy Timber construction which is not common in California except perhaps in some worship facilities.

Type V - (VA or VB)

Type V construction is typically wood frame construction. VA requires fire rated assemblies for all building elements (structural frame, bearing walls, floors and roofs); this is often seen in older construction that predates sprinklers but still not commonly used. VB is very common because it does not require any fire rating. VB is typically used for single family dwellings and garages.

Fee Groups for County Encroachment Permits

Group I - Private, non-profit

Can be a private individual, student, or group, using the County ROW or property for exclusive, personal, non-commercial use.

Types of activities include:

- private birthday parties
- family picnics
- dog shows
- model rocket or airplane events

No review is required outside of the County Encroachment Section.

Group II - Commercial, non-profit

Commercial group using County ROW or property for exclusive non-commercial use or commercial group or private individual or group using County ROW or property to provide non-profit event in which no entrance fees are collected. Types of activities include mock medieval tournaments; company picnics; art festivals/shows; and religious celebrations. May require limited review outside of County Encroachment Section.

Group III - Commercial, substantial processing

Commercial group, using County ROW or property for exclusive or public event in which entrance fees may be collected, or where product or services are sold, promoted or advertised, or permits which require extensive review and/or processing time, regardless of which group the permittee would normally be classified under. Types of activities include car shows; beach contests, races (run, walk, ride); radio station remote; parades (no road closure involved); political rallies; and fireworks displays.