



# DEVELOPMENT FEES

EFFECTIVE 3/3/2025

CITY OF SAN MARCOS





# GENERAL INFORMATION



## FEES IN GENERAL

The City of San Marcos assesses various development fees for services and impact during the development review process. These fees are typically assessed during the permitting process to pay for impacts and services. This program of fees contains the fees related to development with exception to code enforcement and administrative violation fees. Development applications, procedures, and standards can be found on the City's website at [www.san-marcos.net](http://www.san-marcos.net).

## FEE DEFERAL PROGRAM

The City offers a Public Facility Fee (PFF) deferral program. This program provides the option to defer PFF payment until utility release.

The Applicant must make application to the building division provided as indicated on the City's website. Approved deferrals will result in a lien being recorded on the affected property which is released upon payment of outstanding PFF. Full information for the deferral program can be found at:

[Public Facility Fee Deferral Program | San Marcos, CA \(san-marcos.net\)](#)

## INCLUSIONARY HOUSING IN-LIEU FEE

Affordable housing must be constructed as part of certain projects pursuant SMMC Chp. 20.310. An affordable housing in-lieu fee may be paid under certain circumstances. This fee is administered by the City's Housing Division and calculated at the time the fee is to be applied. For information on inclusionary housing in-lieu fees contact the City's Housing Program Manager at [NeighborhoodServices@san-marcos.net](mailto:NeighborhoodServices@san-marcos.net).

## FEES NOT ASSESSED BY THE CITY

The City does not assess certain fees related to development. These fees are paid directly to other agencies.

### SEWER & WATER FEES

Sewer and Water fees are assessed by the water or sewer district in which your project resides.

#### Vallecitos Water District

[www.vwd.org](http://www.vwd.org)

201 Vallecitos De Oro  
San Marcos, CA 92069

#### Vista Irrigation District

[www.vidwater.org](http://www.vidwater.org)

1391 Engineer Street  
Vista, CA 92081

#### Buena Sanitation District

[www.Cityofvista.com](http://www.Cityofvista.com)

200 Civic Center Drive  
Vista, CA 92084



## PRIVATE SEWER SYSTEMS (SEPTIC)

Septic permits and fees are assessed by the County of San Diego, Department of Environmental Health. Owners are responsible for verification they do not need to annex to a sewer district and can install septic on the property.

### **County of San Diego**

Department of Environmental Health and Quality (DEHQ)

[www.sandiegocounty.gov](http://www.sandiegocounty.gov)

P.O. Box 129261

San Diego, CA 92112

## SCHOOL FEES

The City of San Marcos only has one school district that provides services to its residents. School fees are administered by the San Marcos Unified School District.

### **San Marcos Unified School District**

[www.smusd.org](http://www.smusd.org)

255 Pico Ave Suite 250

San Marcos, CA 92069



# DEVELOPMENT IMPACT FEES



## PUBLIC FACILITIES FEES (PFF)

The City of San Marcos Public Facilities Fees finance the construction of certain City facilities. Approved pursuant to Council Resolution 2024-9388, the following fees are applicable to any project submitted after 3/3/2025.

For projects subject to the Grace Period established in Resolution 2024-9388, please see the Public Facility Fees in the [previous Development Fees schedule](#) posted on the Development Services > Applications, Forms & Fees webpage on the City's website, [www.san-marcos.net](http://www.san-marcos.net).

**PFF Table (Per Square Foot)**

	Single-Family	Multi-Family	Commercial	Office	Industrial
<i>Transportation</i>	\$2.24	\$2.09	\$9.25	\$8.21	\$5.62
<i>Parks</i>	\$3.51	\$4.38	\$-	\$-	\$-
<i>Fire Protection</i>	\$0.52	\$0.65	\$1.17	\$1.70	\$0.64
<i>Advance Planning</i>	\$0.07	\$0.09	\$0.04	\$0.06	\$0.02
<i>Habitat Conservation</i>	\$0.17	\$0.22	\$0.10	\$0.15	\$0.05
<i>Storm Drain</i>	\$0.19	\$0.21	\$0.37	\$0.40	\$0.40
<b>Total (Per SF)</b>	<b>\$6.70</b>	<b>\$7.64</b>	<b>\$10.93</b>	<b>\$10.52</b>	<b>\$6.73</b>

## REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP)

The TransNet Extension Ordinance administered by the San Diego Association of Governments (SANDAG) and approved by the voters on November 2, 2004, requires that the City of San Marcos exact a fee from new developments for each newly constructed residential unit to fund improvements on the Regional Arterial System (RAS). Each fiscal year the fee is increased to account for inflation effective July 1. This fee is proportioned out of the “Circulation Streets” element of the PFF.

## COMMUNITY FACILITIES DISTRICT ANNEXATION INFORMATION SHEET

Community Facilities Districts (CFD) were formed to help fund increased demand for services and facilities needed to perform public safety, citywide maintenance, and congestion management. New development or redevelopment within the city (including the San Marcos Fire Protection District) can cause an increased demand for such services and facilities. New projects, certain redevelopment projects, and projects requiring a conditional use permit (CUP), director's permit (DP) are conditioned to either pay an in-lieu fee or annex into a CFD to mitigate their impact on such services. The CFD special tax will be levied after the issuance of a building permit, CUP or DP, and will appear on the following year's annual property tax bill.

The City of San Marcos administers the following CFDs: CFD 98-01 IA#1 (Police), CFD 98-02 (lighting and landscaping maintenance), CFD 2001-01 (Fire/Paramedic), and CFD 2011-01 (Congestion management).

If a property owner elects to annex into a CFD, an annexation packet will be prepared and delivered to the property owner and/or registered voter(s). This annexation packet will include a consent and waiver form, official ballot, and instructions for completing these annexation documents. For deed restricted affordable housing projects, a Waiver of Special Tax Exemption form will be included in the annexation packet. The form(s), completed ballot, and a one-time annexation fee must all be returned to the city by the date indicated in the annexation packet. The project's approval may be delayed if the annexation packet is not returned by the date indicated within the packet.

If a property owner chooses to pay an in-lieu fee instead of annexing into a CFD, the amount of the in-lieu fee will be calculated based on the anticipated impact of the project on the demand for pertinent services and facilities.

The following table summarizes the annexation fee applicable to the CFD and property classification:

CFD ANNEXATION FEES				
PROPERTY CLASSIFICATIONS	CFD 98-01 IA#1	CFD 98-02	CFD 2001-01	CFD 2011-01
RESIDENTIAL	\$300	\$300	\$300	\$300
NON-RESIDENTIAL	\$300	\$300	\$300	\$300

If you have any CFD-related questions, please contact the City's Consulting CFD Administrator at (760)744 -1050 ext. 4506 or consult the Community Facilities District page on the city's website:

[www.san-marcos.net/departments/finance/cfd-mello-roos-tax-information](http://www.san-marcos.net/departments/finance/cfd-mello-roos-tax-information)



# **BUILDING, PLANNING, CEQA & ENGINEERING FEES**



## SERVICE FEES

Unless otherwise noted Planning, Engineering, Administration and Building fees are based on the most recent fee study adopted per Resolution 2024-9385, effective 3/3/2025. Fees and services not identified in this Development Fees document will be calculated based on the fully burdened hourly rates as shown in Appendix A.

## DEVELOPMENT USER FEES

### Valuation-Based Building Permit Fee Current (All New Construction)

Minimum Value	Maximum Value	Base Rate	Plus \$\$	For every
1	9,000	\$264.72		
9,001	50,000	\$292.10	\$26.80	1,000
50,001	100,000	\$1,390.97	\$18.55	1,000
100,001	250,000	\$2,318.28	\$15.46	1,000
250,001	500,000	\$4,636.56	\$12.98	1,000
500,001	1,000,000	\$7,882.15	\$8.35	1,000
1,000,001	+	\$12,055.05	\$6.38	1,000

\*Valuations are determined from the current International Code Council (ICC) valuation table.

## ADMINISTRATIVE FEES

Description	Fee
<b>City Attorney Review</b>	City Attorney burdened rate
<b>Fee for Conducting Unpermitted Work</b>	100% of permit
<b>Research Time by Written Request</b>	Based on Cost
<b>Segregation of Assessment District (CFD)</b>	\$800.11 plus \$15 per lot
<b>Special Services provided by Department Staff</b>	Staff rate
<b>Refund of Fees (Fee less City expenses and Costs)</b>	Fee less City expenses and Costs



## BUILDING DIVISION FEES

### Antennas

Description	Fee
<b>Plan Check Fee</b>	\$390
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$130

### Automatic Teller Machine

<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$85

### Awning and Canopies

<u>Residential</u>	
<b>Plan Check Fee</b>	\$145
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$75
<u>Commercial</u>	
<b>Plan Check Fee</b>	\$350
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$220

### Balcony

<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$175

### Close or Open Wall

<b>Plan Check Fee</b>	\$365
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$155

### Fireplaces

<b>Plan Check Fee</b>	\$185
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$105

### Flagpoles over 35 feet

<b>Plan Check Fee</b>	\$220
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$200

### Greenhouses

<b>Plan Check Fee</b>	Valuation Based
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<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Paint Spray Booth

<b>Plan Check Fee</b>	\$735
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$220

#### Propane Tank

<b>Plan Check Fee</b>	\$220
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$80

#### Relocate Building

<b>Plan Check Fee</b>	Same as new building
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Same as new building

#### Re-Roofing

<b>Residential overlay</b>	
<b>Plan Check Fee</b>	\$42
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$50
<b>Residential overlay with sheathing</b>	
<b>Plan Check Fee</b>	\$40
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$132
<b>Commercial overlay to 150 squares</b>	
<b>Plan Check Fee</b>	\$40
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$130
<b>Commercial overlay over 150 squares</b>	
<b>Plan Check Fee</b>	\$84
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$395

#### Re-siding

<b>Plan Check Fee</b>	\$25
<b>Plan Check (Third Party)</b>	\$1,300
<b>Permit Fee</b>	\$80

#### Re-stucco

<b>Plan Check Fee</b>	\$25
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$80



## Signs

<b><u>Reface or Repaint</u></b>	
<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$85
<b><u>Non-illuminated</u></b>	
<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$185
<b><u>Non-illuminated (each)</u></b>	
<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$85
<b><u>Monument and Pole</u></b>	
<b>Plan Check Fee</b>	\$150
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$85

## Residential Solar System on Roof

<b>Plan Check Fee</b>	\$55
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$65

## Carport w/ Solar

<b>Plan Check Fee</b>	\$950
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$440

## Commercial Solar System on Roof

<b>Plan Check Fee</b>	\$600
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$260

## Special Pile Foundation

<b>Plan Check Fee</b>	\$470
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$215

## Storage Racks

<b>Plan Check Fee</b>	\$190
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$90

## Underground Fuel Tanks

<b>Plan Check Fee</b>	\$1,100
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<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$450

#### Apartments, Condominiums, Duplex, Townhouse

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Care for the Elderly

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Carports, Patios, Sheds, Barns, Deck

<b>Plan Check Fee</b>	\$250
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$130

#### Commercial and Industrial Building

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Accessory Dwelling Units (ADU)

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Accessory Dwelling Units (ADU) City Standard Up to 500 SF

<b>Plan Check Fee</b>	\$1,166.08
<b>Permit Fee</b>	\$2,584.24

#### Accessory Dwelling Units (ADU) City Standard Up to 749 SF

<b>Plan Check Fee</b>	\$1,166.08
<b>Permit Fee</b>	\$2,584.24

#### Accessory Dwelling Units (ADU) City Standard Up to 1000 SF

<b>Plan Check Fee</b>	\$1,166.08
<b>Permit Fee</b>	\$2,584.24

#### Hospital and Medical Offices

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based



#### Hotels and Motels

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Mall and Factory Outlet

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Manufactured Home on Residential Lot

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	Valuation Based

#### Mobile Homes

<b>Mobile Home Permit Issuance</b>	\$77
<b>Alter, Repair or Add gas Line outside</b>	\$77
<b>Awning-Patio</b>	\$110
<b>Cabana (Room Addition)</b>	\$250
<b>Carport</b>	\$110
<b>Carport Alteration</b>	\$50
<b>Earthquake Bracing System</b>	\$203
<b>Retrofit Permanent Foundation</b>	\$203
<b>Enclose Awning</b>	\$160
<b>Porch or Deck</b>	\$130
<b>Ramp, Stairs</b>	\$130
<b>Alter Electrical Outside (plus \$9 per circuit)</b>	\$50
<b>Replace Piers, Pads or Jacks</b>	\$110
<b>Service Upgrade- Electrical</b>	\$50
<b>New Mobile home Set-Down</b>	\$160
<b>Sewer Line</b>	\$50
<b>Water Line: Alter or Repair Outside</b>	\$50
<b>New Mobile Home Gas Line: New, Alter, or repair outside</b>	\$50

#### Residential Additions, Garages, Workshops, Pool House

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Valuation Based
<b>Permit Fee</b>	Valuation Based

#### Single Family Dwelling (Custom and Model Homes)

<b>Plan Check Fee</b>	Valuation Based
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<b>Plan Check (Third Party)</b>	Valuation Based
<b>Permit Fee</b>	Valuation Based

#### Single Family Dwelling (Repetitive Tract)

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Valuation Based
<b>Permit Fee</b>	Valuation Based

#### Tenant Improvement

<b>Plan Check Fee</b>	Valuation Based
<b>Plan Check (Third Party)</b>	Valuation Based
<b>Permit Fee</b>	Valuation Based

#### Electrical Code Fees

<b>Permit Issuance</b>	\$50
<b>Alteration or Addition of Circuits</b>	\$50
<b>Plan Review of Electrical Drawings and Load Calc.</b>	\$75
<b>New service single phase</b>	\$150
<b>New service three phase</b>	\$250
<b>Temporary Power</b>	\$50
<b>Energy storage system (ESS)</b>	\$50
<b>Electrical Vehicle Charging Station (EVCS)</b>	\$50
<b>Subpanel</b>	\$50
<b>Electrical code- plan review of electrical drawings (third party)</b>	Direct cost

#### Plumbing Code Fees

<b>Permit Issuance</b>	\$25
<b>Each Plumbing Fixture</b>	\$50
<b>Each Sewer</b>	\$50
<b>Industrial Waste Interceptor</b>	\$110
<b>Lawn Irrigation System</b>	\$50
<b>New Water Heater or Replacement</b>	\$50
<b>New or Repair Water System</b>	\$50
<b>New or Repair Drain Waste &amp; Vent System</b>	\$50
<b>New or Repair Gas System</b>	\$80
<b>Water Softener</b>	\$150
<b>Whole house repipe</b>	\$130
<b>Plan review of plumbing drawings (staff)</b>	\$120
<b>Plan review of plumbing drawings (third party)</b>	Direct cost

#### Mechanical Code Fees

<b>Permit Issuance</b>	\$25
<b>Air Handler or Makeup Air System</b>	\$50
<b>Appliance or Heating Equipment Not Listed</b>	\$50



<b>Chemical Exhaust Hood</b>	\$130
<b>Evaporative Cooler</b>	\$50
<b>Exhaust hood, fan</b>	\$50
<b>Extended Ductwork each unit</b>	\$50
<b>Install Boiler or compressor</b>	\$50
<b>New or Replacement Forced Air Unit</b>	\$50
<b>New or Replacement Heat Pump</b>	\$50
<b>Plan Review of Mechanical Drawings &amp; Load Calculations</b>	\$0.25 each sq ft
<b>Mini-Split</b>	\$50
<b>Plan review of mechanical drawings (third party)</b>	Direct cost

#### Demolition Permit

<b>Plan Check Fee</b>	\$174
<b>Permit Fee</b>	\$85

#### Building Code

<b>Plan Check Fee</b>	\$174
<b>Permit Fee</b>	\$85

#### Other Services

<b>Additional Inspection</b>	\$180
<b>Assignment of Addresses</b>	\$170
<b>Business License Inspection: Certificate of Occupancy</b>	\$724
<b>Code Compliance</b>	\$100
<b>Duplicate Permit Card</b>	\$40
<b>Fire mitigation fee</b>	At burdened staff rate
<b>Health and safety inspection fee</b>	\$75
<b>Overtime Inspection</b>	Direct staff cost
<b>Record Management Each Permit</b>	\$12
<b>Re-Inspection Fee per Unit</b>	\$130
<b>Window/Door replacement retrofit</b>	\$50
<b>Window/Door replacement new construction</b>	\$130

#### Fences over 7 feet

<b>Plan Check Fee</b>	\$130
<b>Plan Check (Third Party)</b>	Direct cost

#### Strong Motion Instrument Tax (Plan Check Fee)

<b>Residential (3 stories or less)</b>	\$0.10 per \$1,000 valuation
<b>Nonresidential</b>	\$0.21 per \$1,000 valuation

#### Swimming Pools

<b>Above ground pools/spas</b>	
<b>Plan Check Fee</b>	\$190
<b>Plan Check (Third Party)</b>	Direct cost



<b>Permit Fee</b>	\$624
<b>In-ground pools/spas</b>	
<b>Plan Check Fee</b>	\$190
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$624

#### Retaining Walls

<b>To 100 Feet</b>	
<b>Plan Check Fee</b>	\$430
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$200
<b>To 200 Feet</b>	
<b>Plan Check Fee</b>	\$640
<b>Plan Check (Third Party)</b>	Direct cost
<b>Permit Fee</b>	\$370

#### Telecom facility (per each location)

<b>New Macro Wireless Facility Plan Check Fee- Staff</b>	\$2,975
<b>New Macro Wireless Facility Plan Check Fee- Third Party</b>	Direct Cost
<b>New Macro Wireless Facility Permit Fee</b>	\$700
<b>Alteration of a Cell Site Plan Check Fee- Staff</b>	\$1,350
<b>Alteration of a Cell Site Plan Check Fee- Third Party</b>	Direct Cost
<b>Alteration of a Cell Site Permit Fee</b>	\$345
<b>New Small Cell Site Plan Check Fee- Staff</b>	\$370
<b>New Small Cell Site Plan Check Fee- Third Party</b>	Direct Cost
<b>New Small Cell Site Permit Fee</b>	\$0
<b>Decommission of A Cell Site Plan Check Fee- Staff</b>	\$640
<b>Decommission of A Cell Site Plan Check Fee- Third Party</b>	Direct Cost
<b>Decommission of A Cell Site Permit Fee</b>	\$370

#### Special Events – does not include fees related to events with Parks and Recreation facility impacts

<b>Application Fee</b>	\$140
<b>Event Fee</b>	\$450
<b>Expedite Fee</b>	\$150
<b>Insurance Fee</b>	Direct Cost
<b>Event Deposit</b>	Direct Cost, Refundable
<b>ROW Permit</b>	\$400



## PLANNING DIVISION FEES

Description	Fee
<b>Ambient Air Balloon Permit (AAB)</b> <ul style="list-style-type: none"><li>- <b>Refundable Deposit</b></li><li>- <b>Nonrefundable Deposit</b></li></ul>	\$50 \$200 \$50
<b>Appeal (Admin/Planning Commission/City Council)</b> <ul style="list-style-type: none"><li>- <b>Citizen</b></li><li>- <b>Other</b></li></ul>	\$100 \$2,000
<b>Boundary Adjustment (BA)</b>	\$1,500
<b>Comprehensive Sign Program (CSP)</b>	\$1,800 plus hourly staff rate
<b>Conditional Use Permit (CUP)</b> <ul style="list-style-type: none"><li>- <b>Major</b></li><li>- <b>Minor</b></li><li>- <b>Non-Profit Organization</b></li><li>- <b>Monitoring</b></li></ul>	\$7,300 \$2,433 \$1,050 \$100 per year plus hourly staff rate
<b>Development Agreement (DA)</b> <ul style="list-style-type: none"><li>- <b>With other discretionary permits</b></li><li>- <b>Processed separately</b></li><li>- <b>Modifications of agreement</b></li></ul>	\$2,500 plus cost of legal review \$2,500 plus cost of legal review \$2,500 plus cost of legal review
<b>Directors Permit (DP)</b> <ul style="list-style-type: none"><li>- <b>Administrative Renewal</b></li><li>- <b>Daycare</b></li></ul>	\$1,300 \$250 \$225
<b>Entertainment Establishment License (ENT)</b> <ul style="list-style-type: none"><li>- <b>New</b></li><li>- <b>Renewal (Class I)</b></li><li>- <b>Renewal (Class III)</b></li><li>- <b>Manager Registration</b></li></ul>	\$250 \$250 \$250 \$250
<b>Environmental Documents (CEQA)</b> <ul style="list-style-type: none"><li>- <b>Negative Declaration (ND)</b></li><li>- <b>Mitigated Negative Declaration (MND)</b></li><li>- <b>Environmental Impact Report (EIR)</b></li><li>- <b>Environmental Document pursuant to a Certified Regulatory Program</b></li><li>- <b>City Prepared Env. Studies / Technical Reports</b></li></ul>	\$1,500 \$1,500 \$2,985 plus administrative cost \$2,100 plus administrative cost Cost plus 25%
<b>Environmental Exemption (CEQA)</b>	\$130
<b>Environmental Initial Assessment (CEQA)</b>	\$850
<b>Environmental Monitoring Fee</b>	Cost plus 25%
<b>Environmental Third-Party Review</b>	Cost plus 25%
<b>General Plan Amendment (GPA)</b> <ul style="list-style-type: none"><li>- <b>Economic/Fiscal Analysis</b></li></ul>	\$6,370 Cost plus 25%



Description	Fee
<b>Information Meeting (IM)</b> - Initial Review and Meeting - Subsequent Reviews and/or Meetings	Free Hourly staff rate
<b>Landscape Permit (LP)</b> - Plan review fee - Landscape inspection fee	2% of landscape estimate 2.5% of landscape estimate
<b>Land Use Information (includes zoning history)</b>	Hourly staff rate
<b>Multi-Family Site Development Plan (MFSDP)</b>	\$18,500
<b>Multiple Species Habitat Conservation Program</b> - Meetings and field investigations	Hourly staff rate
<b>Parking Lot Sales Permit (PLS)</b>	\$50
<b>Post-Entitlement Review or Inspections</b>	\$1,000
<b>Prezone (PZ)</b>	\$1,180
<b>Public Dance License</b>	\$100
<b>Public Notice Package (500 footers)</b> - Daycare	\$260 plus postage and cost of mailing \$50
<b>Rezone (Zone Change) (R)</b>	\$1,180
<b>Ridgeline Fee</b>	\$6,550
<b>Seasonal Lot Permit</b> - Clean-up Deposit	\$100 \$1,000
<b>Site Development Plan (SDP)</b> - Revision	\$17,600 \$3,250
<b>Specific Plan (SP)</b>	\$24,500
<b>Substantial Conformance Review (SC)</b>	\$700
<b>Temporary Sign (Banner) Permit (TS)</b>	\$20
<b>Tentative Parcel Map (TPM)</b> - Extension (1-year) - Map Revision	\$9,100 \$1,450 \$1,550
<b>Tentative Subdivision Map (TSM)</b> - Extension (1-year) - Map Revision	\$14,700 plus \$100 per lot charge \$3,600 \$3,600
<b>Urban Lot Split - SB 9</b>	\$2090 + \$830
<b>Variance (V)</b> - Single Family - Other	\$270 \$4,980
<b>Wireless Telecommunication Facility Administrative Permit</b>	\$5,080
<b>Zoning Conformance Request Letter (ZCR)</b>	\$130

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FILING FEES

The City collects CEQA filing fees when a development is required to prepare an environmental document to pay for the City's direct cost of filing the document. Each year on January 1, the State of California updates these fees.

Description	2025 Fee
<b>Negative Declaration (ND)</b>	\$2,968.00
<b>Mitigated Negative Declaration (MND)</b>	\$2,968.00
<b>Environmental Impact Report (EIR)</b>	\$4,123.50
<b>Environmental Document pursuant to a Certified Regulatory Program (CRP)<sup>1</sup></b>	\$1,401.75
<b>County Clerk Processing Fee<sup>2</sup></b>	\$50.00

## ENGINEERING FEES

Description	Fee
<b>Administrative Review of Consultant Work</b>	25% of consultant review fee
<b>Hourly Staff Rate</b>	At burdened staff rate
<b>Additional review (Hourly)</b>	At burdened staff rate
<b>City Attorney cost</b>	City Attorney burdened rate
<b>Technical Review Administrative fee (for Third-Party Consultant Reviews)</b>	At consultant review cost + 25% administrative review fee
<b>Variable Project Size Fee</b>	Variable
<b>Additional Plancheck Cycle (beyond 3 Planchecks)</b>	33% of Map or Construction Plan Review Fee, Per plancheck cycle
<b>Recorded Document Processing</b>	\$430 *plus City Attorney Review
<b>Street Name Change</b>	\$1,150
<b>Fee for Conducting Unpermitted Work</b>	100% Plan Review and/or Permit Fee
<b>Minor Subdivision - Parcel Map (up to 3-plan checks for Air space or Physical Lots)</b>	\$5,000
<b>Major Subdivision Final Map (up to 3-plan checks for Air Space or Physical Lots)</b>	\$1,2000 + 100 per lot
<b>Certificate of Compliance: in Lieu of Parcel Map</b>	\$5,000
<b>Certificate of Compliance: Lot Line Adjustment</b>	\$2,945
<b>Certificate of Compliance: Establishing Lot Legality</b>	\$760

<sup>1</sup> CRPs include certain state agency regulatory programs as defined in section [21080.5 of the Public Resources Code](#) (opens in new tab) and section [15251 of the CEQA Guidelines](#) (opens in new tab). Since July 1, 2013, environmental document filing fees no longer apply to the filing of Notices of Decision or Determination for Forest Practice Rules and Timber Harvest Plans ([Pub. Resources Code, § 4629.6](#) (opens in new tab)), added by Stats. 2012, ch. 289, § 3).

<sup>2</sup> Other County Clerk fees may be applicable.



Description	Fee
<b>Certification of Correction</b>	\$575
<b>Lot Consolidation</b>	\$1,670
<b>Reversion to Acreage</b>	Charge as parcel map or subdivision map, based on number of lots to be reverted
<b>Street or Easement Vacation or Quitclaim (Summary)</b>	\$3,700
<b>Street Vacation (General)</b>	\$4,970
<b>Condemnation Staff Support</b>	At burdened staff rate
<b>Construction Plan Review and Inspection Fees</b>	
- <b>Priority Development Project SWQMP Review</b>	\$2,700
- <b>Storm Water Pollution Prevention Plan Review</b>	\$1,400

### Engineering Plan Review Part A: Earthwork Quantity (includes Cut/Fill and Remedial Quantity)

\*Construction Plans are assessed on the total of the grading yardage (Part A) plus the improvement valuation (Part B)

Description	Fee
<b>Grading Review: Up to 10,000 cubic yards (staff)</b>	\$1,500 flat + \$.10/cubic yard
<b>Grading Review: 10,001 cubic yards or more (staff)</b>	\$1,500 flat + \$.07/cubic yard
<b>Grading Review: (Third Party)</b>	Direct Costs
<b>Administrative Review of Consultant Grading Review</b>	25% of consultant review fee
<b>Grading Inspection Fee</b>	
- <b>Grading Inspection - Staff</b>	45% of Engineering Review Part A: Earthwork Fee
- <b>Grading Inspection: (Third Party)</b>	Direct Costs
- <b>Administrative Review of Consultant Grading Inspection</b>	25% of consultant review fee

### Engineering Plan Review Part B: Improvement Review Fees

\*Construction Plans are assessed on the total of the grading yardage (Part A) plus the improvement valuation (Part B)

Description	Fee
<b>Improvement Agreement Extension</b>	\$1,500
<b>Improvement Valuation</b>	
- <b>Improvement Staff Review- Flat Fee + Valuation</b>	\$4,700 + 1.5% of total valuation, including contingency
- <b>Improvement Review: (Third Party)</b>	Direct Costs
- <b>Administrative Review of Consultant Improvement Review</b>	25% of consultant review fee

Description	Fee
- <b>Improvement Inspection: (Staff)</b>	2.5% of Engineer's Estimate (which must include 15% contingency)
- <b>Improvement Inspection: (Third Party)</b>	Direct Costs
- <b>Administrative Review of Consultant Improvement Inspection</b>	25% of consultant review fee
- <b>Construction Change MINOR- Base Fee</b>	\$415
- <b>Construction Change MINOR- Per Sheet</b>	\$250
- <b>Construction Change MAJOR- Base Fee</b>	\$1,600
- <b>Construction Change MAJOR- Per Sheet</b>	\$550
- <b>As-Built Drawing Review</b>	\$140
<b>Right-of-Way Permit</b>	
<b>Right-of-Way Permit - Utility Annual Permit</b>	Cost recovery per separate agreement
<b>Right-of-Way Permit - Utility Franchisee (Minor: Up to 5 hours of inspection)</b>	\$1,310
<b>Right-of-Way Permit - Utility Franchisee (Major: Over 5 hours of inspection)</b>	\$1,810 + 2.5% of estimate for inspected work
<b>Right-of-Way Permit - Utility Franchisee (Inspection by consultant)</b>	Direct Costs
<b>Right-of-Way Permit - Utility Franchisee Administrative Review of Consultant Inspection</b>	25% of consultant review fee
<b>Right-of-Way Permit - Standard</b>	\$750
<b>Encroachment Agreement Processing (Resident) *plus right-of-way permit costs</b>	\$250 *plus City Attorney Review
<b>Encroachment Agreement Processing (Utility or Franchisee) *plus right-of-way permit costs</b>	\$595 *plus City Attorney Review
<b>Temporary Encroachment Permit (&lt;10 Days)</b>	\$290
<b>New Dining Encroachment</b>	\$1,010
<b>Dining Encroachment Annual Renewal</b>	\$405
<b>Sidewalk Vendor</b>	\$700
<b>OVERSIZED LOAD PERMIT/TRANSPORTATION PERMIT (SINGLE TRIP)</b>	\$15
<b>OVERSIZED LOAD PERMIT/TRANSPORTATION PERMIT (ANNUAL)</b>	\$90
<b>Watershed Fees</b>	
<b>Stormwater Emergency Response Fee</b>	At burdened staff + consultant/contractor costs
<b>Commercial &amp; Industrial Watershed Inspection Fee</b>	\$400



## **FIRE PERMIT FEES**

## FIRE PREVENTION FEES

Fire permits fees are assessed by the Fire Department. Fees are inspection and permit fees only.

Description	Fee
<b>Fire Sprinklers: Single Family Dwelling – 13D System:</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
Inspection/Permit	\$125
<b>Fire Sprinklers: Multi-family dwelling – 13R System:</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<b>Inspections/Permit:</b>	
Dwellings up to three stories in height.	\$250
Per floor above third	\$102
<b>Fire Sprinklers – Residential - 13 System</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<b>Inspections/Permit:</b>	
Dwellings up to three stories in height.	\$250
Per floor above 3rd floor	\$125
<b>Fire Sprinklers – Commercial 13 System</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<b>Inspections/Permit:</b>	
1st Floor up to 52,000 ft	\$250
Per floor above 1st floor	\$125
<b>Fire Sprinklers – Commercial Tenant Improvements 13 System:</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<b>Inspections/Permit:</b>	
<20 sprinkler heads	\$62
>20 sprinkler heads	\$125
<b>Fire Alarm Residential/Commercial</b>	
Plan Review (3rd party)	Direct Cost
Plan Review (Staff)	Staff Rate
<b>Inspection/Permit:</b>	
Inspection and Permit: Residential up to 3 floors	\$250
Inspection and Permit: Residential add per each floor above 3	\$125
Inspection and Permit: Commercial 1st floor up to 52,000 sq ft	\$250
Inspection and Permit: commercial add per floor above 1	\$125
<b>Residential/Commercial over 100 alarm devices</b>	\$312

<b>Fire Alarms- Tenant Improvements</b>	
<b>Plan Review (3rd party)</b>	Direct Cost
<b>Plan Review (Staff)</b>	Staff Rate
<b>Inspections/Permit:</b>	
<b>&lt;20 Fire Alarms Devices</b>	\$62
<b>&gt;20 Fire Alarms Devices</b>	\$125
<b>Over 100 alarm devices</b>	\$312
<b>Fire Standpipe Systems:</b>	
<b>Plan Review (3rd party)</b>	Direct Cost
<b>Plan Review (Staff)</b>	Staff Rate
<b>Underground standpipe systems inspection/permit</b>	
<b>Standalone system inspection/permit</b>	\$250
<b>Standpipes per floor above the third floor</b>	\$125
<b>Underground Pipe – Fire Sprinkler and/or Private Fire Hydrant</b>	
<b>Plan Review (3rd party)</b>	Direct Cost
<b>Plan Review (Staff)</b>	Staff Rate
<b>Inspection and permit processing, per building</b>	\$125
<b>Per additional hydrant</b>	\$62
<b>Kitchen Fire Suppression System</b>	
<b>Plan Review: Kitchen Suppression</b>	
<b>Full Plan Review - Single Hood System- In-House</b>	\$62
<b>Full Plan Review - Single Hood System- (3rd party review)</b>	Direct Cost
<b>Full Plan Review - More than one hood system (in-house)</b>	\$62
<b>Inspection and Permit</b>	Staff Rate
<b>Full Plan Review - More than one hood system (3rd party review)</b>	Direct Cost
<b>Other Fixed Suppression Systems</b>	
<b>CO2 / Inergen / Spray Booth</b>	\$613
<b>Review of Fire Protection Plan: New Developments and revised FPP's</b>	Staff Rate
<b>Review of Hazardous Material Technical Report</b>	Staff Rate
<b>Aboveground Tank review &amp; Inspection</b>	\$307
<b>Proposed Annual Inspections:</b>	
<b>State Licensed Facility-Fire Clearance Insp</b>	\$62
<b>New Business Inspections</b>	\$72
<b>Blasting Permit</b>	
<b>Blasting Permit Plan Check (Staff)</b>	Staff Rate
<b>Blasting Permit Plan Check (Third Party)</b>	Direct Cost
<b>Blasting Permit Permit Fee</b>	Staff Rate
<b>Other Fees</b>	
<b>Fire Inspector - Hourly Rate</b>	\$143
<b>Fire Tech - Hourly Rate</b>	\$107
<b>Deputy Fire Marshal - Hourly Rate</b>	\$205
<b>Fire Marshal - Hourly Rate</b>	\$255
<b>Review of Plans not otherwise specified</b>	\$194



<b>Basic Life Support for private events</b>	\$168
<b>Advanced Life Support for private events</b>	\$200
<b>Engine Standby</b>	\$535
<b>Administrative Review (Partial)</b>	\$102
<b>Administrative Review (Full)</b>	Staff Rate



# **BUSINESS LICENSE FEES**



## BUSINESS LICENSE FEES

Description	Fee
<b>In City Business License Issuance/Administrative (includes change in Business License owner/address/etc)</b>	\$154
<b>In City - Home Based Business License Issuance/Administrative (includes change in Business License owner/address/etc)</b>	\$60
<b>Out of City Business License Issuance/Administrative (includes change in Business License owner/address/etc)</b>	\$16
<b>Business License Renewal - Automatic (Email)</b>	\$6
<b>Business License Renewal - Manual (No Email)</b>	\$16
<b>Delinquent Business Licenses</b>	\$45
<b>Business License Appeal Hearings</b>	\$1,528
<b>Business License non-compliance (Delinquent/ No Business License) Code Inspections</b>	\$476

## APPENDIX A: FULLY BURDENED HOURLY RATES

Department	Position	Fully Burdened Hourly Rate
<b>Blended Rates</b>		
100: DEVELOPMENT SERVICES		\$268.05
100: FIRE		\$193.94
100: PUBLIC WORKS		\$281.93
Department	Position	Fully Burdened Hourly Rate
100: ADMINISTRATION	Admin - City Manager	\$379.55
100: CITY CLERK	Clerk - City Clerk	\$271.27
100: DEVELOPMENT SERVICES	DS - Assistant Engineer	\$213.60
100: DEVELOPMENT SERVICES	DS - Assistant Planner	\$190.10
100: DEVELOPMENT SERVICES	DS - Associate Civil Engineer	\$287.88
100: DEVELOPMENT SERVICES	DS - Associate Planner	\$213.60
100: DEVELOPMENT SERVICES	DS - Building Official	\$348.34
100: DEVELOPMENT SERVICES	DS - Code Compliance Officer	\$190.10
100: DEVELOPMENT SERVICES	DS - Code Compliance Supervisor	\$213.60
100: DEVELOPMENT SERVICES	DS - Construction Manager	\$316.67
100: DEVELOPMENT SERVICES	DS - Dev. Services Director / City Engineer	\$481.60
100: DEVELOPMENT SERVICES	DS - Engineering Inspector	\$201.51
100: DEVELOPMENT SERVICES	DS - Engineering Technician I	\$179.34
100: DEVELOPMENT SERVICES	DS - Management Analyst	\$213.60
100: DEVELOPMENT SERVICES	DS - Office Specialist	\$134.01
100: DEVELOPMENT SERVICES	DS - Permit Technician	\$169.19
100: DEVELOPMENT SERVICES	DS - Planning Director	\$393.13
100: DEVELOPMENT SERVICES	DS - Principal Civil Engineer	\$348.34
100: DEVELOPMENT SERVICES	DS - Principal Planner	\$316.67
100: DEVELOPMENT SERVICES	DS - Program Manager	\$287.88
100: DEVELOPMENT SERVICES	DS - Senior Building Inspector	\$228.55
100: DEVELOPMENT SERVICES	DS - Senior Management Analyst	\$244.55
100: DEVELOPMENT SERVICES	DS - Senior Planner	\$264.11
100: DEVELOPMENT SERVICES	DS - Senior Civil Engineer	\$316.67
100: DEVELOPMENT SERVICES	DS - Senior Office Specialist	\$159.61
100: DEVELOPMENT SERVICES	DS - Watershed Program Manager	\$485.99
100: DEVELOPMENT SERVICES	DS - Watershed Program Technician	\$302.75

<b>Department</b>	<b>Position</b>	<b>Fully Burdened Hourly Rate</b>
100: FINANCE	Fin - Business License Officer	\$131.40
100: FINANCE	Fin - Office Specialist	\$92.63
100: FIRE	Fire - Deputy Fire Marshal	\$204.65
100: FIRE	Fire - Emergency Manager	\$204.65
100: FIRE	Fire - Emergency Medical Technician	\$106.75
100: FIRE	Fire - Ems Coordinator	\$187.75
100: FIRE	Fire - Fire Battalion Chief	\$254.99
100: FIRE	Fire - Fire Captain	\$200.82
100: FIRE	Fire - Fire Chief	\$352.53
100: FIRE	Fire - Fire Division Chief	\$287.77
100: FIRE	Fire - Fire Engineer	\$173.80
100: FIRE	Fire - Fire Inspector	\$143.25
100: FIRE	Fire - Fire Marshal	\$254.99
100: FIRE	Fire - Fire Prevention Technician	\$107.04
100: FIRE	Fire - Firefighter/Paramedic	\$161.03
100: FIRE	Fire - Office Specialist	\$95.27
100: FIRE	Fire - Senior Management Analyst	\$173.84
100: PUBLIC WORKS	PW - Facilities Maintenance Worker I	\$207.21
100: PUBLIC WORKS	PW - Landscape Inspection Supervisor	\$314.51
100: PUBLIC WORKS	PW - Landscape Inspector	\$246.80
100: PUBLIC WORKS	PW - Park Maintenance Supervisor	\$314.51
100: PUBLIC WORKS	PW - Park Maintenance Worker I	\$207.21
100: PUBLIC WORKS	PW - Park Maintenance Worker II	\$232.83
100: PUBLIC WORKS	PW - Parks Maintenance Lead Worker	\$252.97
100: PUBLIC WORKS	PW - Public Works Manager	\$479.36
100: PUBLIC WORKS	PW - Senior Office Specialist	\$219.65
100: PUBLIC WORKS	PW - Street Maintenance Lead Worker	\$246.80
100: PUBLIC WORKS	PW - Street Maintenance Supervisor	\$314.51