

2021 Land Use Fees Update

Board of Supervisors

Agenda Item No. 19

June 22, 2021

Recommended Action

- Adopt Resolution to
 - Amend Article IX – Land Use
 - Amend Article XIX – Building Services
 - Adopt Article X – Public Works

Proposed CEQA Action: Statutorily Exempt per
CEQA Guidelines section 15378(b)(4)

Background

- 2019 RMA consolidated and simplified land use fee articles
 - Planning
 - Public Works (Development Services)
 - Environmental Services
- Rescinded and reserved
 - Article X - Public Works (Development Services)
 - Article XX - Environmental Services

Background

- 2020 Board of Supervisors approved dissolution of the RMA to create
 - Housing and Community Development (HCD)
 - Public Works, Facilities and Parks (PWFP)

2020 Permit Audit

- Permits issued in 2020 were more focused on simple permits and smaller projects.
 - Simple permits
 - 90% of the 2019 quantity
 - More remodels, less new construction
 - new SFDs only 16% of the 2019 quantity

Revisions: Article IX - Land Use

- Omissions/corrections identified for incorporation:
 - Appeal of Director's Interpretation (\$1,500 no GPUI)
 - Errata Memo Provided to correct Attachment C that Appeal of Fee Determination, Director's Interpretation and Director's Interpretation Appeal are \$1,500 with no GPUI
 - Appeal of Incomplete or Completeness Determination (\$3000, no GPUI)
 - Contract Administration Fee (15% of contract/amendment)

Revisions: Article IX - Land Use

- Revisions:
 - Move “Lot Line Adjustment – General” from Tier 5 to Tier 4
 - Add new fee for “Voluntary Merger” to Tier 2
 - Add two smaller deposit levels to “Condition Compliance / Mitigation Monitoring”
 - \$2000 deposit (1-10 conditions)
 - \$4,000 deposit (11-20 conditions)
 - Existing \$6,000 deposit amended to read “for projects with >20 conditions”
 - Increase Tier 2 fee amount by \$500, from \$1000 to \$1,500

Revisions: Article IX - Land Use

- Revisions:
 - Move “Road Abandonment” from Tier 4 to Tier 1
 - Add hourly rate for Housing Services
 - Incorporate changes previously adopted by the BOS (Res 21-132) related to cannabis permits
 - Remove Public Works only fees
 - Remove and replace “RMA” with “HCD” throughout

Revisions: Article XIX – Building Services

- Per 2019 Board Approval
 - Update Building Permit Fee multiplier per ICC standard calculation
 - Increase from 3.15% to 3.80% of project valuation
 - Update ICC Building Valuation Data (BVD) table to most current

Revisions: Article XIX – Building Services

- Change to hourly estimate of plan review & inspection time for the following project types:
 - Pre-fab/modular structures
 - Master plans
 - Tract homes
- Use contractor stated valuation for the following project types:
 - Retaining walls, generators, pools/spas, water tanks

Revisions: Article XIX – Building Services

- Increase Building Permit Base fee from \$195 to \$390
- Modify valuation range of Building Permit Base Fee from “\$0-\$10,000” to “\$0-\$5,000”
- Clarify that permit card replacement is included with permit extension fee for simple permits
- Remove and replace “RMA” with “HCD” throughout

Other fee updates

Technology fee

- Increase from 6.20% to 7.04%

File storage fee

- Increase from 1.70 to 1.93

Article X – Public Works

- Adopt new Article X – Public Works
 - fees related only to the Public Works division of Public Works, Facilities and Parks

Recommended Action

- Adopt Resolution to
 - Amend Article IX – Land Use
 - Amend Article XIX – Building Services
 - Adopt Article X – Public Works
- If adopted, fees article amendments would take effect on August 21, 2021.