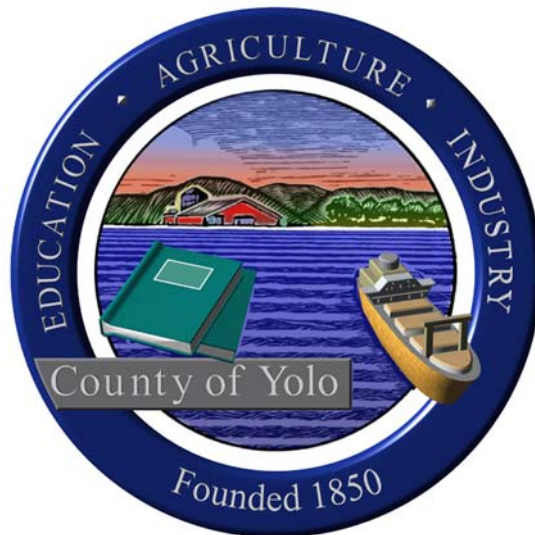


**2021**

**COST OF SERVICES (FEE) STUDY**  
for the



**COMMUNITY SERVICES  
DEPARTMENT**

***FINAL REPORT***

November 16, 2021

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**EXECUTIVE SUMMARY**

The Yolo County Community Services Department engaged *Wohlford Consulting* to conduct an objective analysis of the full costs incurred by its divisions in support of various activities for which the Department charges user fees. In order to ensure accuracy and establish a clear nexus between the cost of those services and the fees, the study utilized a unit cost build-up methodology to identify the full cost for individual fee activities, based upon staff time and associated direct and indirect costs. By projecting an estimated average annual volume for each fee activity, the study also identified the annual cost of the services and the potential annual revenue for the fee activities at full cost levels. Through comparisons of the full costs and current fees, the study identified existing unit and annual subsidies, where the County General Fund or other non-fee funding sources cover the difference between the cost of the services and the current fees charged.

The following table illustrates the results for the divisions:

*Summary Results*

DIVISION	FULL COST: Annual Cost of Fee-Related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
Planning	\$ 876,000	\$ 545,000	\$ (331,000)	62.2%
Engineering	\$ 659,000	\$ 526,000	\$ (133,000)	79.8%
Cannabis	\$ 2,244,000	\$ 2,312,000	\$ 68,000	103.0%
<b>TOTALS:</b>	<b>\$ 3,779,000</b>	<b>\$ 3,383,000</b>	<b>\$ (396,000)</b>	<b>89.5%</b>

As the table shows, the current total cost of fee activities included in this study is approximately \$3.8 million annually. Given the current fee levels charged by the divisions, the potential annual revenue (assuming a consistent activity level and complete collection) is \$3.4 million, which represents a current cost-recovery ratio of 89.5% overall and an annual fund deficit (subsidy) of \$396,000.

The potential revenue at current fees shown in the table above assumes that the Department will charge existing fees in all possible instances. However, for practical and customer service reasons (to facilitate good community relations and encourage overall compliance), as well as collection inefficiencies, the Department likely would not actually charge for every situation where fees could be levied. Consequently, projected current fee revenues and full cost recovery levels will most likely be less than shown in the table, so the table figures should be considered the maximum potential amounts.

The overall annual cost recovery is comprised of 178 individual fee and rate results calculated in the study. While the average cost recovery rate for all fees combined is 89.5%, the individual recovery rates for subsidized fees vary widely. Some fees are at 0% cost recovery (i.e., no current fee exists), and some fee levels are currently greater than the cost of services (over 100%). In most



cases (93%), the current unit fees are less than the full cost of providing the service, resulting in fee subsidies. The remainder recover at or over the full cost of service. The appendix to this report presents the results for each fee and service in a format similar to the above table.

The results of the study demonstrate the potential for improved cost recovery and revenue enhancement through fee increases (offset by some potential decreases). The reality of the local government fee environment, however, is that large increases to achieve 100% cost recovery in a single year are often not feasible, desirable, or appropriate. In addition, some of the “fee” activities, while technically possible to establish as full cost fees, are likely not feasible to charge full cost (e.g., appeals). In recognition of this situation in Yolo County, staff will develop recommended fees that will likely result in less than full cost recovery in the first year. The annual amount of revenue from the recommended fees and the actual cost-recovery ratio will not be known until Department staff prepares their analysis and submits recommendations to the Board of Supervisors.

It is important to note that these results do not represent the entire budget and operations of each division, some of which may have non-fee programs and/or services intentionally funded by the General Fund or external sources, such as grants or state funds. The results section of this report will address these broader results in more detail.

The details and explanations behind these summary results are contained in the body of this report and the appendix. The background and comprehensive data analysis for the Cost of Services Study was provided to the Department and is available for review.



## PROJECT BACKGROUND

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### Purpose and Intent

In its effort to manage resources wisely, meet service demands, and meet regulatory obligations, Yolo County utilizes a variety of tools to ensure that it has the best information to make good decisions, fairly and legitimately set fees, affect revenues, maintain compliance with state law and local policies, and address the needs of County administration and the public. Given the limitations on raising revenue in local government, the Community Services Department (CSD) recognized that a Cost of Service (User Fee) Study is the most cost-effective way to understand its total cost of services and identify potential fee changes and revenue impacts.

A quality Cost of Service Study is much more than a method to identify the cost of service and potential fee increases. This type of analysis can also become a management tool, providing information and perspectives that can help the Department better understand its operations and financial circumstances. Other important outcomes from the study processes and results include the ability to:

- Calculate specific fee subsidies and revenue impacts of current and potential fees;
- Identify new fees and cost recovery strategies and delete obsolete or ineffective fees;
- Enhance internal understanding of program operations and support activities;
- Allow the County to compare its costs or fee levels with neighboring jurisdictions;
- Quantify productivity and staffing shortages, inefficiencies, or overages;
- Measure the distribution of staff effort of specific positions to individual tasks and service areas, which can help managers more effectively prioritize work tasks;
- Ensure that fees are fair and defensible;
- Ensure that the Department's fees are consistent with state law;
- Ensure that Department fees are defensible to the public, interest groups, and the courts; and
- Foster a better understanding of workflow and staff involvement in specific activities.

The principal goal of the consultant study was to determine the full cost of the services provided by the CSD divisions and program areas that charge fees for their services. Other objectives of the project included:

- ✓ Establish objective and transparent fee information
- ✓ Develop insight and a rational basis for setting fees
- ✓ Understand individual fee subsidies and overall funding deficits
- ✓ Balance revenues and/or cost-recovery
- ✓ Understand the context and principles of user fees
- ✓ Improve fairness and equity
- ✓ Ensure compliance with state law



The County can use the study results to better understand its true costs and as the basis for making informed policy decisions regarding the most appropriate charges (fees), if any, to levy against individuals and organizations that require discretionary services from the Department.

### **Scope of the Study**

The scope of this study encompasses a review and calculation of the user fees charged by the Yolo County Community Services Department, including the following program areas:

- Planning
- Engineering
- Cannabis

The study involved the identification of existing and potential new fees, fee schedule restructuring, data collection and analysis, orientation and consultation, quality control, communication and presentations, project management, and calculation of individual service costs (fees).

The Study focused on the cost of Department services at anticipated service and staffing levels. This study was not a management study intended to identify, evaluate, or quantify potential cost savings opportunities, efficiency and effectiveness improvements, performance or productivity, staffing or organizational structure, process changes, risk mitigation, or other factors that could later influence operating practices and the cost of the services. The analysis did not seek to compare the service levels, fee structures, quality, or operating practices of CSD divisions to the programs in other counties or cities. This study also did not address potential economic or social impacts of possible fee increases on the community.

### **Purpose of the Report**

This report presents a summary of the study results and a general description of the approach and methods used to determine the cost of services. Some issues are presented as background for the results and the study processes. However, the report is not intended to document all of the issues and discussions involved with the study, nor is it intended to provide persuasive discourse on the relative merits of the tools, techniques, methods, or other approaches used in the study. The main source of detailed information from this study is the series of worksheets and workbooks that contain the source data and calculations that lead to the final results.

### **About Wohlford Consulting**

The consultant for this study, Chad Wohlford, has over 34 years of experience analyzing and managing government costs and operations, including 12 years of direct government management and analytical service. He has personally engaged in over 250 cost analysis studies with more than 80 different government clients (many of them for multiple projects) in at least eight states. Before forming *Wohlford Consulting*, Chad Wohlford was a state director of the cost services practice for a large national consulting corporation.



## LOCAL GOVERNMENT USER FEE ISSUES

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### User Fees Defined

A *User Fee* is:

A fee or rate charged to an individual or group that receives a *private benefit* from services provided by the County.

The defining principle behind a user fee is the nature of the *individual* or *private* benefit that results from the service for which the fee is charged. With the inflexibility and categorical requirements of many funding sources, taxes (as embodied by the General Fund) are generally levied and used to pay for services that benefit the public as a whole (i.e., community benefit). Of course, a number of gray areas exist to complicate the specific categorization of charges, since many services that appear to benefit a single group may have secondary benefits to others. It is the prerogative of the Board of Supervisors or other governing body to determine the final fee levels that reflect the local policies and intent regarding cost recovery and subsidies.

As a point of clarification, utility rates are a type of local government fees that are similar in nature to, but otherwise separated from, user fees. Utility rates seek to recover for the usage of a particular commodity provided by the government agency, such as water or sewage treatment. In contrast, the traditional user fees addressed in this study relate to services for which employee time is the most prominent feature of the service and regulatory approval is the normal product of the transaction. The Community Services Department does not charge utility rates or fees.

Development Impact Fees (DIFs) are usually charged in association with other CSD fees, so they are sometimes confused or mistakenly conflated with user fees. Impact fees are not “user fees,” because DIFs are designed to fund future infrastructure (capital) costs and are prohibited from being applied to normal operating costs and services.

### Background

As part of an overall funding strategy, local government relies upon user fees to fund programs and services that provide limited or no direct benefit to the community as a whole. With rising demands for services and restrictions on most other funding sources, counties and cities have increased scrutiny of subsidies provided by the General Fund (or external funding sources or reserves) to other funds and to service recipients that reap a disproportionate share of the benefits. To the extent that the government uses general tax monies (General Fund) or other non-fee funds to provide an individual with a private benefit and not require the individual to pay the cost of the service (and, therefore, receive a subsidy), the government is unable to use those resources to provide benefits to the community as a whole. In effect, then, the government is using community funds to pay for a private benefit. Unlike other revenue sources, counties and cities have greater control over the amount of user fees they charge to recover costs.



## **Impetus for User Fees and Increased Scrutiny**

Prior to Proposition 13, California cities were not as concerned as they are today with potential subsidies and recovering the cost of their services from individual fee payers. In times of fiscal shortages, cities could raise property taxes, which funded everything from police and recreation to development-related services. However, this situation changed with the passage of Proposition 13 in 1978.

Proposition 13 ushered in the era of revenue limitation in California local government. In subsequent years, the state saw a series of additional limitations to local government revenues. Proposition 4 (1979) defined the difference between a tax and a fee: a fee can be no greater than the cost of providing the service; and Proposition 218 (1996) further limited the imposition of taxes for certain classes of fees. As a result, cities were required to secure a supermajority vote in order to enact or increase taxes. Since significant resistance usually emerges to any efforts to raise local government taxes, cities have little control and very few successful options for new revenues.

To compound the revenue problems faced by local government, the state of California took a series of actions in the 1990s and 2000s to improve the state's fiscal situation—at the expense of local government. The “Educational Revenue Augmentation Fund” (ERAF) take-away of property taxes and the reduction of Vehicle License Fees severely reduced local tax revenues.

Cities (and counties) faced significant funding troubles in the face of rising and sometimes uncontrollable costs, increased citizen demands, and continued imposition of state mandates. The flexibility of local government budgets to address their own priorities was hampered by categorical grants, earmarked funds, mandates, maintenance of effort requirements, and funding match requirements. As expected, cities and counties sought relief.

To cope with the funding shortages, local government was forced to enact service reductions, seek reimbursement from the state for more and more mandated services (SB 90 Mandated Cost Reimbursement), and impose a wider range and higher levels of user fees and impact fees. In turn, to placate local government and transfer some control and responsibility, the state delegated more authority to charge user fees. The state also codified limitations to user fee levels and administration and put more of the responsibility and liability for user fees to the local level.

With greater need and authority to charge fees, many local governments took to the concept readily and enacted new and increased fees. After a series of real and/or perceived abuses, a focused and influential user fee backlash occurred in the mid-1990s that required further clarification and limitation of user fee practices. Special interest groups challenged fees (primarily development-related) in a number of cities and counties, resulting in a series of lawsuits, special studies, and formal opinions from the California Attorney General (1995) and Legislative Counsel of California (1997).

The end result of all of these user fee actions is an environment of significant scrutiny of any and all fee actions. Local government has been forced to pay greater attention to the methods and bases for new fees, since they can be readily challenged. The focus of fee-setting decisions has shifted from the revenue needs to the actual cost of the services provided. “Pay to play” principles



have become more prominent as a way to ensure equity and fairness for all citizens. In addition, the issue of subsidies has come to the forefront, since it has become less tolerable to use general taxpayer funds to subsidize the private activities and profits of developers (for example), business owners, and other individual beneficiaries of County services—at the expense of more public safety and social services.

Most Recent Change: Proposition 26

In 2010 the trend to limit fee progression continued when California voters approved Proposition 26. This measure attempted to further define and clarify which local government charges are to be considered taxes (subject to public vote) and which are fees (subject only to Board of Supervisors or City Council approval). In summary, the measure established that any “levy, charge, or exaction of any kind imposed by a local government” is a tax, unless it falls into one of seven categories (exceptions):

- (1) A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
- (2) A charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.
- (3) A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.
- (4) A charge imposed for entrance to or use of local government property or the purchase rental or lease of local government property.
- (5) A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government as a result of a violation of law, including late payment fees, fees imposed under administrative citation ordinances, parking violations, etc.
- (6) A charge imposed as a condition of property development.
- (7) Assessments and property related fees imposed in accordance with the provisions of Article XIII D (Proposition 218).



According to analyses by the *League of California Cities*, the “vast majority of fees that cities would seek to adopt will most likely fall into one or more of these exemptions.”<sup>1</sup> County fees fall under the same general status and conditions, so the analysis should be applicable to counties also, so most or all properly structured and calculated user fees will be exempt from Proposition 26<sup>2</sup> under exception numbers one, two, three or six.

As a cost of services study, this analysis sought to evaluate the cost of a wide range of services and activities conducted by the CSD divisions regardless of whether the services are associated with specific fees. While this study includes cost analysis of services that could be considered for fee adoptions, it does not, in and of itself, establish fees or fee levels for the Department, which is the purview of the Board of Supervisors. If recommended fees are provided in the study, the types of fees and charges that are likely to be considered “taxes” under Proposition 26 are normally and intentionally excluded. (Note: In rare instances where a recommendation would be provided to set a cost recovery level for a service considered a “tax” under Proposition 26 definitions, the recommendation assumes that the County will implement those taxes in compliance with state law. There are no such instances in this study for Yolo County.)

While the study evaluates the cost of many direct services, including some that are unrecoverable and/or may not ever become recommended fees, the fees likely to be adopted are designed to recover the reasonable cost of providing the service to the individual fee payers. As noted above and as defined in Proposition 26, these fees fall within the definitions of the exceptions. However, it is unknown to the consultant whether Proposition 26 has yet been subject to review by the courts, so some uncertainties exist regarding its application. Prior to any new fee implementation, it would be prudent for the Department’s own legal counsel to evaluate the impact of Proposition 26 (and all other related laws) to ensure full compliance with state law.

### Basic User Fee Principles

The definition of a user fee, the modern environment for their existence and administration, and general public administration concepts all affect a Cost of Services Study. Wohlford Consulting considered a variety of related principles to assist the Department in the determination of user fee structures, service costs, and implementation. Under these principles, User Fees should be:

- Based on the Cost of Services:
  - ✓ Not arbitrary
  - ✓ Not unintentionally subsidized
  - ✓ Not unfairly subsidized
- Fair and Equitable
- Consistent with County and Department Goals / Objectives
- Compliant with State Law
- Dynamic (for updates & anomalies)

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<sup>1</sup> *Living with Proposition 26 of 2010: Many Local Fees Will Fit Within Seven Categories of Exemptions*, November 2010, Page 1

<sup>2</sup> *Proposition 26 Implementation Guide*, April 2011, Page 43



For most development-related user fees, state law establishes that "...fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged..." (Government Code §66014). The "fee" exceptions in Proposition 26 also state that the charge must "not exceed the reasonable costs" to provide the service. Although it specifically applies to development-related fees, this code and associated sections are commonly referenced for other fee areas, so this general admonition is the dominating principle in all user fee studies conducted by Wohlford Consulting. The methodology, approach, data collection, quality control, and other efforts of the study are intended to establish compliance with these principles. The costs calculated in the study represent the estimated reasonable full cost for each service and, therefore, the maximum fees the Department may charge for its services.

User fee activities are primarily discretionary services provided only to those who request the services or cause the services to be required. These services are not provided to the public at large, which is why local government and taxpayers often consider it appropriate to recover the full cost of the services from those applicants that receive the services. The alternative is for taxpayers (through the General Fund, typically) to subsidize the services on behalf of the individuals or entities that benefit directly from the services.



## PROJECT APPROACH AND METHODOLOGY

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### Conceptual Approach

The basic concept of a User Fee Study is to determine the *full cost* of each service provided by the Department for which the Department charges a user fee. The full cost may not necessarily become the Department's fee, but it serves as the objective basis from which the County can make informed decisions regarding the final fee level.

In order to determine the full cost for each fee service, the cost analysis incorporates the following "full cost" components:

- Direct Salaries & Benefits
- Services and Supplies
- Indirect and Support Activities
- Supervision and Support
- Cross-division Support
- Department / Division Administration
- Countywide Administration
- Facility Use
- Capital (annualized)
- Anticipated Growth

A critical method to ensure full cost recovery rates is to establish annual billable (productive / available) hours for staff. The Study reduces the full-time annual hours (2,080) for each position classification by non-billable hours, such as holiday, vacation, and sick leave, staff meetings, mandated breaks, and training. In studies conducted by Wohlford Consulting, the typical number of billable hours for the average full-time employee is approximately 1,400 hours per year, but this figure might normally range from 1,200 to 1,600, depending on the type of position. Each CSD division study calculated a billable hour total for each position classification in the study, and the average for all positions was approximately 1,493. By using the billable hours, rather than the full 2,080 hours of full-time pay, the Study ensures that hourly rates and the resultant costs reflect the levels necessary to recover the full cost of services in a particular year given the practical availability of staff to provide services.

The standard fee limitation we abided in this study is the "reasonable cost" principle. In order to maintain compliance with this standard, every major component of the fee study process included a related review. The use of budget figures and time estimates indicates reliance upon estimates for some data. The key to the defensibility of the study, therefore, is a dedication to the reasonableness of the data and results. The quality control measures implemented ensure the study satisfies the reasonableness standard. The study does not utilize arbitrary data or other information that would not satisfy the estimated/reasonable standard.

In those cases where it was possible to establish reasonably consistent time/workload standards for specific services, the analysis develops the cost of the service as a "flat" or "fixed" fee. In addition to providing consistent cost information, this approach is the most common method for developing the full cost of CSD division services.



The alternative to fixed fees is to track actual staff time for every staff member for every service. This approach creates an administrative burden and leaves the Department and the fee payer unable to predict the final fee amount. An “actual staff time” billing approach is appropriate, however, when the fee activity varies widely between occurrences and would thus cause fixed fees to be unfair and unreasonable in a significant number of cases. In those cases where actual time billing might be most effective, the Department can choose to require a deposit to ensure a minimum fee is received. The Study established a few of these fees to be based on actual billing charges, by using staff time estimates for common service levels, and the resulting amount calculated for the “fees” could be used as potential deposit levels.

The cost figures used as the basis for the study were from the Department’s FY 2021-22 final approved budget.

### **Summary Steps of the Study**

The methodology used to determine individual user fee costs is straightforward. This analysis employs a “unit cost build-up” approach to determine the cost of individual services. The approach uses the following factors:

- Staff time to complete activities and services
- Direct cost of individual staff positions (converted to productive hourly rates)
- Rational distribution of overhead and support costs

Multiplying the first two factors (# of hours by hourly rate) identifies the direct cost for each service. By distributing the remaining indirect/overhead costs, the analysis establishes the full cost. The following list provides a summary of the study process steps:

#### ***Fee Study Process Outline***

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1. Establish the inventory of fee services (current and potential)
  2. Identify the staff positions that work on each fee service
  3. Calculate the direct productive hourly rate for each position
  4. Determine the time necessary for each position to perform fee tasks
  5. Calculate the direct cost of the staff time for each fee
  6. Distribute indirect and overhead costs to each fee
  7. Sub-allocate supporting activities to fee services
  8. Perform quality control processes (constant)
  9. Calculate revenue impacts
  10. Perform the “gap analysis” (unit and total subsidies/deficits)
  11. Perform review processes
  12. Document and present results
- 

To ensure a high degree of accuracy and thoroughness for the study, each of these steps in the process involves a rigorous set of subtasks, iterations, reviews, and quality control requirements. Both the CSD division staff/management and the consultant were involved with the performance and/or review of each of these steps.



The following table illustrates the methodology using hypothetical information in a simplified format:

*Simplified Unit Cost Calculation*

Service ("Fee" or Program) / Activity	Time to Complete 1 Activity (hours)	X	Productive Hourly Rate	=	Full Cost (per Unit of Fee Activity)	X	Annual Volume of Activity	=	Annual Cost or Potential Annual Revenue
<b>FEE #1:</b>							<b>10</b>		
<b>Intake</b>	<b>0.5</b>		<b>\$ 100</b>		<b>\$ 50</b>		<b>10</b>		<b>\$ 500</b>
<b>Plan Check</b>	<b>1</b>		<b>\$ 100</b>		<b>\$ 100</b>		<b>10</b>		<b>\$ 1,000</b>
<b>Inspection</b>	<b>2</b>		<b>\$ 100</b>		<b>\$ 200</b>		<b>10</b>		<b>\$ 2,000</b>
<b>Filing</b>	<b>0.5</b>		<b>\$ 100</b>		<b>\$ 50</b>		<b>10</b>		<b>\$ 500</b>
<i>Salaries &amp; Benefits Total:</i>	<b>4</b>		<b>\$ 100</b>		<b>\$ 400</b>		<b>10</b>		<b>\$ 4,000</b>
<b>Indirect Costs</b>					<b>\$ 50</b>		<b>10</b>		<b>\$ 500</b>
<b>TOTAL COST</b>					<b>\$ 450</b>		<b>10</b>		<b>\$ 4,500</b>

The above table of hypothetical data indicates that Fee #1 takes staff a total of four hours to complete the necessary services, so at \$100 per hour, the direct staff cost is \$400 per unit. The addition of \$50 for indirect and overhead costs brings the total unit cost to \$450. With 10 units a year, the total annual cost for the service is \$4,500.

It is important to note that this simple example indicates only a single position at four hours consumed per unit. The actual time analysis is much more detailed, and includes individual time estimates for each task for each employee who works on each service for which the Department charges a fee. Consequently, there were thousands of individual time datum identified for these studies.

By multiplying the unit costs by the annual number of fee activities, the analysis estimates the total annual cost of the fee-related activities. By using the same annual activity volumes and multiplying them by current fees, the Study establishes potential cost recovery from current fees. The difference between the two figures is the actual cost-current fee gap. If the current fees are greater than the actual cost, the gap is an over collection or profit. If the full cost is greater than the current fees, the gap represents a subsidy, or individual fee deficit. The following table illustrates a simplified example of a gap analysis:



*Simplified Annual Subsidy/Gap Analysis*

Fee	Annual Volume of Activity	X	Current Fee	=	Annual Revenue @ Current Fee	-	Annual Revenue @ Full Cost	=	Current Annual (Subsidy) / Surplus
Fee #1	10		\$ 100		\$ 1,000		\$ 4,500		(\$ 3,500)
Fee #2	15		\$ 75		\$ 1,125		\$ 2,000		(\$ 875)
Fee #4	20		\$ 50		\$ 1,000		\$ 500		\$ 500
Fee #4	25		\$ 25		\$ 625		\$ 100		\$ 525
<b>Total:</b>					\$ 3,750		\$ 7,100		(\$ 3,350)

The above table indicates that hypothetical Fee #1 is currently subsidized \$3,500 per year, while the Department is charging fee payers \$500 more per year than the cost for the service represented by Fee #4.

**Basic Assumptions and Standards**

The study relied upon a series of underlying assumptions and basic considerations to achieve the results. These issues are described below:

*Time Data & Estimates:*

One of the principal building blocks of this cost analysis was the time data provided by Department staff to represent their workload related to each fee service and/or subordinate activity. The principal source of the time data was the CSD division program area staff. For the individual time data points for each service, qualified staff provided time estimates based upon their professional experience. The use of staff-provided time estimates is necessary in the absence of actual time data, such as the kind that could be developed through a long-term time and motion study or other more formal methods. A study to determine actual time consumed for each project type is not feasible for a local government user fee study, as it would take several years for every service and project type to occur (in order to collect the associated data), and the variability between instances of each type would render the actual data unreliable anyway. Furthermore, the cost to conduct such an analysis to achieve useful data would be extensive and would greatly offset any value of the User Fee Study—all without improving the acceptability, defensibility, or accuracy of the cost study results.

If conscientiously considered by qualified staff, time estimates should satisfy the standard that a fee must not exceed the “reasonable cost” of providing the service for which the fee is charged. For this study, CSD division staff provided time estimates that represent a normal level of effort for each fee activity, as determined by past experience, and necessary to perform an acceptable professional level of



service. This data was reviewed by other experienced staff in the organization, in order to utilize other perspectives and experiences and further ensure reasonableness. This approach is “industry standard” for cost of service and user fee analysis.

*Full Cost:* The study determines the full cost of services. To this end, the analysis includes all direct costs for Department services, such as the salaries and benefits of the employees who perform the services. The analysis also includes the appropriate distribution of legitimate indirect and overhead costs that support the operations and personnel that perform the services. These costs include general supplies and services, utilities, insurance, facility and equipment costs, technology upgrades, County, Department, and/or division overhead, annualized capital costs, annualized supporting plan maintenance, and Countywide overhead (cost allocation)—all whenever applicable. Countywide overhead is comprised of central service costs, such as County Executive, Finance, County Counsel, and Human Resources. These costs are universally accepted as components to be included in service cost (fee) calculations, because the underlying services provide the organizational and operational support necessary for the employees and administrative infrastructure to exist and conduct the fee activities. It is important to note that all of these costs are distributed to the fee-related services, as well as the non-fee-related services. In other words, the costs for fee-related services are not burdened with all of the cost, but only their fair share of the cost. The costs assigned to most direct non-fee services are considered unrecoverable.

*Non-Fee Services:* As a full cost of service analysis, the study for each division/fee area also calculates the cost of non-fee services. These services include areas such as public information and support to other County departments and divisions, which do not necessarily have associated fees. The purpose of including these other services is to ensure the fair and appropriate distribution of overhead and indirect costs to all areas, instead of concentrating these costs only on the fee-related activities. This approach also allows the analysis to distribute staff hours across all activities to ensure a true picture of the utilization of staff time and cost and provide a quality control check. The detailed study results in the appendices indicate whether a summary total includes “All Services” (including non-fee categories) or “Fee Services Only” (excluding non-fee services). The figures in the body of this report only include the “Fee Services” totals.

*Service Level Assumptions:* The entire analysis was based upon the current organization and business practices in each division at the time of the study. The study assumed continued consistency in the time consumption for each service, as well as future staffing, quality, productivity, efficiency, and all other qualitative and quantitative standards.

The analysis is also based upon a level of service determined by Department management to be the minimum professional standard. As a result, in some cases,



the time estimates may represent a higher level of service than that of the current Department organization and business practices. The study assumed consistency in the future time consumption for each service, as well as future staffing, quality, productivity, efficiency, and all other qualitative and quantitative standards.

*Consistent  
Workload:*

Most of the service costs in this study were developed as “flat” or fixed fees. Under this approach, the Study calculates the cost of the services after assuming that all services for a specific fee will require the same workload (time), regardless of the characteristics of the particular fee activity or the applicant. Time estimates that reflect the “typical” level of effort required for a particular fee activity. The flat fee approach ignores the variance in time that may exist from applicant to applicant, due to qualitative or other differences in the applicants themselves or their submitted materials. The overall efficacy of this approach relies upon the assumption that the variances will average out over the course of time, resulting in a consistent and reasonably fair fee for all.

*Subsidy:*

A deficit exists when the cost of a particular service is greater than the fee charged and recovered for that service. This deficit creates the need for a subsidy from another funding source, so the use of either term in this report or in subsequent discussions is appropriate for the same meaning.

Individual fee subsidies can take different forms. In cases where different size fees within the same category are set at different cost-recovery levels, one fee payer may subsidize another for the same type of service. This situation exists, because the individual fees are not each priced to recover the individual costs of the services (i.e., one payer is overcharged and one is undercharged). In these instances, there is a basic imbalance and/or unfairness between fee payers built into the system. Other fee subsidies are more general or larger in overall scope, such as when all of the fee levels are set below the costs of the individual services. The overall cost of services is very real, so if the recipients of the services are not asked to pay full cost, the balance must be borne by one or more County funding sources, so the concept of a subsidy is not just theoretical. In local government, subsidies are normally covered by General Fund revenues, since most other funding sources are limited in what they can be used to fund.

This reliance upon General Fund revenues or reserves to fund private-benefit services, such as septic system inspections, creates some criticism, since it reduces the availability of those revenues for other public benefit services or priorities. However, subsidies can also reflect positive public policy goals, since they can be used to encourage or reward certain desired activities.

This study identifies existing subsidies for individual fee activities, as well as the resulting annual operating deficits for each division. The purpose of the subsidy analysis is to inform the Department regarding current subsidy levels and give



County and Department leaders information to help make informed fee setting and policy decisions.

*Costs vs.  
Fees:*

The study materials and this report and appendices reference “fees” in titles and descriptions. In the context of the full cost analysis, the terms “cost” and “fees” are interchangeable. The full cost of a service serves as the potential fee until the County has an opportunity to review the results and establish new fee levels for implementation. This study does not presume to establish County fees, since the decisions about fee levels are the purview of the Board of Supervisors and require additional information (e.g., community input, economic impacts, etc.) that was not evaluated by the consultant as part of this study.

### **Quality Control**

The quality of a cost study is dependent on the data that is used for the analysis. All study components are interrelated, so it is critical that the study utilize good data. To avoid accuracy problems and other quality flaws, the study incorporated a rigorous quality control process with checks at every step in the analysis. The quality control measures ensure that the study covers all of the issues, appropriately accounts for positions and resources in the models, and factors all other data fairly and accurately. The elements of the quality control process used for the User Fee calculations include:

#### *Quality Control Steps / Initiatives*

- |   |   |
|---|---|
| ✓ Involvement of knowledgeable Department staff and managers                    | ✓ Normalcy/expectation ranges (data inputs and results) |
| ✓ Clear instructions and guidance to Department and division staff and managers | ✓ Challenge and questioning                             |
| ✓ Process checklists  | ✓ Utilization of staff hours                            |
| ✓ Reasonableness tests and validation   | ✓ FTE balancing   |
|   | ✓ Internal and external reviews                         |
|   | ✓ Cross-checking  |



**FINDINGS AND RESULTS**

**Summary**

The three CSD divisions analyzed through this cost study charge fees to the citizens and businesses of Yolo County that receive various discretionary services from the Department, such as plan reviews, inspections, and permits. These fees consist of a mix of flat (fixed) fees and time and materials fees (variable @ staff hourly rates). In this study, for those fees where the staff could identify a typical or standard project with only slight variability of staff effort (i.e., cost) between projects, we established fixed costs. In contrast, services where significant variability of staff effort exists between projects were designated as “actual staff time”. For the actual time fees, we used the calculated staff hourly rates to establish the “cost” of a typical project (which can also be used as a starting deposit).

Department staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., permitting process, inspections, plan review) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service. This extrapolation of the unit fees into a one-year period indicates the potential revenue impacts to each CSD division.

The current total cost of County fee activities included in this study is approximately \$3.7 million annually. Given the current fee levels charged by the Department, the potential annual revenue (assuming a consistent activity level and complete collection) is \$3.4 million, which represents a current cost-recovery ratio of 89.5% overall and an annual fund deficit (subsidy) of \$396,000. In other words, if the Department set fee levels at the full cost of each service, (100% cost-recovery) the Department could collect an additional \$396,000 in revenue from fee activities in these divisions each year.

The following table illustrates these results for the CSD divisions:

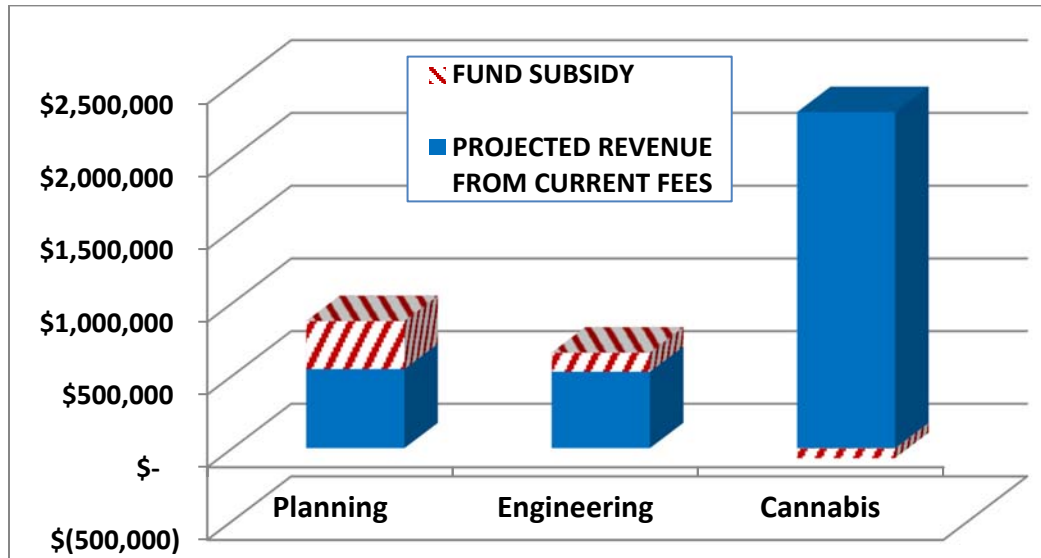
***Summary Results***

<b>DIVISION</b>	<b>FULL COST: Annual Cost of Fee-Related Services</b>	<b>PROJECTED REVENUE AT CURRENT FEES</b>	<b>PROJECTED SURPLUS / (DEFICIT)</b>	<b>PROJECTED COST RECOVERY RATE</b>
Planning	\$ 876,000	\$ 545,000	\$ (331,000)	62.2%
Engineering	\$ 659,000	\$ 526,000	\$ (133,000)	79.8%
Cannabis	\$ 2,244,000	\$ 2,312,000	\$ 68,000	103.0%
<b>TOTALS:</b>	<b>\$ 3,779,000</b>	<b>\$ 3,383,000</b>	<b>\$ (396,000)</b>	<b>89.5%</b>



Another way to view these results is to consider the funding sources for the full cost of fee-related activities. In the following graph, the bottom portion of each program indicates the amount of the fees funded by current fees, and the upper portion represents the funding provided by reserves or other non-fee sources:

*Current Funding Sources of Fee Services*



The potential (“Projected”) revenue at current fees shown in the table above assumes that the Department will charge existing fees in all possible instances. However, for practical and customer service reasons (to facilitate good community relations and encourage overall compliance), as well as collection inefficiencies, the Department likely does not actually charge for every situation where fees could be levied. Consequently, projected current fee revenues and full cost recovery levels will most likely be less than shown in the table, so the table figures should be considered the maximum potential amounts.

The reality of the local government fee environment, however, is that large increases to achieve 100% cost recovery are often not feasible, desirable, or appropriate. In recognition of this situation in Yolo County, Department staff will likely develop recommended fees that will initially result in less than full cost recovery. The annual amount of revenue from the recommended fees and the actual cost-recovery ratio will not be known until the Department staff prepares their analysis and recommendations to the Board of Supervisors.

In a cost of service (user fee) analysis, the principal output and findings are the full cost figures for the fee activities. The appendices to this report contain the unit cost results individually by CSD division, as well as the summary results for each. To achieve these results, the consultant prepared and utilized a variety of worksheets and workbooks to document and calculate the full costs of each service. Printouts and electronic files of these materials comprise the background documentation of the study and were provided separately to the Department.



### Clarifications

It should be noted that the “full cost” figures presented in the table reflect only the total annual cost of the *fee-related activities*. The divisions also have some non-fee activities or services funded by external sources that are not included in this table. Therefore, the table’s focused cost figures will not match any budgets or other financial documents that include every component of the Department or individual CSD divisions.

This report presents a variety of cost and revenue figures to demonstrate and explain various elements of the Department’s costs and revenues. Given the complex revenue situation, the different figures presented, and the potential for confusion, it may be beneficial to briefly clarify some of the key revenue issues at this point in the report:

- The study focused on the *fee-related* services provided by each CSD division, so most cost figures represent only those services, and not the entire Department or division budgets.
- The summary revenue shown in the first table above and in the Executive Summary is based only on the fee-related services.
- The revenues are “potential” levels, based on the assumption that the Department will charge the appropriate fees for each eligible instance, with no waivers.
- The revenues are “potential” levels, based on the assumed collection of all fees.
- The Department does not always charge for all fee-related services, in order to meet customer service and operational policy goals, so the actual revenue collections have been less than the potential fees would indicate.
- Non-fee-related services were included in the analysis and form the overall picture of division costs, revenues, and subsidies.
- Table titles and descriptions in the paragraphs differentiate between the results being discussed.

### Cost Study Results vs. The Budget

It is important to note that the subsidies identified in the study may differ from any previously identified or existing budget subsidies, because the analysis included factors that are not necessarily part of the budget process. These factors may include: direct staff support, updated annual workload data, and anticipated service and staffing levels, which may differ from previous assumptions employed for the budget.

### Definition of Results

The results of this Study reflect the *full cost* of fee-related services provided by the Department. The results are not necessarily the fees that the Department will *charge*. The Board of Supervisors has the authority and responsibility to set the fee levels following receipt of staff recommendations, public meetings, and deliberations, and the process for development of recommended fee levels for Board consideration will occur later.



### Potential Utilization Gap Revenue Adjustment

In order to establish the cost of providing individual services, key CSD division staff were directed to provide time estimates or data to indicate the typical time it takes to complete one unit of each service. In some instances in the Engineering study the time associated with the current typical level of service was insufficient to provide an adequate or acceptable quality or service level according to a “minimum professional standard” of division staff. The most likely cause for this situation is a lack of sufficient resources (primarily, staff hours available) to provide the minimum standard of service.

Rather than collect time estimates that would establish fee/cost levels at this unacceptable level (and perpetuate funding at the deficient level), the data collectors agreed to provide time estimates that would meet the minimum professional standard. Since these time estimates sometimes exceeded the actual current efforts, the annualized projection of staff utilization for some positions ultimately exceeded the available time of the staff, resulting in a “utilization gap” in the study. In those cases, the overutilization shown in the study represents an amount of additional staff resources necessary to meet the minimum professional standard of service.

However, the cost for these staff hours/positions does not currently reside in the division budget. Instead, they represent additional resource needs, such as temporary or contract staff, that could be funded in the future by the potential fee increases demonstrated in the study. As a result, the total full cost shown in the summary results exceeds the actual cost inputs by the amount represented by the utilization gap—although it represents the true cost of providing the services indicated.

Specifically, the total cost of the extra position time in the study is approximately \$107,000. The impacts of these additional costs are included in the base unit costs shown in the results, as well as the annualized results. In other words, the \$3,672,960,000 in overall costs (seen in the summary tables) includes the \$107,000 cost associated with the additional time estimates included in the study for over-utilized positions.

Inclusion of the utilization gap costs into the summary tables is necessary to understand the true cost of the services provided by each CSD division at minimum professional standard levels. However, it may create an apparent inconsistency if someone were to attempt to compare the total costs from the study with the Engineering budget along with other reasonable cost inputs. Therefore, the following table is presented to show the costs from the study if the utilization gap cost was discounted from the overall totals:



*Alternate Summary Results  
(Adjusted for Overutilization)*

Division	FULL COST: Annual Cost of Fee-Related Services	CURRENT REVENUE: Projected (annual) @ Current Fees	POTENTIAL FEE REVENUE CHANGE: (Full Cost - Current)	CURRENT COST RECOVER Y RATE (Current / Full Cost)
<b>Full Cost Study Results:</b>				
Planning	\$ 876,000	\$ 545,000	\$ (331,000)	62.2%
Engineering	\$ 659,000	\$ 526,000	\$ (133,000)	79.8%
Cannabis	\$ 2,244,000	\$ 2,312,000	\$ 68,000	103.0%
<b>Study Totals:</b>	<b>\$ 3,779,000</b>	<b>\$ 3,383,000</b>	<b>\$ (396,000)</b>	<b>89.5%</b>
<b>Potential Utilization Gap Adjustments:</b>				
<i>Planning</i>	\$ 0	\$ 0	\$ 0	
<i>Engineering</i>	\$ (107,000)	\$ 0	\$ 107,000	
<i>Cannabis</i>	\$ 0	\$ 0	\$ 0	
<b>Total Adjustments:</b>	<b>\$ (107,000)</b>	<b>\$ 0</b>	<b>\$ 107,000</b>	
<b>Adjusted Study Total:</b>	<b>\$ 3,672,000</b>	<b>\$ 3,383,000</b>	<b>\$ (289,000)</b>	<b>92.1%</b>

The resultant net cost shown in the above table is more consistent with the Department's approved current budget. Nevertheless, all of the results discussed in this report refer to the original cost and revenue figures, which include the utilization gap totals.

**Results for Planning**

FULL COST: Annual Cost of Fee-Related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (SUBSIDY)	PROJECTED COST RECOVERY RATE
<b>\$ 876,000</b>	<b>\$ 545,000</b>	<b>\$ (331,000)</b>	<b>62.2%</b>

Summary

Planning Division staff and the consultant worked together to develop the fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., plan check and/or permitting process) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis for Planning revealed an overall annual funding *deficit* (subsidy) of approximately \$331,000 for fee-related activities, with an overall cost-recovery rate of 62.2%. In addition, all 89 (100% by tally) of the current fees and hourly rates are less than the full cost of providing the services, thus providing a subsidy to fee payers. If the Department elects to set all fees and staff hourly rates to recover full cost (and no more),



most of the current fees would increase, and some might be reduced. Given the projected annual volume of permit activity for the fees, the Department would experience an overall increase in annual revenue of approximately \$331,000.

Another important finding of the cost analysis is that all of the current hourly rates for permanent positions included in the study for Planning are less than the full cost for providing a productive hour of each position's time—up to 57% less and averaging 34% less. In instances where Planning would rely upon hourly rates (e.g., charges against deposits), which includes the majority of fees, sufficient staff rates are critical for cost-recovery.

Appendix 1 contains the detailed results for Planning fee activities.

#### Potential Cost-Recovery / Revenue Limitations

The cost results for Planning indicate a potential for significant additional revenue—as much as \$331,000 annually—if fees are increased to full cost. In some local government situations, only a reduced portion of this kind of potential revenue is likely to be realized, due to “fee” areas that are traditionally heavily subsidized, such as appeals, architectural or historical review, subsidies for certain industry types, and pre-application reviews. For example, in this Planning analysis the fees/services related to appeals, agriculture contracts, and historical building review equate to approximately \$8,000, which may not be entirely recoverable if the County continues to set fees at a subsidized level. Pre-application reviews total about \$7,000, but the County may decide to apply this cost to future fees, upon project approval. However, the remaining \$316,000 in potential revenue is theoretically attainable if the County sets fees at the full cost levels. However, the total potential revenue reflects very large increases to many individual fees that may not be feasibly attainable in the first year, so this large figure should be discounted according to the Department's plans for recommended increases. To the extent that the Department does not increase all fees to their full cost levels, the Department will not realize the associated additional annual revenue. Without an increase in fees, Planning will continue to operate with a 38% subsidy from the General Fund, reserves, other program areas, or other external sources.

#### Potential New Fees

The analysis and results included the cost for all services in Planning for which fees are currently charged, as well as some existing services that do not currently have fees (but could reasonably be covered by fees). In that manner, the study attempted to identify potential new fees the Department could establish to recover cost and/or to help the Department better understand its current cost-recovery performance (e.g., cannabis-specific use permit).

These potential new fees can be identified in the study results by the lack of a current fee, except for those categories that are clearly headed by titles that indicate the subsequent items are non-fee or support services.



## Results for Engineering

FULL COST: Annual Cost of Fee-Related Services	PROJECTED REVENUE AT CURRENT FEES	PROJECTED SURPLUS / (DEFICIT)	PROJECTED COST RECOVERY RATE
\$ 659,000	\$ 526,000	\$ (133,000)	79.8%

### Summary

To calculate the full cost of these fee-related services, Engineering Division staff and the consultant worked together using the unit cost build-up approach, whereby the analysis calculated the cost of each unit of service (e.g., plan check and/or inspection process) using staff time and cost-recovery hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis for Engineering revealed an overall annual funding *deficit* (subsidy) of approximately \$133,000 for fee-related activities, with an overall cost-recovery rate of 89.5%. Furthermore, the analysis revealed that 89% (49 out of 55, by tally) of the current fees are less than the full cost of providing the services, thus providing a subsidy to fee payers. The remaining fees are set at equal to or greater than full cost. In other words, if the Department elects to set all fees to recover full cost (and no more), 49 of the current fees would increase, and six would remain the same or be reduced. Overall, the Department could experience an overall increase in annual revenue of approximately \$133,000.

The cost analysis shows that 7 of the 9 current staff hourly rates in Engineering are less than the full cost for providing a productive hour of each position's time—up to 53% less and averaging 21% less. In instances where Engineering would rely upon hourly rates (e.g., map checking), sufficient staff rates are critical for cost-recovery.

Appendix 2 contains the detailed results for the Engineering Division.

### Potential Cost-Recovery / Revenue Limitations

The cost results for Engineering indicate a potential for significant additional revenue—as much as \$133,000 annually—if fees are adjusted to full cost. However, the total potential revenue reflects increases to many individual fees that may not be feasibly attainable in the first year, so this figure should be discounted according to the Department's plans for recommendations for increases. Once the Department staff prepare recommended fees and/or receives specific direction from the Board of Supervisors, better predictions may be possible. Until then, it is important to understand that the revenue projections in the study represent the potential maximum revenue increases, and not the likely true cost-recovery results. To the extent that the Department does not increase all fees to their full cost levels,



or utilizes alternate fee structurers and/or approaches, the Department will not realize the associated additional annual revenue.

### Potential New Fees

The analysis and results included the cost for all services in the Engineering Division for which fees are currently charged, as well as some existing services that currently have no fees (but could reasonably be covered by fees) or were restructured to better reflect service delivery by the Division. In that manner, the study attempted to identify potential new fees the Department could establish to recover cost and/or to help the Department better understand the Engineering Division’s current cost-recovery performance. These potential new fees can be identified in the study results by the lack of a current fee, except for those categories that are clearly headed by titles that indicate the subsequent items are non-fee or support services.

### Results for Cannabis

<b>FULL COST: Annual Cost of Fee-Related Services</b>	<b>PROJECTED REVENUE AT CURRENT FEES</b>	<b>PROJECTED SURPLUS / (DEFICIT)</b>	<b>PROJECTED COST RECOVERY RATE</b>
<b>\$ 2,244,000</b>	<b>\$ 2,312,000</b>	<b>\$ 68,000</b>	<b>103%</b>

### Summary

Cannabis staff and the consultant worked together to develop the potential fees through a unit cost build-up approach, whereby the analysis calculated the cost of each unit of service using staff time and productive hourly rates. To develop the annual deficit or surplus figures, the analysis multiplied the unit costs and current unit fees by the anticipated annual volume of each service.

The cost analysis for Cannabis revealed an overall annual funding *surplus* of approximately \$68,000 for fee-related activities, with an overall cost-recovery rate of 103%. The analysis also revealed that 82% (28 out of 34) of current fees, by tally, are less than the full cost of providing the services, thus providing an individual subsidy to fee payers. The remaining six fees over-recover the current service costs, resulting in individual fee surpluses. (As a reminder, the fee study results only address the fee-related services, so the “surplus” referenced herein does not necessarily represent the overall condition of the Cannabis budget or total operating costs and revenue.)

All four (4) of the current hourly rates for positions included in the study for Cannabis are less than the full cost for providing a productive hour of each position’s time—up to 42% less and averaging 29% less. In instances where the division would rely upon hourly rates (e.g., abatement), sufficient staff rates are critical for cost-recovery.



The “over-recovering” fees, while fewer in number, include some of the most frequent services and highest fee amounts, which results in a projected overall surplus for the Cannabis Division. If the Department elects to set all Cannabis fees to recover full cost, including reductions to the surplus fees, the Department would experience an overall *reduction* in annual revenue of approximately \$68,000.

Appendix 3 contains the detailed results for Cannabis fee activities.

#### Potential Origin of the Surplus

The identification of individual “over-recovering” fees is not an uncommon outcome of a user fee study. The projection of an *overall surplus* is extremely rare, however. This situation with the Yolo County Cannabis program is surprising, given that Wohlford Consulting conducted a Cannabis User Fee Study for Yolo County in 2018 that identified the full cost of services, and fees were implemented based on the findings of that study.

The first potential explanation for the surplus is that the overall costs included in the current study are approximately \$100,000 less than the 2018 study. However, the most likely and impactful explanation for the projected surplus in the current study, based on division feedback, is that the operating practices and service structures utilized by the Cannabis division have changed for the over-recovering fees since the prior study. Given that the Cannabis program is relatively new and continues to evolve in response to changing regulations and policies, the County can expect to regular changes to unit costs. Between the prior study and now, the division adjusted in response to past and anticipated changes in the local cannabis industry, enhanced staff experience, efficiency initiatives, and other factors, which reduced the time necessary to complete some of the tasks. [For example, the Cannabis Land Use Ordinance will be implemented beginning in January 2022, and the current study incorporates the expected new and additional services resulting from the new ordinance.](#) Given that the service costs (i.e., potential fees) identified in the current analysis are based on staff time to complete the tasks that comprise each service, any reductions in staff effort can reduce the cost of that service (assuming budget expenditure increases over time do not offset the time reductions).

#### Potential Cost-Recovery / Revenue Limitations

The cost results for Cannabis indicate a potential for additional revenue for some fee areas, offset by potential decreases in other areas, for a net decline of \$68,000 annually. Most jurisdictions tend to seek 100% cost recovery of cannabis fees, and there are no obvious barriers to prevent Yolo County from setting all Cannabis Division fees to full cost recovery.

#### Potential New Fees

The analysis and results included the cost for all services in the Cannabis Division for which fees are currently charged, as well as some existing services that currently have no fees (but could reasonably be covered by fees) or were restructured to better reflect service





## Results for Staff Hourly Rates (Cost Recovery Rates)

### Full Cost Recovery Hourly Rates

The study results include a series of “Full Cost Recovery Rates” associated with various position classifications (e.g., Senior Planner, Senior Civil Engineer, Cannabis Code Enforcement Officer). These rates are calculated to recover 100% of each position’s fully loaded cost within the hours available to perform billable/direct services to customers and other direct division activities (both fee and non-fee). The cost components factored into these rates are the same as the costs included in the unit fees, as described in the “Full Cost” section above. In addition, these rates take into account the available billable hours for each position. For example, if a position’s fully burdened cost is \$150,000, and the position’s billable hours are 1,500, the full cost recovery rate would be \$100 per hour.

These rates should not be confused with pay or other compensation rates. Due to the cost burden added to these rates (e.g., overhead, operating expenditures, indirect costs) and use of billable hours, a Full Cost Recovery rate typically ranges from three to four times the hourly pay rate of the employee.

The Department can use these rates to recover full costs whenever an actual cost billing situation is present for fees or charges to grants or other external sources. A salary-only or salary+benefits rate would fail to recover the full cost of the position.

### Standard Blended Rates

The study results for some CSD division include standard blended hourly rates that are not specific to any particular position (e.g., “Supplemental Plan Review” fee in Engineering). These rates enable a division to utilize a general rate for actual direct staff time when specific employee rates are not feasible or desirable, such as when the division is attempting to provide an estimate of cost when the actual employee assignments or project complexity is not fully known or to provide simplified billing to external funding sources.

The study calculated each blended rate by using portions of the hourly cost of multiple direct positions that are typically involved in hourly fees, totaling one hour, as well as portions of support or administrative positions as overhead to these rates. To determine the relative portions from each position, the study used a ratio that generally corresponds to the typical work assignments of those employees.

### Variable (Hourly) Fee Deposits

For some fee-related services (especially anomalous situations) a CSD division may choose to track actual staff time consumed by the project and charge full cost-recovery hourly rates to establish the specific final fee total. This “actual staff time billing” process may require the applicant to pay an initial deposit (i.e., down payment) to ensure that the CSD division will collect a base amount of fees for the project. If the project consumes more time/cost than the initial deposit, the CSD division would request an additional infusion of funds



from the applicant. If the final fee total is less than the deposit, the division would provide a refund of the balance. Ultimately, the applicant would pay the full cost of all staff time devoted to the project.

However, it should be noted that not all divisions currently utilize deposits or down-payment-type arrangements. This approach may not be feasible or desirable for the future either, since the nature of some CSD division services and interactions with the public are different from many other County functions, which may present insurmountable difficulties to adapt for these services. Consequently, this discussion merely presents the idea for future potential consideration by the Department.

This cost analysis calculated the typical cost of each service, even for deposit-based fees, which appears in the results as the resultant full cost. If the Department wants to establish deposits, instead of fixed fees, the unit costs identified in this study can serve as the deposit levels. When considering fee setting, the Department does not *need* to establish the deposit at this level to ensure full cost recovery, because the fees charged will ultimately be based upon the actual time consumed—not the deposit level (assuming charges are based on the full-cost hourly rates). The deposit merely serves as the first payment.

The Department *may* choose to use the results from the cost study as the basis to set the deposit levels, since they represent “typical” projects. This approach may not be desirable for some counties, however, because in theory it could result in a greater number of necessary requests for additional funds or refunds of overpayments, which could be an administrative burden and would require further diligence to ensure that additional funds are requested and collected before projects are approved, in order to ensure that the County does not inadvertently subsidize services.

#### Issues Regarding Comparisons with External Hourly Rates

Local government hourly rates are occasionally compared to the rates charged by private contractors or other external agencies, in order to ascertain the “reasonableness” of the counties’ or cities’ rates. Although an attempt is usually made to compare equivalent positions, the government rates are commonly higher than those from private enterprises. There are a variety of valid reasons for the differences in rates, which contribute to the potential assessment of whether the rates are reasonable.

Even when the services and products are similar, significant differences exist in the costs and operations between government agencies and private enterprises, regardless of the purported impacts of employee efficiency, performance, or effectiveness. The differences are most evident in their organizational missions, cost structures, and service levels.

Most significantly, the differences are due to the fact that private firms typically do not have to account for the same underlying costs as a government agency, including:

- Permit system (purchase and maintenance)—in addition to a standard financial accounting system



- Board of Supervisors (or other committees and boards) support/meetings (attendance, status reports, etc.)
- Supporting plans or documentation (development and maintenance), such as policies and procedures, emergency planning and management, incident response plans, and code updates.
- Emergency response and investigations
- Code enforcement
- Public information (pre-project support)
- Routine non-technical training (e.g., sexual harassment, workplace violence)
- Administrative oversight tasks (e.g., Economic Interest statements)
- Fee studies performed by outside contractors
- Employer contributions to defined benefit retirement plans (vs. 401K or no plan)
- Competitive comprehensive health insurance coverage and post-employment benefits
- Recruitment processes that require extra steps (e.g., exams and formal applications) to ensure fairness and equity, and review processes to prevent issues such as nepotism. (Private firms can use whatever processes they want and can hire anybody they want.)
- Purchasing processes that require extra steps to ensure fairness and protect public money (i.e., formal bidding processes). (Private firms can purchase however they choose.)
- Additional administrative support, such as Auditor-Controller and Finance Departments that must track public funds and prepare/publish reports with greater detail than required in private firms (to protect public money and ensure public access to information).

All of the above costs (in partial amounts) may be allocated to County fees and cost-recovery rates established in fee studies (with exceptions for some positions). Consequently, even when salaries are equal, total County employee costs are greater than private firm employee costs. Even if the Department “privatized” some or all of the fee services, most of these costs would still exist in the Department and would have to be recovered. Therefore, private firms would have to either raise their rates or bill for more hours—or the Department would have to add a premium/surcharge to the private fees. Either way, the cost would be greater than simple public-private rate comparisons would indicate.

In addition, the fees (based on worker time) also have the following built into them:

- Review and approval processes to ensure accountability and protect the public.
- Systems and processes designed for fairness and equity among customers (can create inefficiencies). (Private firms can provide different service levels to different customers.)
- Standard fees must also include services to difficult projects and customers, because the Department must serve everyone equally and cannot refuse to serve



any customers. (Private firms can avoid “unprofitable” or overly burdensome customers.)

In summary, private enterprises generally do not have the same level of cost inputs that need to be recovered in rates charged by a County, in order to recover costs and avoid subsidies from non-fee sources. Conversion to privatized services would not necessarily eliminate those additional costs, as the Department would still incur many of them regardless of the final service provider.

### **Potential Cost Changes from Prior Studies and Fee-Setting**

This cost analysis identified significant gaps (subsidies) between the full cost of individual services (as calculated in the study) and the current fees for most of the fees in the study. This finding may surprise those who assume that the Department is already charging full cost for its services.

The Department conducted cost studies in the past, and the County adjusted fees as desired to meet the policy objectives existing at those times, which may or may not have been full-cost recovery. Even if the Department established user fees at 100% of full cost following the previous studies, and regularly applied an inflation factor, there are a variety of reasons why the cost calculations from this study would identify significant gaps between the current fees and the full cost. This study did not attempt to conduct a historical analysis to evaluate and quantify factors that resulted in changes to the gap, but common variables include:

- New or changes to state or federal regulatory requirements that must be implemented or enforced through Department programs
- Current fees may not have been previously set at full cost (policy decisions).
- Increases in per-unit workload (i.e., time required to complete tasks) due to new codes and regulations that add complexity and additional required checks and services to tasks.
- Increases in Department costs that exceed inflationary measures (e.g., CPI) such as:
  - Employee salaries (COLA’s, step increases)
  - Employee benefits (retirement, healthcare)
  - Services and supplies (electricity, fuel, insurance)
  - Countywide overhead costs (Cost Allocation Plan results)
- Inclusion of new costs not in existence or identified in the previous study, such as:
  - Internal administrative and supervision costs (division, department, and county overhead)
  - Annualized capital or asset replacement costs
  - Cross-division/department support costs
  - Support functions authorized to be included in user fees
- Changes in technology and/or business processes
- Staff turnover resulting in reduced personnel costs.
- Improved analytical methodologies with enhanced rigor and comprehensiveness
- Improved recognition of the role and treatment of productive / billable hours factors (direct vs. indirect work hours)
- Potential decreases due to streamlining, efficiency initiatives, or expenditure reductions



### **Considerations Concerning Recommended Fees**

If the Department's primary goal is to maximize cost recovery from user fees, Wohlford Consulting would recommend setting user fees at 100% of the full cost identified in the study, with few exceptions. This approach would reduce the burden on external funding sources. This position reflects a general philosophy that fee payers should pay the full share for the services they consume from the Department for their private benefit.

Maximizing cost recovery may not be the only goal of a User Fee Study, however, and sometimes full-cost recovery is not needed, desired, or appropriate. Other Department and County goals, Board of Supervisors priorities, policy initiatives, past experience, implementation issues, community expectations, and other internal and external factors may influence staff recommendations and Board of Supervisors decisions.

In recognition of these other issues, staff will work to develop recommended fees that address the Department's current needs. Wohlford Consulting anticipates that the Board of Supervisors may provide further direction to staff regarding acceptable fee levels. In the meantime, *the cost recovery results shown in the Study are based upon full cost calculations* and do not reflect any specific or general fee recommendations provided by Wohlford Consulting.

### **Limitations for Use of Revenue Results**

The annual results are based upon an estimated annual volume of activity provided by Department staff during the study. The purpose of these total figures is to provide a sense of scale that puts the fund deficit and other results in context. These figures are not perfect, since a number of variables will ultimately alter the final cost recovery totals. Variables include:

- Fees set at less than full cost
- Increased or decreased activity from assumed levels
- Change in the blend of service types and fees
- Timing of the implementation of the fees and revenue collection
- Service activities and fee collections that cross multiple fiscal years
- Project tasks (activity volume count) and fee collection which occur in different years

This Study presents the potential cost recovery figures and annual costs only to provide a basis for comparison of current fee levels to full cost (as well as a basis to establish recommended fees). Since the impacts of these variable factors are unknown, Wohlford Consulting cautions the Department against using the annualized figures for the purpose of revenue projections or other budgeting decisions.

### **Other Beneficial Outcomes of the Study**

Although it is the primary focus of the Study, the cost analysis is not the only part of this effort that can benefit the Department. A series of secondary outcomes and benefits resulted from the



steps of the processes used in the Study, the analysis of data, and the myriad of discussions between the consultant and staff.

Since these secondary benefits are not the focus of the Study, the descriptions presented below are not intended to fully explain and document all of the elements and benefits of these outcomes. Instead, the intent of the descriptions is to briefly describe their existence and to encourage follow-up in some cases.

### Orientation and Training

The long-term success of the project is affected by the ability of Department staff to continue to understand, use, and explain the study methodologies and results after the project concludes and the consultant had departed. Consequently, as part of the study process, staff spent a considerable amount of time working with the consultant to learn the conceptual and practical elements of the data collection, analysis, and calculations. This informal training process not only ensures the future success of the project, but it also facilitated effective data collection and the Department's internal review of the results.

### Management Information

The processes of data collection, analysis, and validation produce beneficial management information. The background documentation and fee models, as well as the discussions with the consultant, highlighted information that is beneficial for managers who wish to pursue additional in-house analysis. Department managers have access to the auxiliary information developed and documented during the Study, including current and potential:

- Utilization of Time and Staff (productivity and staffing needs)
- Revenue Impacts (potential new revenue)
- Distribution of Staff Effort across Services (who does what and for how long)
- Total Time for Each Service (workload impacts)
- General Staff Productivity (direct vs. indirect activities)

### Intangibles

During the course of this Study, the consultant provided the Department with experience-based advice intended to help the Department best achieve its current and future fee objectives. Staff and the consultant discussed implementation strategies and alternatives, future steps, common questions and complaints, public policy considerations, economic considerations, legal considerations, how to address criticism and support the study, other analysis needed, and update techniques. These discussions and the other contributions from the consultant do not necessarily appear elsewhere in the formal documentation, such as this report.



## OTHER ISSUES AND INFORMATION

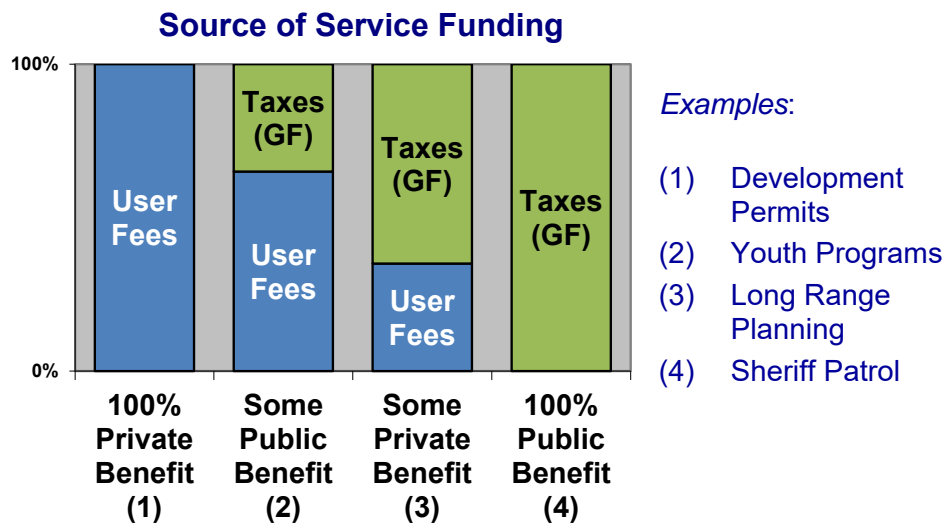
### Fee Setting Considerations

The principal goal of this Study is to identify the cost of Community Services Department services to help the County make informed decisions regarding fee levels and charges. Determining appropriate fee levels is an involved and dynamic process. Staff must consider many issues in formulating recommendations, and the Board of Supervisors must consider those issues and more in making final decisions.

Department staff will develop fee level recommendations to present to the Board of Supervisors. Unfortunately, there are no hard and fast rules to guide the Department, since the most important issues are subject to administrative and political discretion. To assist the Department’s deliberations, Wohlford Consulting offers the following general considerations:

#### Subsidization

Recalling the definition of a user fee helps guide decisions regarding subsidization. One general principle is that individuals or groups that receive a purely private benefit should pay 100% of the full cost of the services. In contrast, services that provide a purely public benefit should be funded entirely by tax dollars. The complicating reality for local government is that a large number of services fall into the range between these two extremes. The following graphic illustrates the potential decision basis:



A common justification for subsidizing certain fees with general fund contributions is that some fee-related services provide a “public benefit” to the larger community, in addition to the private benefits obtained by the applicants. This approach assumes that, for example, subsidized development activities provide economic, cultural, quality of life, or other community benefits that equal or exceed the costs to the Department.



Subsidization can also be an effective public policy tool, since it can be used to reduce fees to encourage certain activities or allow some people to afford services they otherwise could not at the full cost. In addition, subsidies may be appropriate to allow citizens access to services (such as appeals) without burdensome costs.

Regardless of the intent, it is important for County leaders and the public to understand that subsidies must be covered by another revenue source, such as the General Fund (taxes), Realignment funds, grants, or reserves. Therefore, the general taxpayer will potentially help to fund private benefits, and/or other County services will not receive funds that would otherwise be available.

#### Consistency with County Public Policy and Objectives

User fees are part of the fabric of County administration. The fee levels and policies should be consistent with other established policy objectives, strategies, and statements. If the County espouses cost recovery and fairness, County fees should reflect those standards by minimizing subsidies. If the County has stated a desire to encourage specific activities or industries, Department fee structures should make allowances to encourage those activities and businesses. In summary, the existing policy stances should influence the fee decisions.

#### Fairness and Equity

The fees should be fair and equitable to all fee payers. Some fee payers should not pay more than the full cost, in order to offset the lower/subsidized fees of others. If County leadership wants to provide subsidies, the extra funding should come from a general source external to each Department's fee revenues, such as the General Fund or other distributed revenues, not from other individual fee payers who are already paying their fair share. This general principle is also generally backed by California law, as established through Propositions 218 and 26.

#### Impact on Demand (Elasticity)

Economic principles of elasticity suggest that increased costs for services (higher fees) will eventually depress the demand for the services. Lower fees may create an incentive to purchase the services and encourage certain actions. Either of these conditions may be a desirable effect to the County. However, the level of the fees that would cause demand changes is entirely unknown, and the monopolistic nature of some County services (citizens can't go elsewhere for lower prices) could also influence demand in unknown ways. The User Fee Study did not attempt to evaluate the economic or behavioral impacts of higher fees, but the County should consider the potential impacts of these issues when deciding on fee levels.



### Compliance with Legal Standards

By following a non-profit ethic and the applicable general standards (e.g., reasonable cost) set forth in the Government Code, this cost study identified the full-cost-recovery fee levels that the Department can use to establish fees in compliance with both the spirit and letter of established legal standards. (Note: Nothing herein should be construed as legal advice, and the Department should consult its own counsel for questions of a legal nature.)

### Constituencies Affected

As a public body of elected officials, the Board of Supervisors may wish to consider various political issues and constituent concerns that could arise from fee changes. For example, the Board of Supervisors may want to benchmark certain fees to neighboring communities, in order to avoid appearing to be “expensive” or overly generous with subsidies. Also, some fee changes will impact specific constituencies that may attempt to influence decision-making.

### **Fee Comparison Issues**

With the availability of the cost results from this study, a comparison of the Department’s service costs and/or proposed fees to fees from neighboring jurisdiction is often an attractive concept to local government. However, the Department should recognize a number of significant limitations that affect the validity and reliability of comparisons.

With the potential for numerous factors to affect the differences in fee levels between counties, it is important to realize that the value of a fee comparison is generally limited to market-based decision-making. There is very little relevance of current fee levels in other counties to the actual costs in Yolo County, since fee schedules tend to be highly variable expressions of local policy, rather than true barometers of service costs or cost-recovery intent.

Direct comparisons of fee levels across surveyed counties are usually somewhat limited, due to wide differences in fee structures, definitions, and program types. The value of a comparison may be to allow Department and County leadership to develop a sense of the County’s place in the range of fee levels among comparative jurisdictions, but it does not establish a clear understanding of each division’s specific cost circumstances, including actual cost, service levels, or cost-recovery performance. This situation may exist for a variety of reasons, including:

- Many counties and cities have not conducted an actual cost study, so their fees may be based upon historical or other subjective factors unrelated to actual cost.
- Most counties and cities do not publish their subsidy rates, so their fees may be subsidized (knowingly or unknowingly). Even if they have completed a cost study, there is often no way to know whether cost subsidies exist.
- The services included in fees may be combined in some counties and separated in others, thus making direct comparisons unreliable.



- The methodology used to determine the fees in other counties may be deficient or designed to recover less than full cost.
- Other jurisdictions may have different policy goals and considerations that affect the level of cost they desire to recover.

Even if the studies treated the costs equally, there are number of additional qualifying factors that would create legitimate and reasonable variances in costs between different counties and cities. These cost factors include:

- Salaries and benefits
- Services and supplies
- Overhead levels (department, division, county, and administrative)
- Post-Employment Benefits (OPEB)
- Leave time (holiday, vacation, sick)
- Other non-direct time (training, meetings, breaks)
- Capital costs (annualized)
- Cross-division/department costs
- Cost-recovery of associated services (e.g., Cannabis, GP update, incident response, investigations, epidemiology)
- Reserve contributions
- Staff longevity (affects the time necessary to complete tasks)
- Service levels (affect the number of associated tasks and the overall time necessary to complete fee services)
- Efficiency

### Cost “Reasonableness”

A common question posed at the conclusion of a User Fee Study, particularly when reviewing the results, is whether the data and results are reasonable. Although the scope of this study did not include an evaluation of the service levels in each CSD division, the following discussion addresses this question and related issues.

The notion of “reasonableness” is a function of different definitions and assumptions. The most basic consideration is whether the reasonableness standard applies to the *cost of the service* or to the *fee charged*--which can be two entirely different issues.

The reasonableness of a fee is largely a policy matter after cost has been established, since each individual’s perspective influences his or her definition of reasonableness. For example, whether a particular fee is considered reasonable certainly depends on whether one is the person paying the fee or a disinterested party. Concepts of subsidization are also important to consider, particularly when the fee payer will realize a profit as a result of the Department’s action (e.g., private developers or businesses). Political considerations, jurisdictional comparisons, economic sympathy, desired incentives and disincentives, and historical trends may also play a part in the determination of fee reasonableness.





### Timing

To ensure more accurate revenue and service expectations, it is important for the Department to recognize the realistic limitations to a speedy implementation of new fees.

1. In addition to the mandated noticing and public hearing requirements, the Department may be prohibited from charging some of the new fees until at least 60 days following approval by the Board of Supervisors (Government Code § 66017).
2. The Department may identify the need for additional public hearings/meetings, which would add time for additional noticing and hearing requirements that could also delay full implementation.
3. The Department will also be faced with a series of practical and customer service limitations. Fee schedules must be produced and published in the usual places (brochures and handouts, website, staff handbooks). The County's permit systems must be updated to reflect the new fee levels. Staff must be trained on new fee structures and/or procedures in some instances. Fortunately, if planned effectively, County staff can complete many of these administrative tasks while waiting for the legal waiting period to pass.

### Permit Systems

The User Fee Study did more than calculate the full cost of existing services. In many cases the consultant and Department staff reorganized or otherwise modified the existing fee structures. We added new fees, deleted obsolete fees, combined fees, and established entirely new approaches for some. As a result, the Department will need to modify the structure and organization of the fees in the permitting systems and structures used by the Department before any new fees go into effect.

### Phasing

Due to the large gaps between some current fees and their full cost recovery levels identified in the study, many of the Department's fees may be subject to significant increases. If implemented all at once, these increases may surprise local businesses, developers, community-based organizations, citizens, and other fee-payers, and could conceivably have an adverse impact on the local economy. If the Department plans to institute significant fee increases for these services, phasing in the fee increases helps to minimize impacts to the community and to give it a chance to plan for, budget, and adapt to, the increases.

There are, however, two key downsides to enacting a phased approach to fee increases. The first issue is the delay of cost recovery, since fees will continue to be subsidized at higher levels until the full cost (or desired cost-recovery goal) fee levels are achieved. The second issue is the potential for additional administrative and/or operational cost resulting from more frequent fee changes. Each fee change can result in the need for additional



contracted services to modify permit systems, supplemental staff training, reprinting of forms or other documentation, and other additional internal workload.

### Public Outreach

Public and interest group acceptance of new or increased fees can often be improved through an awareness campaign and direct communication with affected parties. Having the opportunity to review the fees (and perhaps the analysis behind them) builds confidence in the credibility of the analysis and reduces objections. Conversely, last-minute notices cause the community to question the veracity of the fee analysis and County motives behind the apparently rushed approval process.

The public outreach needs associated with fee changes vary by CSD division and by the types of fees. Each CSD division should develop a public notification and outreach plan that is appropriate for the types of fees affected, the degree of potential fee changes, and the customer base and others affected by the changes.

### **Potential Implementation Strategies**

Wohlford Consulting generally recommends setting fees at 100% of cost and implementing the new fees as soon as possible. This approach for the Department would result in a large number of individual fee increases, a smaller number of fee decreases, and a significant overall increase in annual revenue.

This standard recommendation would minimize individual fee subsidies and maximize cost recovery. However, Wohlford Consulting understands that current economic conditions, and the Department's desire to attain community support, warrant the consideration of alternative fee implementation approaches and timing. We recognize that a decline in economic activity and vitality, political desire to spur economic recovery, and anticipated criticism and extraordinary resistance to fee increases, may make the typical fee implementation approach especially difficult.

Consequently, Wohlford Consulting has identified several approaches for the Department to consider that will facilitate implementation and achievement of the Department's cost-recovery objectives. The alternatives are presented below:

#### Option 1: Adopt the Fee Schedule at 100% Cost-Recovery

Under this option, the Department would implement almost all fees at 100% of full cost as soon as possible, with a limited number of reasonable exceptions determined by the Department for critical areas of public safety or public involvement. This approach would result in the maximum cost recovery (i.e., new revenue gains), absent any impact of price elasticity (which is unknown), and is the only approach that will mitigate the underfunding of Department services. However, the full cost recovery approach may not be the most palatable option to the Department, as discussed above, so one of the other options may be more appropriate.



### Option 2: Increase Selected Fees Only

Under this option, the Department would select a limited number of fees to increase. To select the fees targeted for increase, the Department should consider a variety of factors that affect progress towards revenue, subsidy, or policy goals. These factors may include which fees are burdensome to customers, which ones are the most frequently charged, which ones are the least successful at current cost recovery (i.e., most subsidized), potential controversy and opposition, targeted customers, and past experience.

While this approach will not result in full cost recovery and will perpetuate subsidization of fee-related services, it may be the most practical and achievable option. It may also result in greater overall success for the Department. A successful *partial* implementation may achieve greater overall cost recovery gains and subsidy reduction than a failed complete implementation. Before selecting this approach, the Department should evaluate whether the determination of targeted fees would require a significant secondary analysis that may, in itself, cause considerable controversy and opposition.

### Option 3: Standard Discount

If full cost recovery is not intended, the easiest option to administer is to apply a standard discount to the cost results. For example, the Board of Supervisors could decide to charge a specified percentage (e.g., 80%) of full cost for all fees. Under this scenario, the Department would increase fees that are currently less than the specified percentage of full cost and decrease any fees that are currently greater than that percentage.

Even if the percentage cost-recovery rate is standardized, the rate of change for individual fees could be inconsistent, to the extent that these fees are not currently set at a consistent ratio to full cost. As a result, the fee payers could still experience sticker shock and see significant percentage and/or dollar increases to individual fees. However, the notion of a discount applied to fees may have strong appeal to customers and other interested parties.

### Option 4: Capped Increase

Under this option, the Board of Supervisors would limit individual fee increase to a specified percentage increase (cap) above its current level (e.g., a 50% increase only).

This approach applies an understandable consistency to the increases, but it separates the fees from a relationship with full cost. Depending on the cap selected, this approach can prevent significant increases to fees that would occur under a full-cost-recovery scenario. However, it also could limit the cost-recovery performance of individual fees, and thus result in continued underfunding of services.

### Option 5: Phased Implementation

The option to phase the implementation of fee changes over time is applicable to each of the other options. Under this approach, the Department would select a period of years over which



to achieve its overall goal. For example, the Department could decide to achieve full cost recovery over a period of three years (or some other desired period), rather than all in the first year. To achieve a “full cost in three years” goal, the Department would increase the fees by 33% of the gap between current fees and full cost each year for three years. The County should also consider annual inflation into the annual phased growth factors, to ensure that full cost is included for the duration of the phasing.

This approach would smooth out the fee increases, which might allow customers to adjust their business plans, plan for future development projects and initiatives, absorb the increases over time, and build the increases into their cost calculations. This approach may also stimulate some development or cannabis activity, as customers schedule their projects earlier to take advantage of reduced fees. However, this approach will also maintain a level of deficit for a longer duration and perpetuate an underfunding of services.

#### Option 6: Hybrid Approach

The Department has the option to mix and match the components of each of the options to establish a process and an outcome that best meets its needs. Further evaluation and understanding of County objectives would be necessary to more fully define the most appropriate recommendation for the Department.

#### Consultant’s Recommendation Regarding Implementation Strategies

The ideal fee implementation strategy for Yolo County can only be determined through careful evaluation of Board of Supervisors priorities, community input, future County budget conditions, County policy, and potential community impact and response. Most of this information is unavailable at this time and is likely to change periodically; so, in order to provide a recommendation in the absence of this direct knowledge, Wohlford Consulting must rely upon successful experiences with other communities and knowledge of the divisions gained through this Study.

**To improve the cost-recovery performance of the divisions, Wohlford Consulting recommends a blended, or hybrid, implementation approach that combines the full-cost-recovery goals of Option #1 with the customer and community-centric features of a phased approach from Option #5.**

In recognition that the Board of Supervisors may not want to set all fees at full cost, this general recommended approach is flexible and acknowledges that the County will likely seek 100% cost-recovery only for certain fees. In addition, the County will likely set different phasing schedules for individual fees, ranging from immediate implementation at 100% of cost to a schedule of increases over many years to achieve a level of full-cost recovery in the future.

The phased approach is intended to “soften” the larger fee increases, including many that could increase from zero to hundreds or thousands of dollars at full cost. The potential for “sticker shock” and customer frustration is real, and a phased approach may help the County achieve community acceptance of the fees with less controversy and rancor. The County’s revenue



goals and financial condition should be the primary driver for determining the specific time frame for the phased approach.

Wohlford Consulting believes that this blended/hybrid approach would be most beneficial to the County, because the County can maintain the relationship between fees and full cost (thus facilitating future adjustments), as well as maintain focus on an overall goal of full cost recovery—while retaining flexibility to adapt to changing local conditions. In addition, the phasing of some fee changes will make it easier for customers to accept and adjust to the cost increases, and it will allow time for the economy to continue to recover before the full impact of the final fee increases is borne by customers.

Note: This recommendation also recognizes the potential need to continue subsidizing a few specific services, in order to ensure continued public safety and/or reasonable public involvement in some processes.

### Future Updates

This Study represents a snapshot in time of the costs to provide fee related services. The cost factors are from the FY 2021/22 Adopted Budget, including the staffing and budgeted expenditures, for each Division. However, the study's specific applicability to the budget and current costs will effectively end when the Department experiences significant budget changes. With budget/cost increases over time, the fee levels would fall further behind in future years. Consequently, the Department needs a method to keep the fees relatively current with changes in costs over time. Some of the most common approaches include:

*Status Quo:* Many counties and cities simply allow their fees to remain constant over the years. Not only does this approach negatively affect revenue recovery, it also causes potentially dramatic increases when the next update is completed. Wohlford Consulting *recommends against* the status quo approach.

*Full Review:* The Department can elect to conduct a complete User Fee Study each year. This would be the most accurate and defensible update strategy, but it would be the most expensive and time consuming. The payback for this level of effort and scrutiny does not usually warrant this approach, so Wohlford Consulting *does not* recommend it.

*Minor Update:* A minor update would involve changing only the basic cost factors in the existing fee models to recalculate fees at the new levels. Time estimates, allocation bases, staffing levels, and other key components would remain the same. This level of analysis would require the re-involvement of a consultant. This approach would be more cost-effective than a full review, since consultant fees would be merely a fraction of the cost of an entire study. Wohlford Consulting *recommends the minor update approach as the optimal way to stay current and remain defensible.*



*Inflation Factor:* One of the easiest and least expensive update approaches is to apply an inflation factor to existing fees in an attempt to mirror cost increases over time. This method simply entails the development of a spreadsheet to apply a percentage increase to current fees. The flaw in this approach is the potential inaccuracy of any inflation factor applied generically to a wide range of cost types. However, this approach is generally accepted (and seldom challenged) as a convenient and reasonable way to modify fees in future years. For this reason, *Wohlford Consulting recommends the inflation factor approach, if the Department does not wish to conduct a minor update.*

The key to an effective inflation factor approach is to select the right factor. A variety of CPI-type factors are available for the Department to use, with the most common and recognized source being the U.S. Department of Labor, Bureau of Labor Statistics (<http://www.bls.gov/cpi>).

The average annual growth in most California indexes over the past 10 years has been less than 3%, and the annual increases in the top indexes have exceeded 3% only three times. The West Urban Area CPI (All Urban Consumers, All Items), for example, has experienced an annual rate of increase of 2.8% or less for most of the last decade—and actually demonstrated an overall *decline* of .4% in 2009—and has only exceeded 3% once in over 10 years (2018 – 3.3%). The first half increase for 2021 was 3.2%.

Considering energy, health care, retirement, insurance, and other key local government costs, the actual costs for the Department have probably far exceeded a 2-4% average annual growth over the past decade. Based on this assumption, Wohlford Consulting recommends that the Department establish its own inflation factor that represents local cost growth. The use of an average factor would mitigate radical swings from year to year. The basis for this factor could be one of the following:

1. *County labor costs.* Labor costs (salaries and benefits) comprise the majority of operating costs and the largest component of fees for the Department, so they are the key driver for overall cost increases. In addition, these costs are the most predictable costs, which will allow the Department to calculate prospective fee modifications sooner. With faster base information, the Department will be able to increase fees earlier and more accurately, which will help to maximize cost recovery performance. To create this factor, the Department can calculate the overall percentage increases to salaries and benefits from year to year and apply this same percentage increase to existing fee levels. If there is concern that the labor costs have increased without a corresponding increase in all other budgeted costs, the Department can moderate the labor cost factor, by determining the specific ratio of labor costs to all other costs, and applying this ratio to reduce the labor cost factor accordingly. For example, if labor costs are 80% of total costs, and the



labor costs increase 10% from one year to the next, the Department can apply an 8% increase to all fees.

2. *Total Budget Costs.* The County could calculate the overall percentage increases to the budget and apply this increase to existing fee levels. These costs may also be predictable, but the Department must take special care to exclude cost components from the calculations that are not related to fee activities, as was done in the original fee study.



## CONCLUSION

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### Thank You to Community Services Department Staff

As part of the study process, the consultant received tremendous support and cooperation from Department staff, who contributed and reviewed a variety of components to the study, including:

- Staffing structures, budgets, and other cost data
- Fee and service structures, organization, and descriptions
- Time estimates to complete work tasks
- Activity statistics (fee volumes) and current fee levels
- Multiple reviews of draft results and other documentation
- Information and characterizations of existing relevant issues and policies

A User Fee Study requires significant involvement of the managers and line staff from the divisions—on top of their existing workloads and competing priorities. The contributions of many CSD staff were critical to the success of the study. The individuals involved should be commended for their assistance, professionalism, positive attitudes, helpful suggestions, responsiveness, and overall cooperation. In particular, *Wohlford Consulting* would like to recognize and thank the following CSD staff for their considerable assistance:

- Jeff Anderson
- Jean Crabtree
- Todd Riddiough
- Nicholas Burton
- Christina Gonzalez
- Nathanael Smith
- Nallely Castro
- Tracy Gonzalez
- Evelyn Tamayo-Arias
- Belinda Chee
- Leslie Lindbo
- Hoa Tan
- Stephanie Cormier
- April Meneghetti
- JD Trebec

Other Department staff likely contributed to the study with data collection and input behind the scenes, but they did not work directly with the consultant (so their names are unknown to the consultant). Nevertheless, they should be commended for their assistance towards the completion of the study, as well.

### Closing Comments

The Yolo County Community Services Department engaged *Wohlford Consulting* to conduct an objective analysis of the full costs incurred in support of various activities for which the Department charges user fees. The consultant used high-quality study processes and a unit cost build-up methodology to identify the full cost for individual fee activities.

Through this study, the Yolo County Community Services Department now has a more complete understanding of the full cost to provide user fee services to the community. With this information, County leadership can more fully consider the public policy and financial implications of its current approach to cost recovery for these services. The end result can be a new fee schedule that is based upon informed consideration and rational decisions.

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**APPENDIX 1:**

**COST RESULTS FOR PLANNING**

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The follow pages contain a summary of the results from the analysis of  
Planning Division fee services.

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<b>1</b>	<b>0</b>	<b>PLANNING FEES:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
2	0	Planning Application Fee (Intake and Processing) - Applies to all projects with "Actual Time" fees	Flat	48.00	\$ -	\$ 197.63	\$ (197.63)	0%
3	0	0	-	-	\$ -	\$ -	\$ -	0%
4	0	Note: Unless otherwise specified, all Fees are based upon "Actual Time" with charges based on actual County staff time at their Staff Hourly Rates. A minimum deposit is required. {The calculated costs in this study are potential deposits.}	-	-	\$ -	\$ -	\$ -	0%
<b>5</b>	<b>0</b>	<b>Board of Supervisors Fees:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
6	0	Agricultural Contract Establishment - Each	Flat	12.00	\$ 955.00	\$ 1,412.87	\$ (457.87)	68%
7	0	Agricultural Contract Non-Renewal - Each	Flat	0.10	\$ 159.00	\$ 256.34	\$ (97.34)	62%
8	0	Condominium Conversion	Actual Hours	0.00	\$ 5,253.27	\$ 6,678.74	\$ (1,425.47)	79%
9	0	Development Agreement	Actual Hours	0.20	\$ 7,641.12	\$ 10,886.29	\$ (3,245.17)	70%
10	0	Development Agreement Amendment	Actual Hours	1.00	\$ 5,730.84	\$ 8,090.17	\$ (2,359.33)	71%
11	0	Farmland Security Zone	Actual Hours	0.67	\$ 3,661.37	\$ 4,781.05	\$ (1,119.68)	77%
12	0	Final Parcel Map	Actual Hours	0.20	\$ 1,751.09	\$ 2,173.96	\$ (422.87)	81%
13	0	Final Parcel Map Amendment - Each Amendment	Flat	0.01	\$ 955.00	\$ 1,285.72	\$ (330.72)	74%
14	0	Final Subdivision Map	Actual Hours	0.20	\$ 1,989.88	\$ 2,791.77	\$ (801.90)	71%
15	0	Final Subdivision Map Amend	Actual Hours	0.10	\$ 1,512.31	\$ 2,121.74	\$ (609.44)	71%
16	0	Groundwater Export Permit	Actual Hours	0.10	\$ 5,890.03	\$ 7,547.70	\$ (1,657.67)	78%
17	0	Improvement Plans Review	Actual Hours	0.20	\$ 3,979.75	\$ 4,940.81	\$ (961.06)	81%
18	0	Lot Line Adjust with Contract - Each	Flat	1.00	\$ 1,592.00	\$ 2,302.22	\$ (710.22)	69%
19	0	Major General Plan Amendments	Actual Hours	0.10	\$ 13,690.34	\$ 21,704.88	\$ (8,014.54)	63%
20	0	Major Tentative Subdivision Map Amendment	Actual Hours	0.20	\$ 7,959.50	\$ 11,333.18	\$ (3,373.68)	70%
21	0	Major Zone Change	Actual Hours	0.20	\$ 5,571.65	\$ 6,975.94	\$ (1,404.29)	80%
22	0	Mining Permit / Reclamation Plan	Actual Hours	0.10	\$ 11,780.06	\$ 16,560.56	\$ (4,780.50)	71%
23	0	Minor General Plan Amendment [DELETE]	Actual Hours	-	\$ -	\$ -	\$ -	0%
24	0	Minor Zone Change	Actual Hours	0.10	\$ 2,706.23	\$ 3,389.16	\$ (682.93)	80%
25	0	Planned Unit Development Ordinance	Actual Hours	0.10	\$ 4,775.70	\$ 5,987.41	\$ (1,211.71)	80%
26	0	Planned Unit Development Ordinance Amendment	Actual Hours	0.10	\$ 2,706.23	\$ 3,389.16	\$ (682.93)	80%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
27	0	Planning Commission Appeals PD/ZA/PC - Each	Flat	0.20	\$ 819.00	\$ 1,936.45	\$ (1,117.45)	42%
28	0	Road Abandonment	Actual Hours	0.20	\$ 1,830.69	\$ 2,302.19	\$ (471.51)	80%
29	0	Road Naming - Each	Flat	0.10	\$ 955.00	\$ 988.41	\$ (33.41)	97%
30	0	Specific Plan	Actual Hours	0.00	\$ 19,898.75	\$ 26,308.29	\$ (6,409.54)	76%
31	0	Subdivision Improvement Agreement	Actual Hours	0.10	\$ 5,412.46	\$ 6,837.41	\$ (1,424.95)	79%
32	0	Tentative Subdivision Map	Actual Hours	0.30	\$ 14,963.86	\$ 20,028.98	\$ (5,065.12)	75%
33	0	Tentative Subdivision Map Extension/Revision	Actual Hours	0.10	\$ 3,820.56	\$ 4,801.74	\$ (981.18)	80%
34	0	WA Contract Cancellation	Actual Hours	0.10	\$ 6,208.41	\$ 7,825.11	\$ (1,616.70)	79%
35	0	Zone Code Amendments	Actual Hours	1.00	\$ 5,730.84	\$ 9,233.32	\$ (3,502.48)	62%
36	0	All Other BoS Fees - Actual Time at Staff Hourly Rates	Actual Hours	-	\$ -	\$ -	\$ -	0%
37	0	0	-	-	\$ -	\$ -	\$ -	0%
<b>38</b>	<b>0</b>	<b>Environmental Review/Document Fees:</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
39	0	Addendum EIR	Actual Hours	0.30	\$ 4,775.70	\$ 5,987.96	\$ (1,212.26)	80%
40	0	Categorical Exemption - Each	Flat	1.70	\$ 159.00	\$ 197.63	\$ (38.63)	80%
41	0	Environmental Impact Report - Passthrough of External Contract costs and/or Actual County Staff Time at Staff Hourly Rates	Actual Hours	0.00	\$ 15,123.05	\$ 19,233.66	\$ (4,110.61)	79%
42	0	Initial Study, Notice of Preparation	Actual Hours	4.00	\$ 6,367.60	\$ 7,964.25	\$ (1,596.65)	80%
43	0	Mitigated Negative Declaration [DELETE]	Actual Hours	-	\$ -	\$ -	\$ -	0%
44	0	Negative Declaration [DELETE]	Actual Hours	-	\$ -	\$ -	\$ -	0%
45	0	All Other Environmental Review Fees - Actual Time at Staff Hourly Rates	-	0.00	\$ -	\$ -	\$ -	0%
<b>46</b>	<b>0</b>	<b>Miscellaneous Planning Service Fees:</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
47	0	Business License Fee (non-contractor) - Each License	Flat	171.00	\$ 130.00	\$ 375.98	\$ (245.98)	35%
48	0	Business License Renewal Administration: Batch processing and overall support (annual)	-	-	\$ -	\$ -	\$ -	0%
49	0	Business License Renewal Fee - Each Renewal	Flat	858.00	\$ 42.00	\$ 102.07	\$ (60.07)	41%
50	0	Notary Services	-	-	\$ 15.00	\$ -	\$ 15.00	0%
51	0	Paper copying	-	-	\$ 0.25	\$ -	\$ 0.25	0%
52	0	Revision (Redistribution for Comments) - Each	Flat	1.00	\$ 478.00	\$ 494.07	\$ (16.07)	97%
53	0	Staff Hourly Fee	-	0.00	\$ 159.00	\$ -	\$ 159.00	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
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Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
54	0	Zoning / Nonconformance Letter - Each	Flat	0.30	\$ 318.00	\$ 494.17	\$ (176.17)	64%
55	0	ABC Permit - Actual Time at Staff Hourly Rates - with Minimum Deposit {Calculated cost in the study is a potential deposit}	Actual Hours	0.30	\$ 524.92	\$ 811.12	\$ (286.21)	65%
56	0	0	-	-	\$ -	\$ -	\$ -	0%
57	0	0	-	-	\$ -	\$ -	\$ -	0%
58	0	0	-	-	\$ -	\$ -	\$ -	0%
<b>59</b>	<b>0</b>	<b>Plan &amp; Zone Comm. Fees:</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
60	0	Annual Development Agreement Review	Actual Hours	0.20	\$ 1,432.71	\$ 1,778.68	\$ (345.97)	81%
61	0	Historic Building Alteration - Each	Flat	1.00	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%
62	0	Major Code Interpretation - Each	Flat	1.00	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%
63	0	General Plan Consistency - Each	Flat	0.10	\$ 955.00	\$ 2,767.39	\$ (1,812.39)	35%
64	0	Major Use Permit Extension - Each	Flat	0.10	\$ 955.00	\$ 2,767.39	\$ (1,812.39)	35%
65	0	Interim Management Plan, Mining Permit / Reclamation Plan Amendment	Actual Hours	0.50	\$ 12,178.04	\$ 18,361.62	\$ (6,183.59)	66%
66	0	Lot Line Adjustment - up to 2 Lots	Flat	10.70	\$ 1,274.00	\$ 1,976.35	\$ (702.35)	64%
67	0	Lot Line Adjustment - 3-4 Lots	Flat - New	3.00	\$ 1,274.00	\$ 3,162.16	\$ (1,888.16)	40%
68	0	Major Certificate of Compliance	Actual Hours	2.70	\$ 3,024.61	\$ 3,755.05	\$ (730.44)	81%
69	0	Major Use Permit (PC)	Actual Hours	1.70	\$ 5,969.63	\$ 7,617.28	\$ (1,647.66)	78%
70	0	Major Use Permit (PC) Amendment	Actual Hours	1.00	\$ 3,342.99	\$ 4,209.14	\$ (866.15)	79%
71	0	Cannabis Use Permit (new)	Actual Hours	20.00	\$ 12,225.38	\$ 17,390.73	\$ (5,165.35)	70%
72	0	Cannabis Use Permit Amendment (new)	Actual Hours	1.00	\$ 7,131.30	\$ 10,177.40	\$ (3,046.10)	70%
73	0	Major Zone Variance	Actual Hours	0.30	\$ 2,706.23	\$ 3,418.47	\$ (712.24)	79%
74	0	Flood Variance	Actual Hours	1.00	\$ 2,706.23	\$ 3,418.60	\$ (712.37)	79%
75	0	Minor Use Permit (ZA) - Minor Zone Variance	Actual Hours	4.30	\$ 3,629.12	\$ 4,723.80	\$ (1,094.68)	77%
76	0	Minor Use Permit Amendment	Flat	0.50	\$ 1,274.00	\$ 3,241.55	\$ (1,967.55)	39%
77	0	Tentative Parcel Map Amendment / Extension / Revision	Actual Hours	0.50	\$ 3,183.80	\$ 4,011.61	\$ (827.81)	79%
78	0	Annual Mining Review	Actual Hours	0.00	\$ 1,910.28	\$ 2,314.58	\$ (404.30)	83%
79	0	Reversion to Acreage	Actual Hours	0.10	\$ 3,024.61	\$ 3,814.05	\$ (789.44)	79%
80	0	Tentative Parcel Map	Actual Hours	1.30	\$ 3,820.56	\$ 4,978.63	\$ (1,158.07)	77%
81	0	Map Waiver	Actual Hours	1.00	\$ 3,183.80	\$ 4,070.39	\$ (886.59)	78%
82	0	All Other P&Z Fees - Actual Time at Staff Hourly Rates	Actual Hours	-	\$ -	\$ -	\$ -	0%
83	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
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Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<b>84</b>	<b>0</b>	<b>Planning Director Fees:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
85	0	Flood Hazard Development Permit	Actual Hours	1.60	\$ 1,512.31	\$ 1,906.95	\$ (394.65)	79%
86	0	Flood Hazard Development Permit Cache Creek	Actual Hours	2.00	\$ 2,228.66	\$ 2,796.33	\$ (567.67)	80%
87	0	Gas-Oil Well Permit - Each	Flat	0.50	\$ 955.00	\$ 1,581.05	\$ (626.05)	60%
88	0	Minor Certificate of Compliance - Each	Flat	0.10	\$ 955.00	\$ 1,482.50	\$ (527.50)	64%
89	0	Pre-Application Review Fee	Actual Hours	12.00	\$ 1,989.88	\$ 2,588.13	\$ (598.26)	77%
90	0	Cannabis Pre-Application Review Fee	Actual Hours	1.00	\$ 4,138.94	\$ 5,840.13	\$ (1,701.19)	71%
91	0	All Other PD Fees - Actual Time at Staff Hourly Rates	-	-	\$ -	\$ -	\$ -	0%
<b>92</b>	<b>0</b>	<b>Site Plan Review Fees:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
93	0	Lot Merger - Each	Flat	3.70	\$ 478.00	\$ 721.13	\$ (243.13)	66%
94	0	Administrative Site Plan Review - Each	Flat	3.70	\$ 478.00	\$ 1,052.29	\$ (574.29)	45%
95	0	Landscape Review - Each	Flat	2.00	\$ 478.00	\$ 691.71	\$ (213.71)	69%
96	0	Sign Plan Review - Each	Flat	2.00	\$ 478.00	\$ 494.08	\$ (16.08)	97%
97	0	Major Site Plan Review	Actual Hours	8.00	\$ 1,591.90	\$ 2,064.62	\$ (472.72)	77%
98	0	0	-	-	\$ -	\$ -	\$ -	0%
99	0	Major Building Permit Review - Each	Flat	6.00	\$ 318.00	\$ 785.26	\$ (467.26)	40%
100	0	Minor Building Permit Review - Each	Flat	103.00	\$ 159.00	\$ 251.31	\$ (92.31)	63%
101	0	0	-	-	\$ -	\$ -	\$ -	0%
102	0	Zoning Clearance - Each	Flat	159.00	\$ 80.00	\$ 261.76	\$ (181.76)	31%
103	0	0	-	-	\$ -	\$ -	\$ -	0%
104	0	All Other Site Plan Review Fees - Actual Time at Staff Hourly Rates	-	-	\$ -	\$ -	\$ -	0%
105	0	0	-	-	\$ -	\$ -	\$ -	0%
106	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
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Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
107	0	<b>Hourly Rates:</b>	-	-	\$ -	\$ -	\$ -	0%
108	0	Services Beyond Standard Fee - Actual Time @ Staff Hourly Rates (per the Director)	per hour	-	\$ -	\$ -	\$ -	0%
109	0	Records Research (first 1/2 hour)	per half hour	1.00	\$ 44.30	\$ 114.68	\$ (70.38)	39%
110	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 38.64	\$ 98.84	\$ (60.20)	39%
111	0	Supplemental Plan Review Fee (first 1/2 hour)	per half hour	1.00	\$ 50.12	\$ 127.53	\$ (77.41)	39%
112	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 38.64	\$ 98.84	\$ (60.20)	39%
113	0	Supplemental Inspection / Site Visit Fee (first 1/2 hour)	per half hour	1.00	\$ 50.12	\$ 127.53	\$ (77.41)	39%
114	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 38.64	\$ 98.84	\$ (60.20)	39%
115	0	0	-	-	\$ -	\$ -	\$ -	0%
116	0	<b>Individual Staff Position Hourly Rates:</b>	-	-	\$ -	\$ -	\$ -	0%
117	0	Standard Planner (blended) Hourly Rate	per hour	1.00	\$ 159.19	\$ 195.66	\$ (36.47)	81%
118	0	Associate / Assistant Planner Hourly Rate	per hour	1.00	\$ 159.19	\$ 177.14	\$ (17.95)	90%
119	0	Senior Planner Hourly Rate	per hour	1.00	\$ 159.19	\$ 221.12	\$ (61.93)	72%
120	0	Principal Planner Hourly Rate	per hour	1.00	\$ 159.19	\$ 253.94	\$ (94.75)	63%
121	0	Office Support Specialist Hourly Rate	per hour	1.00	\$ 63.47	\$ 134.08	\$ (70.61)	47%
122	0	Chief Assistant Director of Comm Serv. Hourly Rate	per hour	1.00	\$ 159.19	\$ 280.43	\$ (121.24)	57%
123	0	Secretary Hourly Rate	per hour	1.00	\$ 63.47	\$ 148.99	\$ (85.52)	43%
124	0	Community Services Analysis Hourly Rate	per hour	1.00	\$ 160.40	\$ 168.86	\$ (8.46)	95%
125	0	Accounting Technician Hourly Rate	per hour	1.00	\$ 63.47	\$ 131.66	\$ (68.19)	48%

Yolo County Community Services Department  
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**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
126	0	<b>Non-Fee Activities:</b>	-	-	\$ -	\$ -	\$ -	0%
127	0	Counter: Pre-Project Support (annual)	annual	-	\$ -	\$ -	\$ -	0%
128	0	Counter: Public Information - not recoverable (annual)	annual	-	\$ -	\$ 85,300.18	\$ (85,300.18)	0%
129	0	Advance Planning (annual)	annual	-	\$ -	\$ 46,162.11	\$ (46,162.11)	0%
130	0	General Plan Update (annual)	annual	-	\$ -	\$ -	\$ -	0%
131	0	Specific Plan Update (annual)	annual	-	\$ -	\$ 1,672.45	\$ (1,672.45)	0%
132	0	Zoning Code Update (annual)	annual	-	\$ -	\$ -	\$ -	0%
133	0	Building Code Enforcement - General (annual)	annual	-	\$ -	\$ 3,838.43	\$ (3,838.43)	0%
134	0	Zoning Code Enforcement - General (annual)	annual	-	\$ -	\$ -	\$ -	0%
135	0	Nuisance Code Enforcement - General (annual)	annual	-	\$ -	\$ -	\$ -	0%
136	0	Planning Commission Support - General (annual)	annual	-	\$ -	\$ -	\$ -	0%
137	0	Other Commission Support (annual)	annual	-	\$ -	\$ 15,068.33	\$ (15,068.33)	0%
138	0	Board / Constituent Referrals (annual)	annual	-	\$ -	\$ -	\$ -	0%
139	0	Special Projects (annual)	annual	-	\$ -	\$ 84,443.31	\$ (84,443.31)	0%
140	0	Non-Specific (Non-Fee) Activities (annual)	annual	-	\$ -	\$ 6,706.25	\$ (6,706.25)	0%
141	0	CIP (annual)	annual	-	\$ -	\$ -	\$ -	0%
142	0	CSA's (annual)	annual	-	\$ -	\$ 267,372.15	\$ (267,372.15)	0%
143	0	Strategic Plan (annual)	annual	-	\$ -	\$ 15,789.06	\$ (15,789.06)	0%
144	0	PACE (annual)	annual	-	\$ -	\$ 2,026.84	\$ (2,026.84)	0%
145	0	Sustainability (annual)	annual	-	\$ -	\$ 28,109.17	\$ (28,109.17)	0%
146	0	Research (annual)	annual	-	\$ -	\$ -	\$ -	0%
147	0	0	annual	-	\$ -	\$ -	\$ -	0%
148	0	All Other Non-Fee Activities (annual)	annual	-	\$ -	\$ 55.32	\$ (55.32)	0%
149	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
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Planning Division

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
150	0	Support to Other Departments / Divisions:	-	-	\$ -	\$ -	\$ -	0%
151	0	Support to Housing / Redevelopment (annual)	annual	-	\$ -	\$ 35,119.62	\$ (35,119.62)	0%
152	0	Support to Economic Development (annual)	annual	-	\$ -	\$ 100,861.43	\$ (100,861.43)	0%
153	0	Support to Building (annual)	annual	-	\$ -	\$ 78,218.26	\$ (78,218.26)	0%
154	0	Support to PW Engineering - General (annual)	annual	-	\$ -	\$ 3,511.64	\$ (3,511.64)	0%
155	0	Support to Other County-sponsored Projects (annual)	annual	-	\$ -	\$ 5,515.24	\$ (5,515.24)	0%
156	0	Review of Projects for Cities and Other Agencies (annual)	annual	-	\$ -	\$ 90,000.18	\$ (90,000.18)	0%
157	0	Support to All Other Departments (annual)	annual	-	\$ -	\$ 76,264.48	\$ (76,264.48)	0%
158	0	Support to Cannabis CLUO implementation	annual	-	\$ -	\$ 127,675.18	\$ (127,675.18)	0%
159	0	END OF PLANNING FEES AND SERVICES	-	-	\$ -	\$ -	\$ -	0%
700	0	END OF FEE LIST	-	-	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)						

**TOTALS:**

Yolo County Community Services Department  
 2021 USER FEE STUDY  
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Planning Division

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
<b>1</b>	<b>0</b>	<b>PLANNING FEES:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	0	Planning Application Fee (Intake and Processing) - Applies to all projects with "Actual Time" fees	\$ -	\$ 9,486.24	\$ (9,486.24)	0%	\$ -	\$ 9,486.24	\$ (9,486.24)	0%
3	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
4	0	Note: Unless otherwise specified, all Fees are based upon "Actual Time" with charges based on actual County staff time at their Staff Hourly Rates. A minimum deposit is required. {The calculated costs in this study are potential deposits.}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>5</b>	<b>0</b>	<b>Board of Supervisors Fees:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
6	0	Agricultural Contract Establishment - Each	\$ 11,460.00	\$ 16,954.44	\$ (5,494.44)	68%	\$ 11,460.00	\$ 16,954.44	\$ (5,494.44)	68%
7	0	Agricultural Contract Non-Renewal - Each	\$ 15.90	\$ 25.63	\$ (9.73)	62%	\$ 15.90	\$ 25.63	\$ (9.73)	62%
8	0	Condominium Conversion	\$ 5.25	\$ 6.68	\$ (1.43)	79%	\$ 5.25	\$ 6.68	\$ (1.43)	79%
9	0	Development Agreement	\$ 1,528.22	\$ 2,177.26	\$ (649.03)	70%	\$ 1,528.22	\$ 2,177.26	\$ (649.03)	70%
10	0	Development Agreement Amendment	\$ 5,730.84	\$ 8,090.17	\$ (2,359.33)	71%	\$ 5,730.84	\$ 8,090.17	\$ (2,359.33)	71%
11	0	Farmland Security Zone	\$ 2,453.12	\$ 3,203.30	\$ (750.19)	77%	\$ 2,453.12	\$ 3,203.30	\$ (750.19)	77%
12	0	Final Parcel Map	\$ 350.22	\$ 434.79	\$ (84.57)	81%	\$ 350.22	\$ 434.79	\$ (84.57)	81%
13	0	Final Parcel Map Amendment - Each Amendment	\$ 9.55	\$ 12.86	\$ (3.31)	74%	\$ 9.55	\$ 12.86	\$ (3.31)	74%
14	0	Final Subdivision Map	\$ 397.98	\$ 558.35	\$ (160.38)	71%	\$ 397.98	\$ 558.35	\$ (160.38)	71%
15	0	Final Subdivision Map Amend	\$ 151.23	\$ 212.17	\$ (60.94)	71%	\$ 151.23	\$ 212.17	\$ (60.94)	71%
16	0	Groundwater Export Permit	\$ 589.00	\$ 754.77	\$ (165.77)	78%	\$ 589.00	\$ 754.77	\$ (165.77)	78%
17	0	Improvement Plans Review	\$ 795.95	\$ 988.16	\$ (192.21)	81%	\$ 795.95	\$ 988.16	\$ (192.21)	81%
18	0	Lot Line Adjust with Contract - Each	\$ 1,592.00	\$ 2,302.22	\$ (710.22)	69%	\$ 1,592.00	\$ 2,302.22	\$ (710.22)	69%
19	0	Major General Plan Amendments	\$ 1,369.03	\$ 2,170.49	\$ (801.45)	63%	\$ 1,369.03	\$ 2,170.49	\$ (801.45)	63%
20	0	Major Tentative Subdivision Map Amendment	\$ 1,591.90	\$ 2,266.64	\$ (674.74)	70%	\$ 1,591.90	\$ 2,266.64	\$ (674.74)	70%
21	0	Major Zone Change	\$ 1,114.33	\$ 1,395.19	\$ (280.86)	80%	\$ 1,114.33	\$ 1,395.19	\$ (280.86)	80%
22	0	Mining Permit / Reclamation Plan	\$ 1,178.01	\$ 1,656.06	\$ (478.05)	71%	\$ 1,178.01	\$ 1,656.06	\$ (478.05)	71%
23	0	Minor General Plan Amendment [DELETE]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	0	Minor Zone Change	\$ 270.62	\$ 338.92	\$ (68.29)	80%	\$ 270.62	\$ 338.92	\$ (68.29)	80%
25	0	Planned Unit Development Ordinance	\$ 477.57	\$ 598.74	\$ (121.17)	80%	\$ 477.57	\$ 598.74	\$ (121.17)	80%
26	0	Planned Unit Development Ordinance Amendment	\$ 270.62	\$ 338.92	\$ (68.29)	80%	\$ 270.62	\$ 338.92	\$ (68.29)	80%

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Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
27	0	Planning Commission Appeals PD/ZA/PC - Each	\$ 163.80	\$ 387.29	\$ (223.49)	42%	\$ 163.80	\$ 387.29	\$ (223.49)	42%
28	0	Road Abandonment	\$ 366.14	\$ 460.44	\$ (94.30)	80%	\$ 366.14	\$ 460.44	\$ (94.30)	80%
29	0	Road Naming - Each	\$ 95.50	\$ 98.84	\$ (3.34)	97%	\$ 95.50	\$ 98.84	\$ (3.34)	97%
30	0	Specific Plan	\$ 19.90	\$ 26.31	\$ (6.41)	76%	\$ 19.90	\$ 26.31	\$ (6.41)	76%
31	0	Subdivision Improvement Agreement	\$ 541.25	\$ 683.74	\$ (142.50)	79%	\$ 541.25	\$ 683.74	\$ (142.50)	79%
32	0	Tentative Subdivision Map	\$ 4,489.16	\$ 6,008.69	\$ (1,519.54)	75%	\$ 4,489.16	\$ 6,008.69	\$ (1,519.54)	75%
33	0	Tentative Subdivision Map Extension/Revision	\$ 382.06	\$ 480.17	\$ (98.12)	80%	\$ 382.06	\$ 480.17	\$ (98.12)	80%
34	0	WA Contract Cancellation	\$ 620.84	\$ 782.51	\$ (161.67)	79%	\$ 620.84	\$ 782.51	\$ (161.67)	79%
35	0	Zone Code Amendments	\$ 5,730.84	\$ 9,233.32	\$ (3,502.48)	62%	\$ 5,730.84	\$ 9,233.32	\$ (3,502.48)	62%
36	0	All Other BoS Fees - Actual Time at Staff Hourly Rates	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
37	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>38</b>	<b>0</b>	<b>Environmental Review/Document Fees:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
39	0	Addendum EIR	\$ 1,432.71	\$ 1,796.39	\$ (363.68)	80%	\$ 1,432.71	\$ 1,796.39	\$ (363.68)	80%
40	0	Categorical Exemption - Each	\$ 270.30	\$ 335.97	\$ (65.67)	80%	\$ 270.30	\$ 335.97	\$ (65.67)	80%
41	0	Environmental Impact Report - Passthrough of External Contract costs and/or Actual County Staff Time at Staff Hourly Rates	\$ 15.12	\$ 19.23	\$ (4.11)	79%	\$ 15.12	\$ 19.23	\$ (4.11)	79%
42	0	Initial Study, Notice of Preparation	\$ 25,470.40	\$ 31,857.00	\$ (6,386.60)	80%	\$ 25,470.40	\$ 31,857.00	\$ (6,386.60)	80%
43	0	Mitigated Negative Declaration [DELETE]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	0	Negative Declaration [DELETE]	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	0	All Other Environmental Review Fees - Actual Time at Staff Hourly Rates	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>46</b>	<b>0</b>	<b>Miscellaneous Planning Service Fees:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
47	0	Business License Fee (non-contractor) - Each License	\$ 22,230.00	\$ 64,292.58	\$ (42,062.58)	35%	\$ 22,230.00	\$ 64,292.58	\$ (42,062.58)	35%
48	0	Business License Renewal Administration: Batch processing and overall support (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
49	0	Business License Renewal Fee - Each Renewal	\$ 36,036.00	\$ 87,576.06	\$ (51,540.06)	41%	\$ 36,036.00	\$ 87,576.06	\$ (51,540.06)	41%
50	0	Notary Services	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	0	Paper copying	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	0	Revision (Redistribution for Comments) - Each	\$ 478.00	\$ 494.07	\$ (16.07)	97%	\$ 478.00	\$ 494.07	\$ (16.07)	97%
53	0	Staff Hourly Fee	\$ 0.16	\$ -	\$ 0.16	0%	\$ 0.16	\$ -	\$ 0.16	0%

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54	0	Zoning / Nonconformance Letter - Each	\$ 95.40	\$ 148.25	\$ (52.85)	64%	\$ 95.40	\$ 148.25	\$ (52.85)	64%
55	0	ABC Permit - Actual Time at Staff Hourly Rates - with Minimum Deposit {Calculated cost in the study is a potential deposit}	\$ 157.47	\$ 243.34	\$ (85.86)	65%	\$ 157.47	\$ 243.34	\$ (85.86)	65%
56	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>59</b>	<b>0</b>	<b>Plan &amp; Zone Comm. Fees:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
60	0	Annual Development Agreement Review	\$ 286.54	\$ 355.74	\$ (69.19)	81%	\$ 286.54	\$ 355.74	\$ (69.19)	81%
61	0	Historic Building Alteration - Each	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%
62	0	Major Code Interpretation - Each	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%	\$ 955.00	\$ 2,766.88	\$ (1,811.88)	35%
63	0	General Plan Consistency - Each	\$ 95.50	\$ 276.74	\$ (181.24)	35%	\$ 95.50	\$ 276.74	\$ (181.24)	35%
64	0	Major Use Permit Extension - Each	\$ 95.50	\$ 276.74	\$ (181.24)	35%	\$ 95.50	\$ 276.74	\$ (181.24)	35%
65	0	Interim Management Plan, Mining Permit / Reclamation Plan Amendment	\$ 6,089.02	\$ 9,180.81	\$ (3,091.79)	66%	\$ 6,089.02	\$ 9,180.81	\$ (3,091.79)	66%
66	0	Lot Line Adjustment - up to 2 Lots	\$ 13,631.80	\$ 21,146.95	\$ (7,515.15)	64%	\$ 13,631.80	\$ 21,146.95	\$ (7,515.15)	64%
67	0	Lot Line Adjustment - 3-4 Lots	\$ 3,822.00	\$ 9,486.48	\$ (5,664.48)	40%	\$ 3,822.00	\$ 9,486.48	\$ (5,664.48)	40%
68	0	Major Certificate of Compliance	\$ 8,166.45	\$ 10,138.64	\$ (1,972.19)	81%	\$ 8,166.45	\$ 10,138.64	\$ (1,972.19)	81%
69	0	Major Use Permit (PC)	\$ 10,148.36	\$ 12,949.38	\$ (2,801.01)	78%	\$ 10,148.36	\$ 12,949.38	\$ (2,801.01)	78%
70	0	Major Use Permit (PC) Amendment	\$ 3,342.99	\$ 4,209.14	\$ (866.15)	79%	\$ 3,342.99	\$ 4,209.14	\$ (866.15)	79%
71	0	Cannabis Use Permit (new)	\$ 244,507.60	\$ 347,814.60	\$ (103,307.00)	70%	\$ 244,507.60	\$ 347,814.60	\$ (103,307.00)	70%
72	0	Cannabis Use Permit Amendment (new)	\$ 7,131.30	\$ 10,177.40	\$ (3,046.10)	70%	\$ 7,131.30	\$ 10,177.40	\$ (3,046.10)	70%
73	0	Major Zone Variance	\$ 811.87	\$ 1,025.54	\$ (213.67)	79%	\$ 811.87	\$ 1,025.54	\$ (213.67)	79%
74	0	Flood Variance	\$ 2,706.23	\$ 3,418.60	\$ (712.37)	79%	\$ 2,706.23	\$ 3,418.60	\$ (712.37)	79%
75	0	Minor Use Permit (ZA) - Minor Zone Variance	\$ 15,605.22	\$ 20,312.34	\$ (4,707.12)	77%	\$ 15,605.22	\$ 20,312.34	\$ (4,707.12)	77%
76	0	Minor Use Permit Amendment	\$ 637.00	\$ 1,620.78	\$ (983.78)	39%	\$ 637.00	\$ 1,620.78	\$ (983.78)	39%
77	0	Tentative Parcel Map Amendment / Extension / Revision	\$ 1,591.90	\$ 2,005.81	\$ (413.91)	79%	\$ 1,591.90	\$ 2,005.81	\$ (413.91)	79%
78	0	Annual Mining Review	\$ 1.91	\$ 2.31	\$ (0.40)	83%	\$ 1.91	\$ 2.31	\$ (0.40)	83%
79	0	Reversion to Acreage	\$ 302.46	\$ 381.41	\$ (78.94)	79%	\$ 302.46	\$ 381.41	\$ (78.94)	79%
80	0	Tentative Parcel Map	\$ 4,966.73	\$ 6,472.22	\$ (1,505.49)	77%	\$ 4,966.73	\$ 6,472.22	\$ (1,505.49)	77%
81	0	Map Waiver	\$ 3,183.80	\$ 4,070.39	\$ (886.59)	78%	\$ 3,183.80	\$ 4,070.39	\$ (886.59)	78%
82	0	All Other P&Z Fees - Actual Time at Staff Hourly Rates	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
83	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

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<b>84</b>	<b>0</b>	<b>Planning Director Fees:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
85	0	Flood Hazard Development Permit	\$ 2,419.69	\$ 3,051.12	\$ (631.43)	79%	\$ 2,419.69	\$ 3,051.12	\$ (631.43)	79%
86	0	Flood Hazard Development Permit Cache Creek	\$ 4,457.32	\$ 5,592.66	\$ (1,135.34)	80%	\$ 4,457.32	\$ 5,592.66	\$ (1,135.34)	80%
87	0	Gas-Oil Well Permit - Each	\$ 477.50	\$ 790.53	\$ (313.03)	60%	\$ 477.50	\$ 790.53	\$ (313.03)	60%
88	0	Minor Certificate of Compliance - Each	\$ 95.50	\$ 148.25	\$ (52.75)	64%	\$ 95.50	\$ 148.25	\$ (52.75)	64%
89	0	Pre-Application Review Fee	\$ 23,878.50	\$ 31,057.56	\$ (7,179.06)	77%	\$ 23,878.50	\$ 31,057.56	\$ (7,179.06)	77%
90	0	Cannabis Pre-Application Review Fee	\$ 4,138.94	\$ 5,840.13	\$ (1,701.19)	71%	\$ 4,138.94	\$ 5,840.13	\$ (1,701.19)	71%
91	0	All Other PD Fees - Actual Time at Staff Hourly Rates	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>92</b>	<b>0</b>	<b>Site Plan Review Fees:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
93	0	Lot Merger - Each	\$ 1,768.60	\$ 2,668.18	\$ (899.58)	66%	\$ 1,768.60	\$ 2,668.18	\$ (899.58)	66%
94	0	Administrative Site Plan Review - Each	\$ 1,768.60	\$ 3,893.47	\$ (2,124.87)	45%	\$ 1,768.60	\$ 3,893.47	\$ (2,124.87)	45%
95	0	Landscape Review - Each	\$ 956.00	\$ 1,383.42	\$ (427.42)	69%	\$ 956.00	\$ 1,383.42	\$ (427.42)	69%
96	0	Sign Plan Review - Each	\$ 956.00	\$ 988.16	\$ (32.16)	97%	\$ 956.00	\$ 988.16	\$ (32.16)	97%
97	0	Major Site Plan Review	\$ 12,735.20	\$ 16,516.96	\$ (3,781.76)	77%	\$ 12,735.20	\$ 16,516.96	\$ (3,781.76)	77%
98	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
99	0	Major Building Permit Review - Each	\$ 1,908.00	\$ 4,711.56	\$ (2,803.56)	40%	\$ 1,908.00	\$ 4,711.56	\$ (2,803.56)	40%
100	0	Minor Building Permit Review - Each	\$ 16,377.00	\$ 25,884.93	\$ (9,507.93)	63%	\$ 16,377.00	\$ 25,884.93	\$ (9,507.93)	63%
101	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
102	0	Zoning Clearance - Each	\$ 12,720.00	\$ 41,619.84	\$ (28,899.84)	31%	\$ 12,720.00	\$ 41,619.84	\$ (28,899.84)	31%
103	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
104	0	All Other Site Plan Review Fees - Actual Time at Staff Hourly Rates	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
105	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
106	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

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107	0	Hourly Rates:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
108	0	Services Beyond Standard Fee - Actual Time @ Staff Hourly Rates (per the Director)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
109	0	Records Research (first 1/2 hour)	\$ 44.30	\$ 114.68	\$ (70.38)	39%	\$ 44.30	\$ 114.68	\$ (70.38)	39%
110	0	Each Additional 1/2 hour (or portion thereof)	\$ 38.64	\$ 98.84	\$ (60.20)	39%	\$ 38.64	\$ 98.84	\$ (60.20)	39%
111	0	Supplemental Plan Review Fee (first 1/2 hour)	\$ 50.12	\$ 127.53	\$ (77.41)	39%	\$ 50.12	\$ 127.53	\$ (77.41)	39%
112	0	Each Additional 1/2 hour (or portion thereof)	\$ 38.64	\$ 98.84	\$ (60.20)	39%	\$ 38.64	\$ 98.84	\$ (60.20)	39%
113	0	Supplemental Inspection / Site Visit Fee (first 1/2 hour)	\$ 50.12	\$ 127.53	\$ (77.41)	39%	\$ 50.12	\$ 127.53	\$ (77.41)	39%
114	0	Each Additional 1/2 hour (or portion thereof)	\$ 38.64	\$ 98.84	\$ (60.20)	39%	\$ 38.64	\$ 98.84	\$ (60.20)	39%
115	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
116	0	Individual Staff Position Hourly Rates:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
117	0	Standard Planner (blended) Hourly Rate	\$ 159.19	\$ 195.66	\$ (36.47)	81%	\$ 159.19	\$ 195.66	\$ (36.47)	81%
118	0	Associate / Assistant Planner Hourly Rate	\$ 159.19	\$ 177.14	\$ (17.95)	90%	\$ 159.19	\$ 177.14	\$ (17.95)	90%
119	0	Senior Planner Hourly Rate	\$ 159.19	\$ 221.12	\$ (61.93)	72%	\$ 159.19	\$ 221.12	\$ (61.93)	72%
120	0	Principal Planner Hourly Rate	\$ 159.19	\$ 253.94	\$ (94.75)	63%	\$ 159.19	\$ 253.94	\$ (94.75)	63%
121	0	Office Support Specialist Hourly Rate	\$ 63.47	\$ 134.08	\$ (70.61)	47%	\$ 63.47	\$ 134.08	\$ (70.61)	47%
122	0	Chief Assistant Director of Comm Serv. Hourly Rate	\$ 159.19	\$ 280.43	\$ (121.24)	57%	\$ 159.19	\$ 280.43	\$ (121.24)	57%
123	0	Secretary Hourly Rate	\$ 63.47	\$ 148.99	\$ (85.52)	43%	\$ 63.47	\$ 148.99	\$ (85.52)	43%
124	0	Community Services Analysis Hourly Rate	\$ 160.40	\$ 168.86	\$ (8.46)	95%	\$ 160.40	\$ 168.86	\$ (8.46)	95%
125	0	Accounting Technician Hourly Rate	\$ 63.47	\$ 131.66	\$ (68.19)	48%	\$ 63.47	\$ 131.66	\$ (68.19)	48%

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126	0	<b>Non-Fee Activities:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
127	0	Counter: Pre-Project Support (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
128	0	Counter: Public Information - not recoverable (annual)	\$ -	\$ 85,300.18	\$ (85,300.18)	0%	\$ -	\$ -	\$ -	0%
129	0	Advance Planning (annual)	\$ -	\$ 46,162.11	\$ (46,162.11)	0%	\$ -	\$ -	\$ -	0%
130	0	General Plan Update (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
131	0	Specific Plan Update (annual)	\$ -	\$ 1,672.45	\$ (1,672.45)	0%	\$ -	\$ -	\$ -	0%
132	0	Zoning Code Update (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
133	0	Building Code Enforcement - General (annual)	\$ -	\$ 3,838.43	\$ (3,838.43)	0%	\$ -	\$ -	\$ -	0%
134	0	Zoning Code Enforcement - General (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
135	0	Nuisance Code Enforcement - General (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
136	0	Planning Commission Support - General (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
137	0	Other Commission Support (annual)	\$ -	\$ 15,068.33	\$ (15,068.33)	0%	\$ -	\$ -	\$ -	0%
138	0	Board / Constituent Referrals (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
139	0	Special Projects (annual)	\$ -	\$ 84,443.31	\$ (84,443.31)	0%	\$ -	\$ -	\$ -	0%
140	0	Non-Specific (Non-Fee) Activities (annual)	\$ -	\$ 6,706.25	\$ (6,706.25)	0%	\$ -	\$ -	\$ -	0%
141	0	CIP (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
142	0	CSA's (annual)	\$ -	\$ 267,372.15	\$ (267,372.15)	0%	\$ -	\$ -	\$ -	0%
143	0	Strategic Plan (annual)	\$ -	\$ 15,789.06	\$ (15,789.06)	0%	\$ -	\$ -	\$ -	0%
144	0	PACE (annual)	\$ -	\$ 2,026.84	\$ (2,026.84)	0%	\$ -	\$ -	\$ -	0%
145	0	Sustainability (annual)	\$ -	\$ 28,109.17	\$ (28,109.17)	0%	\$ -	\$ -	\$ -	0%
146	0	Research (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
147	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
148	0	All Other Non-Fee Activities (annual)	\$ -	\$ 55.32	\$ (55.32)	0%	\$ -	\$ -	\$ -	0%
149	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Planning Division

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
150	0	Support to Other Departments / Divisions:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
151	0	Support to Housing / Redevelopment (annual)	\$ -	\$ 35,119.62	\$ (35,119.62)	0%	\$ -	\$ -	\$ -	0%
152	0	Support to Economic Development (annual)	\$ -	\$ 100,861.43	\$ (100,861.43)	0%	\$ -	\$ -	\$ -	0%
153	0	Support to Building (annual)	\$ -	\$ 78,218.26	\$ (78,218.26)	0%	\$ -	\$ -	\$ -	0%
154	0	Support to PW Engineering - General (annual)	\$ -	\$ 3,511.64	\$ (3,511.64)	0%	\$ -	\$ -	\$ -	0%
155	0	Support to Other County-sponsored Projects (annual)	\$ -	\$ 5,515.24	\$ (5,515.24)	0%	\$ -	\$ -	\$ -	0%
156	0	Review of Projects for Cities and Other Agencies (annual)	\$ -	\$ 90,000.18	\$ (90,000.18)	0%	\$ -	\$ -	\$ -	0%
157	0	Support to All Other Departments (annual)	\$ -	\$ 76,264.48	\$ (76,264.48)	0%	\$ -	\$ -	\$ -	0%
158	0	Support to Cannabis CLUO implementation	\$ -	\$ 127,675.18	\$ (127,675.18)	0%	\$ -	\$ -	\$ -	0%
159	0	END OF PLANNING FEES AND SERVICES	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
700	0	END OF FEE LIST	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)		\$ -	\$ -			\$ -	\$ -	
<b>TOTALS:</b>			<b>\$ 545,045</b>	<b>\$ 1,949,986</b>	<b>\$ (1,404,942)</b>	<b>28%</b>	<b>\$ 545,045</b>	<b>\$ 876,277</b>	<b>\$ (331,232)</b>	<b>62%</b>
			<b>Revenue Totals</b>				<b>Revenue Totals</b>			



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**APPENDIX 2:**

**COST RESULTS FOR ENGINEERING**

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The follow pages contain a summary of the results from the analysis of  
Engineering Division fee services.

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
1	0	County Surveyor Fees	-	-	\$ -	\$ -	\$ -	0%
2	0	Certificate of Compliance - First Parcel	New structure	0.25	\$ 90.00	\$ 154.18	\$ (64.18)	58%
3	0	Certificate of Compliance - Each Additional Parcel	New structure	0.00	\$ -	\$ 29.84	\$ (29.84)	0%
4	0	0	-	-	\$ -	\$ -	\$ -	0%
5	0	Final Map Checking - Actual time at staff hourly rates, with deposit	Actual Hours	1.00	\$ 2,121.27	\$ 4,484.03	\$ (2,362.76)	47%
6	0	Lot Line Adjustment	-	10.00	\$ 180.00	\$ 216.81	\$ (36.81)	83%
7	0	Parcel Map Checking - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	1.50	\$ 2,104.85	\$ 4,148.07	\$ (2,043.22)	51%
8	0	Record of Survey Checking (First Sheet, includes up to 2 map checks)	New structure	27.00	\$ 730.00	\$ 1,751.03	\$ (1,021.03)	42%
9	0	Record of Survey Checking (Each Additional Sheet)	New structure	0.00	\$ 730.00	\$ 888.46	\$ (158.46)	82%
10	0	Each Additional Record of Survey Map Check Review Beyond 2 map checks	New structure	0.00	\$ -	\$ 704.53	\$ (704.53)	0%
11	0	Reversion to Acreage - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	0.01	\$ 786.27	\$ 1,578.90	\$ (792.63)	50%
12	0	Surveyor Review & Consultation (passthrough of external contractor cost and/or actual County staff time; no charge for first 30 minutes of County staff time.)	Actual Hours	0.00	\$ 1,202.97	\$ 2,406.04	\$ (1,203.07)	50%
13	0	Certificate of Correction	statutory	0.50	\$ 20.00	\$ 122.77	\$ (102.77)	16%
14	0	Corner Record Review	statutory	15.00	\$ 20.00	\$ 428.50	\$ (408.50)	5%
15	0	0	-	-	\$ -	\$ -	\$ -	0%
16	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
17	0	<b>Encroachment Permit</b>	-	-	\$ -	\$ -	\$ -	0%
18	0	Encroachment Permit - 1 Field Inspection (non-Major)	-	2.00	\$ 225.00	\$ 390.13	\$ (165.13)	58%
19	0	Encroachment Permit - 2 Field Inspections (non-Major)	-	10.00	\$ 325.00	\$ 608.76	\$ (283.76)	53%
20	0	Encroachment Permit - 3 Field Inspections (non-Major)	-	33.00	\$ 425.00	\$ 827.37	\$ (402.37)	51%
21	0	Encroachment Permit - 4 Field Inspections (non-Major)	-	6.00	\$ 525.00	\$ 1,069.75	\$ (544.75)	49%
22	0	Encroachment Permit - 5 Field Inspections (non-Major)	-	4.00	\$ 625.00	\$ 1,296.48	\$ (671.48)	48%
23	0	Reinspection - Non-Major - Each	NEW	0.00	\$ -	\$ 186.76	\$ (186.76)	0%
24	0	Encroachment Permit - Major {More than 5 inspections} - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	10.00	\$ 9,999.92	\$ 10,511.05	\$ (511.13)	95%
25	0	Annual Maintenance Permit (annual fee can be prorated)	-	3.00	\$ 2,700.00	\$ 2,055.43	\$ 644.57	131%
26	0	Maintenance Permits with Utilities billed actual cost	Actual Hours	134.00	\$ 1,981.55	\$ 2,055.45	\$ (73.90)	96%
27	0	0	-	-	\$ -	\$ -	\$ -	0%
28	0	<b>Public Works Review of Building and Grading Permits</b>	-	-	\$ -	\$ -	\$ -	0%
29	0	Public Works Evaluation for a Building Permit	-	141.00	\$ 40.00	\$ 62.65	\$ (22.65)	64%
30	0	Public Works Review for a Building Permit (site visit required)	-	44.00	\$ 180.00	\$ 224.44	\$ (44.44)	80%
31	0	Drainage Review for a Building Permit (passthrough of external contractor cost and/or actual County staff time at Staff Hourly Rates) - with Deposit {calculated cost is the potential deposit}	Actual Hours	0.00	\$ 2,470.52	\$ 3,228.11	\$ (757.59)	77%
32	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
33	0	Public Works Review of Planning Permits	-	-	\$ -	\$ -	\$ -	0%
34	0	Project Pre-applications Review Fee - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	1.50	\$ 603.03	\$ 659.49	\$ (56.46)	91%
35	0	Project Review, Major - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	15.00	\$ 1,519.62	\$ 1,661.90	\$ (142.28)	91%
36	0	Project Review, Minor - Each	Flat	20.00	\$ 500.00	\$ 791.38	\$ (291.38)	63%
37	0	Ministerial Public Works Review - Each	Flat	10.00	\$ 180.00	\$ 449.28	\$ (269.28)	40%
38	0	Drainage Study Review - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	1.50	\$ 2,952.94	\$ 3,753.78	\$ (800.84)	79%
39	0	Road Abandonment, Name Change - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	1.00	\$ 2,547.00	\$ 5,130.11	\$ (2,583.11)	50%
40	0	Tentative Subdivision Map / Amendment / Extention / Revision - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	1.00	\$ 2,332.24	\$ 4,223.32	\$ (1,891.08)	55%
41	0	Improvement Plan Review - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	0.00	\$ 1,809.08	\$ 1,942.13	\$ (133.06)	93%
42	0	Construction Inspection for Improvement Plans - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	Actual Hours	0.00	\$ 9,836.28	\$ 10,111.70	\$ (275.42)	97%
43	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
44	0	<b>Miscellaneous Fees</b>	-	-	\$ -	\$ -	\$ -	0%
45	0	Photocopies (per page)	-	-	\$ 0.25	\$ -	\$ 0.25	0%
46	0	0	-	-	\$ -	\$ -	\$ -	0%
47	0	<b>Stormwater Permit</b>	-	-	\$ -	\$ -	\$ -	0%
48	0	Storm Water Permit	-	7.00	\$ 500.00	\$ 742.65	\$ (242.65)	67%
49	0	Storm Water Permit Evaluation	-	76.00	\$ 40.00	\$ 62.65	\$ (22.65)	64%
50	0	0	-	-	\$ -	\$ -	\$ -	0%
51	0	0	-	-	\$ -	\$ -	\$ -	0%
52	0	<b>Parade, Race &amp; Assemblage Permit</b>	-	-	\$ -	\$ -	\$ -	0%
53	0	Up to 100 participants	-	4.00	\$ 50.00	\$ 302.18	\$ (252.18)	17%
54	0	Between 101 to 1,000 participants	-	12.00	\$ 300.00	\$ 350.31	\$ (50.31)	86%
55	0	Over 1,000 participants	Actual Hours	2.00	\$ 542.87	\$ 621.76	\$ (78.89)	87%
56	0	0	-	-	\$ -	\$ -	\$ -	0%
57	0	0	-	-	\$ -	\$ -	\$ -	0%
58	0	<b>Public Works Transportation Permits</b>	-	-	\$ -	\$ -	\$ -	0%
59	0	Transportation Permit (Annual blanket)	-	276.00	\$ 90.00	\$ 120.14	\$ (30.14)	75%
60	0	Transportation Permit (Single Trip)	-	306.00	\$ 16.00	\$ 88.28	\$ (72.28)	18%
61	0	Transportation Permit (Unusually Large Loads)	-	0.10	\$ -	\$ 501.03	\$ (501.03)	0%
62	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
63	0	<b>Cost Recovery Hourly Rates:</b>	-	-	\$ -	\$ -	\$ -	0%
64	0	Services Beyond Standard Fee - Actual Time @ Staff Hourly Rates (per the Director)	per hour	-	\$ -	\$ -	\$ -	0%
65	0	Records Research (first 1/2 hour)	per half hour	1.00	\$ 122.23	\$ 118.59	\$ 3.64	103%
66	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 101.86	\$ 98.84	\$ 3.02	103%
67	0	Supplemental Plan Review Fee (first 1/2 hour)	per half hour	1.00	\$ 123.38	\$ 138.91	\$ (15.53)	89%
68	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 122.23	\$ 98.84	\$ 23.39	124%
69	0	Supplemental Inspection / Site Visit Fee (first 1/2 hour)	per half hour	1.00	\$ 100.55	\$ 117.75	\$ (17.20)	85%
70	0	Each Additional 1/2 hour (or portion thereof)	per half hour	1.00	\$ 79.03	\$ 81.20	\$ (2.17)	97%
71	0	<b>Individual Staff Position Cost-Recovery Hourly Rates:</b>	-	-	\$ -	\$ -	\$ -	0%
72	0	Junior / Assistant Engineer (Civil) Hourly Rate	per hour	1.00	\$ 121.28	\$ 156.63	\$ (35.35)	77%
73	0	Associate Civil Engineer Hourly Rate	per hour	1.00	\$ 203.71	\$ 197.64	\$ 6.07	103%
74	0	Standard Civil Engineer (blended) Hourly Rate	per hour	1.00	\$ 186.28	\$ 192.21	\$ (5.93)	97%
75	0	Senior Civil Engineer Hourly Rate	per hour	1.00	\$ 215.24	\$ 203.26	\$ 11.98	106%
76	0	Principal Civil Engineer Hourly Rate	per hour	1.00	\$ 241.21	\$ 263.80	\$ (22.59)	91%
77	0	Construction Inspector Hourly Rate	per hour	1.00	\$ 158.06	\$ 162.36	\$ (4.30)	97%
78	0	Director of Public Works Hourly Rate	per hour	1.00	\$ 215.83	\$ 232.33	\$ (16.50)	93%
79	0	County Surveyor Hourly Rate	per hour	1.00	\$ 178.00	\$ 382.04	\$ (204.04)	47%
80	0	Hydrology Engineer Hourly Rate	per hour	1.00	\$ 190.04	\$ 244.83	\$ (54.79)	78%
81	0	0	-	-	\$ -	\$ -	\$ -	0%
82	0	0	-	-	\$ -	\$ -	\$ -	0%
83	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
84	0	<b>Non-Fee Activities:</b>	-	-	\$ -	\$ -	\$ -	0%
85	0	Counter / General Assistance: Pre-Project Support (annual)	annual	-	\$ -	\$ -	\$ -	0%
86	0	Counter / General Assistance: Public Information (general, non-project) & Direct Assistance (e.g., speed bumps, stop signs, etc.) - not recoverable (annual)	annual	-	\$ -	\$ 11,635.82	\$ (11,635.82)	0%
87	0	CIP - Not including capital costs (annual)	annual	-	\$ -	\$ 1,267,589.68	\$ (1,267,589.68)	0%
88	0	Other County Projects (annual)	annual	-	\$ -	\$ 155,652.52	\$ (155,652.52)	0%
89	0	General Plan Update (annual)	annual	-	\$ -	\$ -	\$ -	0%
90	0	Zoning Ordinance / Development Code Update (annual)	annual	-	\$ -	\$ -	\$ -	0%
91	0	PC / Other Commission Support (annual)	annual	-	\$ -	\$ -	\$ -	0%
92	0	Council / Constituent Referrals (annual)	annual	-	\$ -	\$ -	\$ -	0%
93	0	CEQA Support - Public Projects (annual)	annual	-	\$ -	\$ -	\$ -	0%
94	0	Neighborhood Planning / Meetings (annual)	annual	-	\$ -	\$ -	\$ -	0%
95	0	Non-CIP ROW (annual)	annual	-	\$ -	\$ 25,704.09	\$ (25,704.09)	0%
96	0	Development Impact Fee Report (annual)	annual	-	\$ -	\$ -	\$ -	0%
97	0	Pavement Management Program (annual)	annual	-	\$ -	\$ 27,703.78	\$ (27,703.78)	0%
98	0	GIS Maintenance & Updating (annual)	annual	-	\$ -	\$ -	\$ -	0%
99	0	GIS - Other Departments (annual)	annual	-	\$ -	\$ -	\$ -	0%
100	0	Traffic (annual)	annual	-	\$ -	\$ 202,676.30	\$ (202,676.30)	0%
101	0	Road (annual)	annual	-	\$ -	\$ 155,144.42	\$ (155,144.42)	0%
102	0	Other Non-Fee Activities (annual)	annual	-	\$ -	\$ 439.06	\$ (439.06)	0%
103	0	0	-	-	\$ -	\$ -	\$ -	0%
104	0	0	-	-	\$ -	\$ -	\$ -	0%
105	0	0	-	-	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Charges	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<b>106</b>	<b>0</b>	<b>Support to Other Departments / Divisions:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
107	0	Support to Road Maintenance (annual)	annual	-	\$ -	\$ 40,954.60	\$ (40,954.60)	0%
108	0	Support to Housing / Redevelopment (annual)	annual	-	\$ -	\$ -	\$ -	0%
109	0	Support to Economic Development (annual)	annual	-	\$ -	\$ -	\$ -	0%
110	0	Support to Building (annual)	annual	-	\$ -	\$ 3,878.62	\$ (3,878.62)	0%
111	0	Support to Planning - General (annual)	annual	-	\$ -	\$ -	\$ -	0%
112	0	Support to Other County-sponsored Projects (annual)	annual	-	\$ -	\$ 63,278.46	\$ (63,278.46)	0%
113	0	Review of Projects for Cities and Other Agencies (annual)	annual	-	\$ -	\$ -	\$ -	0%
114	0	Support to All Other Departments (annual)	annual	-	\$ -	\$ -	\$ -	0%
115	0	0	-	-	\$ -	\$ -	\$ -	0%
116	0	0	-	-	\$ -	\$ -	\$ -	0%
117	0	0	-	-	\$ -	\$ -	\$ -	0%
700	0	END OF FEE LIST	-	-	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)						

TOTALS:

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
1	0	County Surveyor Fees	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	0	Certificate of Compliance - First Parcel	\$ 22.50	\$ 38.55	\$ (16.05)	58%	\$ 22.50	\$ 38.55	\$ (16.05)	58%
3	0	Certificate of Compliance - Each Additional Parcel	\$ -	\$ 0.03	\$ (0.03)	0%	\$ -	\$ 0.03	\$ (0.03)	0%
4	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
5	0	Final Map Checking - Actual time at staff hourly rates, with deposit	\$ 2,121.27	\$ 4,484.03	\$ (2,362.76)	47%	\$ 2,121.27	\$ 4,484.03	\$ (2,362.76)	47%
6	0	Lot Line Adjustment	\$ 1,800.00	\$ 2,168.10	\$ (368.10)	83%	\$ 1,800.00	\$ 2,168.10	\$ (368.10)	83%
7	0	Parcel Map Checking - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 3,157.27	\$ 6,222.11	\$ (3,064.83)	51%	\$ 3,157.27	\$ 6,222.11	\$ (3,064.83)	51%
8	0	Record of Survey Checking (First Sheet, includes up to 2 map checks)	\$ 19,710.00	\$ 47,277.81	\$ (27,567.81)	42%	\$ 19,710.00	\$ 47,277.81	\$ (27,567.81)	42%
9	0	Record of Survey Checking (Each Additional Sheet)	\$ 0.73	\$ 0.89	\$ (0.16)	82%	\$ 0.73	\$ 0.89	\$ (0.16)	82%
10	0	Each Additional Record of Survey Map Check Review Beyond 2 map checks	\$ -	\$ 0.70	\$ (0.70)	0%	\$ -	\$ 0.70	\$ (0.70)	0%
11	0	Reversion to Acreage - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 7.86	\$ 15.79	\$ (7.93)	50%	\$ 7.86	\$ 15.79	\$ (7.93)	50%
12	0	Surveyor Review & Consultation (passthrough of external contractor cost and/or actual County staff time; no charge for first 30 minutes of County staff time.)	\$ 1.20	\$ 2.41	\$ (1.20)	50%	\$ 1.20	\$ 2.41	\$ (1.20)	50%
13	0	Certificate of Correction	\$ 10.00	\$ 61.39	\$ (51.39)	16%	\$ 10.00	\$ 61.39	\$ (51.39)	16%
14	0	Corner Record Review	\$ 300.00	\$ 6,427.50	\$ (6,127.50)	5%	\$ 300.00	\$ 6,427.50	\$ (6,127.50)	5%
15	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
17	0	<b>Encroachment Permit</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
18	0	Encroachment Permit - 1 Field Inspection (non-Major)	\$ 450.00	\$ 780.26	\$ (330.26)	58%	\$ 450.00	\$ 780.26	\$ (330.26)	58%
19	0	Encroachment Permit - 2 Field Inspections (non-Major)	\$ 3,250.00	\$ 6,087.60	\$ (2,837.60)	53%	\$ 3,250.00	\$ 6,087.60	\$ (2,837.60)	53%
20	0	Encroachment Permit - 3 Field Inspections (non-Major)	\$ 14,025.00	\$ 27,303.21	\$ (13,278.21)	51%	\$ 14,025.00	\$ 27,303.21	\$ (13,278.21)	51%
21	0	Encroachment Permit - 4 Field Inspections (non-Major)	\$ 3,150.00	\$ 6,418.50	\$ (3,268.50)	49%	\$ 3,150.00	\$ 6,418.50	\$ (3,268.50)	49%
22	0	Encroachment Permit - 5 Field Inspections (non-Major)	\$ 2,500.00	\$ 5,185.92	\$ (2,685.92)	48%	\$ 2,500.00	\$ 5,185.92	\$ (2,685.92)	48%
23	0	Reinspection - Non-Major - Each	\$ -	\$ 0.19	\$ (0.19)	0%	\$ -	\$ 0.19	\$ (0.19)	0%
24	0	Encroachment Permit - Major {More than 5 inspections} - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 99,999.18	\$ 105,110.50	\$ (5,111.32)	95%	\$ 99,999.18	\$ 105,110.50	\$ (5,111.32)	95%
25	0	Annual Maintenance Permit (annual fee can be prorated)	\$ 8,100.00	\$ 6,166.29	\$ 1,933.71	131%	\$ 8,100.00	\$ 6,166.29	\$ 1,933.71	131%
26	0	Maintenance Permits with Utilities billed actual cost	\$ 265,527.40	\$ 275,430.30	\$ (9,902.90)	96%	\$ 265,527.40	\$ 275,430.30	\$ (9,902.90)	96%
27	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
28	0	<b>Public Works Review of Building and Grading Permits</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
29	0	Public Works Evaluation for a Building Permit	\$ 5,640.00	\$ 8,833.65	\$ (3,193.65)	64%	\$ 5,640.00	\$ 8,833.65	\$ (3,193.65)	64%
30	0	Public Works Review for a Building Permit (site visit required)	\$ 7,920.00	\$ 9,875.36	\$ (1,955.36)	80%	\$ 7,920.00	\$ 9,875.36	\$ (1,955.36)	80%
31	0	Drainage Review for a Building Permit (passthrough of external contractor cost and/or actual County staff time at Staff Hourly Rates) - with Deposit {calculated cost is the potential deposit}	\$ 2.47	\$ 3.23	\$ (0.76)	77%	\$ 2.47	\$ 3.23	\$ (0.76)	77%
32	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
33	0	Public Works Review of Planning Permits	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
34	0	Project Pre-applications Review Fee - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 904.54	\$ 989.24	\$ (84.70)	91%	\$ 904.54	\$ 989.24	\$ (84.70)	91%
35	0	Project Review, Major - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 22,794.35	\$ 24,928.50	\$ (2,134.16)	91%	\$ 22,794.35	\$ 24,928.50	\$ (2,134.16)	91%
36	0	Project Review, Minor - Each	\$ 10,000.00	\$ 15,827.60	\$ (5,827.60)	63%	\$ 10,000.00	\$ 15,827.60	\$ (5,827.60)	63%
37	0	Ministerial Public Works Review - Each	\$ 1,800.00	\$ 4,492.80	\$ (2,692.80)	40%	\$ 1,800.00	\$ 4,492.80	\$ (2,692.80)	40%
38	0	Drainage Study Review - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 4,429.41	\$ 5,630.67	\$ (1,201.26)	79%	\$ 4,429.41	\$ 5,630.67	\$ (1,201.26)	79%
39	0	Road Abandonment, Name Change - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 2,547.00	\$ 5,130.11	\$ (2,583.11)	50%	\$ 2,547.00	\$ 5,130.11	\$ (2,583.11)	50%
40	0	Tentative Subdivision Map / Amendment / Extension / Revision - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 2,332.24	\$ 4,223.32	\$ (1,891.08)	55%	\$ 2,332.24	\$ 4,223.32	\$ (1,891.08)	55%
41	0	Improvement Plan Review - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 1.81	\$ 1.94	\$ (0.13)	93%	\$ 1.81	\$ 1.94	\$ (0.13)	93%
42	0	Construction Inspection for Improvement Plans - Actual Cost at Staff Hourly Rates (Calculated Cost is the Potential Deposit)	\$ 9.84	\$ 10.11	\$ (0.28)	97%	\$ 9.84	\$ 10.11	\$ (0.28)	97%
43	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
44	0	<b>Miscellaneous Fees</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
45	0	Photocopies (per page)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	0	<b>Stormwater Permit</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	0	Storm Water Permit	\$ 3,500.00	\$ 5,198.55	\$ (1,698.55)	67%	\$ 3,500.00	\$ 5,198.55	\$ (1,698.55)	67%
49	0	Storm Water Permit Evaluation	\$ 3,040.00	\$ 4,761.40	\$ (1,721.40)	64%	\$ 3,040.00	\$ 4,761.40	\$ (1,721.40)	64%
50	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	0	<b>Parade, Race &amp; Assemblage Permit</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
53	0	Up to 100 participants	\$ 200.00	\$ 1,208.72	\$ (1,008.72)	17%	\$ 200.00	\$ 1,208.72	\$ (1,008.72)	17%
54	0	Between 101 to 1,000 participants	\$ 3,600.00	\$ 4,203.72	\$ (603.72)	86%	\$ 3,600.00	\$ 4,203.72	\$ (603.72)	86%
55	0	Over 1,000 participants	\$ 1,085.74	\$ 1,243.52	\$ (157.78)	87%	\$ 1,085.74	\$ 1,243.52	\$ (157.78)	87%
56	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
57	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
58	0	<b>Public Works Transportation Permits</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
59	0	Transportation Permit (Annual blanket)	\$ 24,840.00	\$ 33,158.64	\$ (8,318.64)	75%	\$ 24,840.00	\$ 33,158.64	\$ (8,318.64)	75%
60	0	Transportation Permit (Single Trip)	\$ 4,896.00	\$ 27,013.68	\$ (22,117.68)	18%	\$ 4,896.00	\$ 27,013.68	\$ (22,117.68)	18%
61	0	Transportation Permit (Unusually Large Loads)	\$ -	\$ 50.10	\$ (50.10)	0%	\$ -	\$ 50.10	\$ (50.10)	0%
62	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
63	0	<b>Cost Recovery Hourly Rates:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	0	Services Beyond Standard Fee - Actual Time @ Staff Hourly Rates (per the Director)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	0	Records Research (first 1/2 hour)	\$ 122.23	\$ 118.59	\$ 3.64	103%	\$ 122.23	\$ 118.59	\$ 3.64	103%
66	0	Each Additional 1/2 hour (or portion thereof)	\$ 101.86	\$ 98.84	\$ 3.02	103%	\$ 101.86	\$ 98.84	\$ 3.02	103%
67	0	Supplemental Plan Review Fee (first 1/2 hour)	\$ 123.38	\$ 138.91	\$ (15.53)	89%	\$ 123.38	\$ 138.91	\$ (15.53)	89%
68	0	Each Additional 1/2 hour (or portion thereof)	\$ 122.23	\$ 98.84	\$ 23.39	124%	\$ 122.23	\$ 98.84	\$ 23.39	124%
69	0	Supplemental Inspection / Site Visit Fee (first 1/2 hour)	\$ 100.55	\$ 117.75	\$ (17.20)	85%	\$ 100.55	\$ 117.75	\$ (17.20)	85%
70	0	Each Additional 1/2 hour (or portion thereof)	\$ 79.03	\$ 81.20	\$ (2.17)	97%	\$ 79.03	\$ 81.20	\$ (2.17)	97%
71	0	<b>Individual Staff Position Cost-Recovery Hourly Rates:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	0	Junior / Assistant Engineer (Civil) Hourly Rate	\$ 121.28	\$ 156.63	\$ (35.35)	77%	\$ 121.28	\$ 156.63	\$ (35.35)	77%
73	0	Associate Civil Engineer Hourly Rate	\$ 203.71	\$ 197.64	\$ 6.07	103%	\$ 203.71	\$ 197.64	\$ 6.07	103%
74	0	Standard Civil Engineer (blended) Hourly Rate	\$ 186.28	\$ 192.21	\$ (5.93)	97%	\$ 186.28	\$ 192.21	\$ (5.93)	97%
75	0	Senior Civil Engineer Hourly Rate	\$ 215.24	\$ 203.26	\$ 11.98	106%	\$ 215.24	\$ 203.26	\$ 11.98	106%
76	0	Principal Civil Engineer Hourly Rate	\$ 241.21	\$ 263.80	\$ (22.59)	91%	\$ 241.21	\$ 263.80	\$ (22.59)	91%
77	0	Construction Inspector Hourly Rate	\$ 158.06	\$ 162.36	\$ (4.30)	97%	\$ 158.06	\$ 162.36	\$ (4.30)	97%
78	0	Director of Public Works Hourly Rate	\$ 215.83	\$ 232.33	\$ (16.50)	93%	\$ 215.83	\$ 232.33	\$ (16.50)	93%
79	0	County Surveyor Hourly Rate	\$ 178.00	\$ 382.04	\$ (204.04)	47%	\$ 178.00	\$ 382.04	\$ (204.04)	47%
80	0	Hydrology Engineer Hourly Rate	\$ 190.04	\$ 244.83	\$ (54.79)	78%	\$ 190.04	\$ 244.83	\$ (54.79)	78%
81	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
82	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
83	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
84	0	<b>Non-Fee Activities:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
85	0	Counter / General Assistance: Pre-Project Support (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
86	0	Counter / General Assistance: Public Information (general, non-project) & Direct Assistance (e.g., speed bumps, stop signs, etc.) - not recoverable (annual)	\$ -	\$ 11,635.82	\$ (11,635.82)	0%	\$ -	\$ -	\$ -	0%
87	0	CIP - Not including capital costs (annual)	\$ -	\$ 1,267,589.68	\$ (1,267,589.68)	0%	\$ -	\$ -	\$ -	0%
88	0	Other County Projects (annual)	\$ -	\$ 155,652.52	\$ (155,652.52)	0%	\$ -	\$ -	\$ -	0%
89	0	General Plan Update (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
90	0	Zoning Ordinance / Development Code Update (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
91	0	PC / Other Commission Support (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
92	0	Council / Constituent Referrals (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
93	0	CEQA Support - Public Projects (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
94	0	Neighborhood Planning / Meetings (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
95	0	Non-CIP ROW (annual)	\$ -	\$ 25,704.09	\$ (25,704.09)	0%	\$ -	\$ -	\$ -	0%
96	0	Development Impact Fee Report (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
97	0	Pavement Management Program (annual)	\$ -	\$ 27,703.78	\$ (27,703.78)	0%	\$ -	\$ -	\$ -	0%
98	0	GIS Maintenance & Updating (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
99	0	GIS - Other Departments (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
100	0	Traffic (annual)	\$ -	\$ 202,676.30	\$ (202,676.30)	0%	\$ -	\$ -	\$ -	0%
101	0	Road (annual)	\$ -	\$ 155,144.42	\$ (155,144.42)	0%	\$ -	\$ -	\$ -	0%
102	0	Other Non-Fee Activities (annual)	\$ -	\$ 439.06	\$ (439.06)	0%	\$ -	\$ -	\$ -	0%
103	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
104	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
105	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Yolo County Community Services Department  
 2021 USER FEE STUDY  
 FINAL RESULTS

Public Works Division 6402 (Engineering)

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
106	0	Support to Other Departments / Divisions:	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
107	0	Support to Road Maintenance (annual)	\$ -	\$ 40,954.60	\$ (40,954.60)	0%	\$ -	\$ -	\$ -	0%
108	0	Support to Housing / Redevelopment (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
109	0	Support to Economic Development (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
110	0	Support to Building (annual)	\$ -	\$ 3,878.62	\$ (3,878.62)	0%	\$ -	\$ -	\$ -	0%
111	0	Support to Planning - General (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
112	0	Support to Other County-sponsored Projects (annual)	\$ -	\$ 63,278.46	\$ (63,278.46)	0%	\$ -	\$ -	\$ -	0%
113	0	Review of Projects for Cities and Other Agencies (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
114	0	Support to All Other Departments (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
115	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
116	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
117	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
700	0	END OF FEE LIST	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)		\$ (106,756.19)	\$ 106,756.19					
<b>TOTALS:</b>			<b>\$ 526,035</b>	<b>\$ 2,506,557</b>	<b>\$ (1,980,523)</b>	<b>21%</b>	<b>\$ 526,035</b>	<b>\$ 658,656</b>	<b>\$ (132,621)</b>	<b>80%</b>
			<b>Revenue Totals</b>				<b>Revenue Totals</b>			



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**APPENDIX 3:**  
**COST RESULTS FOR CANNABIS**

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The follow pages contain a summary of the results from the analysis of  
Cannabis Division fee services.

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<b>1</b>	<b>0</b>	<b>Cultivation Fees:</b>	-	-	\$ -	\$ -	\$ -	0%
2	0	Initial Cultivation License Application Fee (Subject to current moratorium on new applications)	-	-	\$ 13,569.00	\$ 5,783.53	\$ 7,785.47	235%
3	0	Pre-application Meeting Initial Application (Subject to current moratorium on new applications)	-	-	\$ 2,159.00	\$ 2,371.16	\$ (212.16)	91%
4	0	Annual Cultivation License Application Renewal Fee	-	49.00	\$ 4,158.00	\$ 3,786.37	\$ 371.63	110%
5	0	License Application Modification Fee	-	21.00	\$ 1,935.00	\$ 1,573.66	\$ 361.34	123%
6	0	{unused}	-	-	\$ -	\$ -	\$ -	0%
7	0	Seasonal Cultivation License 0 to 10,890 SF (Starts April 15 to Dec 15) (up to 1/4 acre) net cultivation area	-	4.00	\$ 15,833.00	\$ 18,396.27	\$ (2,563.27)	86%
8	0	Seasonal Cultivation License (Starts April 15 to Dec 15) – Each Additional 10,890 SF (net cultivation area), or portion thereof	-	11.00	\$ 4,737.00	\$ 2,448.83	\$ 2,288.17	193%
9	0	Year-Round Cultivation License 0 to 10,890 SF (up to 1/4 acre) net cultivation area (Starts April 1st to March 31st)	-	45.00	\$ 22,931.00	\$ 23,697.41	\$ (766.41)	97%
10	0	Year-Round Cultivation License – Each Additional 10,890 SF (net cultivation area), or portion thereof (Starts April 1st to March 31st)	-	117.00	\$ 7,547.00	\$ 2,776.46	\$ 4,770.54	272%
11	0	Additional Cannabis Staff Time at the Hourly Rate (see Individual Staff Hourly Rates)	-	-	\$ -	\$ -	\$ -	0%
12	0	Cannabis Cultivation Site Plan Modification	-	-	\$ 2,102.00	\$ 911.64	\$ 1,190.36	231%
13	0	Building Permit CTF Review Fee	-	4.00	\$ 444.00	\$ 616.88	\$ (172.88)	72%
14	0	Canopy Measurement Surcharge {deleted}	-	-	\$ -	\$ -	\$ -	0%
15	0	Canopy Measurement Appeal (County staff costs, plus cost of 3rd party services) {deleted}	-	-	\$ -	\$ -	\$ -	0%
16	0	Nursery License Fee	-	1.00	\$ 7,552.00	\$ 14,535.87	\$ (6,983.87)	52%
17	0	{unused}	-	-	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
18	0	<b>Processing Fees (subject to future County approval):</b>	-	-	\$ -	\$ -	\$ -	0%
19	0	Processor License Fee - Cultivator (who also processes commercially) {deleted}	-	-	\$ -	\$ -	\$ -	0%
20	0	Processor License Fee	-	7.00	\$ -	\$ 30,315.97	\$ (30,315.97)	0%
21	0	Testing License Fee	-	-	\$ -	\$ 5,876.83	\$ (5,876.83)	0%
22	0	License Application Modification Fee for Processors	-	-	\$ -	\$ 916.35	\$ (916.35)	0%
23	0	{unused}	-	-	\$ -	\$ -	\$ -	0%
24	0	<b>Retail and Distribution Fees (subject to future County approval):</b>	-	-	\$ -	\$ -	\$ -	0%
25	0	Retail License Fee	-	-	\$ -	\$ 9,279.93	\$ (9,279.93)	0%
26	0	Retail/Non-Store License Fee	-	-	\$ -	\$ 8,401.80	\$ (8,401.80)	0%
27	0	Microbusiness License Fee	-	-	\$ -	\$ 29,387.63	\$ (29,387.63)	0%
28	0	License Application modification Fee for Retailers	-	-	\$ -	\$ 859.68	\$ (859.68)	0%
29	0	Distributor 1 License Fee (distributes own product)	-	1.00	\$ 3,294.00	\$ 9,768.96	\$ (6,474.96)	34%
30	0	Distributor 2 License Fee (Class A: <5,000 SF) (distributes for other businesses)	-	3.00	\$ 7,495.00	\$ 19,631.53	\$ (12,136.53)	38%
31	0	Distributor 2 License Fee (Class B: 5,000 - 10,000 SF) (distributes for other businesses)	-	-	\$ -	\$ 23,083.86	\$ (23,083.86)	0%
32	0	Distributor 2 License Fee (Class C: >10,000 SF) (distributes for other businesses)	-	-	\$ -	\$ 26,537.39	\$ (26,537.39)	0%
33	0	Distributor License - Transport only	-	-	\$ -	\$ 1,369.61	\$ (1,369.61)	0%
34	0	License Application modification Fee for Distributors	-	-	\$ 1,935.00	\$ 1,068.92	\$ 866.08	181%
35	0	Manufacturing License	-	1.00	\$ -	\$ 23,143.24	\$ (23,143.24)	0%
36	0	License Application modification Fee for Manufacturing	-	-	\$ -	\$ 796.85	\$ (796.85)	0%
37	0	{unused}	-	-	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
<b>38</b>	<b>0</b>	<b>USE PERMIT REVIEW FEES:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
39	0	Cannabis Pre-Application Review	New	20.00	\$ -	\$ 2,925.60	\$ (2,925.60)	0%
40	0	Cannabis Use Permit	New	20.00	\$ -	\$ 6,390.05	\$ (6,390.05)	0%
41	0	Cannabis Use Permit Modification	New	-	\$ -	\$ 3,486.29	\$ (3,486.29)	0%
42	0	{unused}	-	-	\$ -	\$ -	\$ -	0%
<b>43</b>	<b>0</b>	<b>Miscellaneous Services and Fees:</b>	-	-	\$ -	\$ -	\$ -	<b>0%</b>
44	0	Complaint Verification and Follow-up (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates) - Fee shown is the potential deposit and/or an estimation of project costs.	Actual Hours	8.00	\$ -	\$ 2,394.34	\$ (2,394.34)	0%
45	0	Abatement at Licensed site (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates, plus additional costs for other County services or external contractors) - Fee shown is the potential deposit and/or an estimation of project costs for Cannabis Unit staff only.	Actual Hours	-	\$ -	\$ -	\$ -	0%
46	0	Abatement at Illegal site (annual time) - NO Fee	-	(0.99)	\$ -	\$ -	\$ -	0%
47	0	Illegal Grow Investigation (annual time) - NO Fee	-	(0.99)	\$ -	\$ -	\$ -	0%
48	0	Appeal to Hearing Officer (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates, plus additional costs for external Hearing Officer time) - Fee shown is the potential deposit and/or an estimation of project costs for the Cannabis Unit staff and 10 hours of Hearing Officer cost.	Actual Hours	1.00	\$ 1,500.00	\$ 5,754.40	\$ (4,254.40)	26%
49	0	{unused}	-	-	\$ -	\$ -	\$ -	0%
50	0	Late Charge (15%)	-	-	\$ -	\$ -	\$ -	0%
51	0	{unused}	-	-	\$ -	\$ -	\$ -	0%
52	0	0	-	-	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
53	0	<b>COST-RECOVERY STAFF HOURLY RATES:</b>	-	-	\$ -	\$ -	\$ -	0%
54	0	Service in Excess of Standard (Staff Hourly Rates) - Individual Staff Hourly Rates at the Discretion of the Director or program manager	-	-	\$ -	\$ -	\$ -	0%
55	0	Division-wide blended rate for standard charges (includes administrative support costs), including Standard Re-Check or Re-Inspection Rate for Non-Compliance or Extraordinary Circumstance (per hour)	-	1.00	\$ 211.00	\$ 239.11	\$ (28.11)	88%
56	0	Cannabis Code Enforcement Officer (per hour)	-	1.00	\$ 142.00	\$ 210.15	\$ (68.15)	68%
57	0	Supervising Environmental Health Specialist (per hour)	-	1.00	\$ 142.00	\$ 246.07	\$ (104.07)	58%
58	0	Senior Accounting Tech (per hour)	-	1.00	\$ 142.00	\$ 199.33	\$ (57.33)	71%
59	0	Director of Environmental Health (per hour)	-	1.00	\$ -	\$ 323.55	\$ (323.55)	0%
60	0	Business Services Supervisor (per hour)	-	1.00	\$ -	\$ 239.16	\$ (239.16)	0%
61	0	Sheriff's Department Staff - Cannabis Support (per hour) {See Sheriff's Department Fee Schedule}	-	-	\$ -	\$ -	\$ -	0%
62	0	{unused}	-	-	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information					Full Cost Results (Unit)			
Fee #	Dept Fee Code	Fee Title	Type / Description	Annual Revenue Activity Level	Current Fee / Deposit	Total Full Cost per Unit	Surplus / (Subsidy) per Unit	Full Cost Recovery Rate
63	0	<b>SUPPORT ACTIVITIES (annual hours):</b>	-	-	\$ -	\$ -	\$ -	0%
64	0	Ordinance Development or Revision - Ongoing (annual)	-	-	\$ -	\$ -	\$ -	0%
65	0	Delivery or Support to Staff Training (annual)	-	-	\$ -	\$ -	\$ -	0%
66	0	Cannabis Code Enforcement - Legal Sites (annual)	-	-	\$ -	\$ -	\$ -	0%
67	0	Cannabis Code Enforcement - Illegal Sites (annual)	-	-	\$ -	\$ -	\$ -	0%
68	0	Program Development - Ongoing (annual)	-	-	\$ -	\$ -	\$ -	0%
69	0	Website updating (annual)	-	-	\$ -	\$ -	\$ -	0%
70	0	License holder trainings / meetings (annual)	-	-	\$ -	\$ -	\$ -	0%
71	0	Public Outreach Meetings (annual)	-	-	\$ -	\$ -	\$ -	0%
72	0	CSA Support (annual)	-	-	\$ -	\$ 29,949.74	\$ (29,949.74)	0%
73	0	Sheriff's Department Staff Support - Cannabis Program	-	-	\$ -	\$ -	\$ -	0%
74	0	Public Information: Pre-Application Support, General Information, and Assistance (annual)	-	-	\$ -	\$ -	\$ -	0%
75	0	Unverified Complaints (annual)	-	-	\$ -	\$ 2,749.66	\$ (2,749.66)	0%
76	0	END OF FEE LIST	-	-	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)						

**TOTALS:**

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
1	0	<b>Cultivation Fees:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2	0	Initial Cultivation License Application Fee (Subject to current moratorium on new applications)	\$ -	\$ 57.84	\$ (57.84)	0%	\$ -	\$ -	\$ -	0%
3	0	Pre-application Meeting Initial Application (Subject to current moratorium on new applications)	\$ -	\$ 23.71	\$ (23.71)	0%	\$ -	\$ -	\$ -	0%
4	0	Annual Cultivation License Application Renewal Fee	\$ 203,742.00	\$ 185,532.13	\$ 18,209.87	110%	\$ 203,742.00	\$ 185,532.13	\$ 18,209.87	110%
5	0	License Application Modification Fee	\$ 40,635.00	\$ 33,046.86	\$ 7,588.14	123%	\$ 40,635.00	\$ 33,046.86	\$ 7,588.14	123%
6	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
7	0	Seasonal Cultivation License 0 to 10,890 SF (Starts April 15 to Dec 15) (up to 1/4 acre) net cultivation area	\$ 63,332.00	\$ 73,585.08	\$ (10,253.08)	86%	\$ 63,332.00	\$ 73,585.08	\$ (10,253.08)	86%
8	0	Seasonal Cultivation License (Starts April 15 to Dec 15) – Each Additional 10,890 SF (net cultivation area), or portion thereof	\$ 52,107.00	\$ 26,937.13	\$ 25,169.87	193%	\$ 52,107.00	\$ 26,937.13	\$ 25,169.87	193%
9	0	Year-Round Cultivation License 0 to 10,890 SF (up to 1/4 acre) net cultivation area (Starts April 1st to March 31st)	\$ 1,031,895.00	\$ 1,066,383.45	\$ (34,488.45)	97%	\$ 1,031,895.00	\$ 1,066,383.45	\$ (34,488.45)	97%
10	0	Year-Round Cultivation License – Each Additional 10,890 SF (net cultivation area), or portion thereof (Starts April 1st to March 31st)	\$ 882,999.00	\$ 324,845.82	\$ 558,153.18	272%	\$ 882,999.00	\$ 324,845.82	\$ 558,153.18	272%
11	0	Additional Cannabis Staff Time at the Hourly Rate (see Individual Staff Hourly Rates)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
12	0	Cannabis Cultivation Site Plan Modification	\$ -	\$ 9.12	\$ (9.12)	0%	\$ -	\$ -	\$ -	0%
13	0	Building Permit CTF Review Fee	\$ 1,776.00	\$ 2,467.52	\$ (691.52)	72%	\$ 1,776.00	\$ 2,467.52	\$ (691.52)	72%
14	0	Canopy Measurement Surcharge {deleted}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
15	0	Canopy Measurement Appeal (County staff costs, plus cost of 3rd party services) {deleted}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
16	0	Nursery License Fee	\$ 7,552.00	\$ 14,535.87	\$ (6,983.87)	52%	\$ 7,552.00	\$ 14,535.87	\$ (6,983.87)	52%
17	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
18	0	<b>Processing Fees (subject to future County approval):</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
19	0	Processor License Fee - Cultivator (who also processes commercially) {deleted}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
20	0	Processor License Fee	\$ -	\$ 212,211.79	\$ (212,211.79)	0%	\$ -	\$ 212,211.79	\$ (212,211.79)	0%
21	0	Testing License Fee	\$ -	\$ 58.77	\$ (58.77)	0%	\$ -	\$ -	\$ -	0%
22	0	License Application Modification Fee for Processors	\$ -	\$ 9.16	\$ (9.16)	0%	\$ -	\$ -	\$ -	0%
23	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
24	0	<b>Retail and Distribution Fees (subject to future County approval):</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
25	0	Retail License Fee	\$ -	\$ 92.80	\$ (92.80)	0%	\$ -	\$ -	\$ -	0%
26	0	Retail/Non-Store License Fee	\$ -	\$ 84.02	\$ (84.02)	0%	\$ -	\$ -	\$ -	0%
27	0	Microbusiness License Fee	\$ -	\$ 293.88	\$ (293.88)	0%	\$ -	\$ -	\$ -	0%
28	0	License Application modification Fee for Retailers	\$ -	\$ 8.60	\$ (8.60)	0%	\$ -	\$ -	\$ -	0%
29	0	Distributor 1 License Fee (distributes own product)	\$ 3,294.00	\$ 9,768.96	\$ (6,474.96)	34%	\$ 3,294.00	\$ 9,768.96	\$ (6,474.96)	34%
30	0	Distributor 2 License Fee (Class A: <5,000 SF) (distributes for other businesses)	\$ 22,485.00	\$ 58,894.59	\$ (36,409.59)	38%	\$ 22,485.00	\$ 58,894.59	\$ (36,409.59)	38%
31	0	Distributor 2 License Fee (Class B: 5,000 - 10,000 SF) (distributes for other businesses)	\$ -	\$ 230.84	\$ (230.84)	0%	\$ -	\$ -	\$ -	0%
32	0	Distributor 2 License Fee (Class C: >10,000 SF) (distributes for other businesses)	\$ -	\$ 265.37	\$ (265.37)	0%	\$ -	\$ -	\$ -	0%
33	0	Distributor License - Transport only	\$ -	\$ 13.70	\$ (13.70)	0%	\$ -	\$ -	\$ -	0%
34	0	License Application modification Fee for Distributors	\$ -	\$ 10.69	\$ (10.69)	0%	\$ -	\$ -	\$ -	0%
35	0	Manufacturing License	\$ -	\$ 23,143.24	\$ (23,143.24)	0%	\$ -	\$ 23,143.24	\$ (23,143.24)	0%
36	0	License Application modification Fee for Manufacturing	\$ -	\$ 7.97	\$ (7.97)	0%	\$ -	\$ -	\$ -	0%
37	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
<b>38</b>	<b>0</b>	<b>USE PERMIT REVIEW FEES:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
39	0	Cannabis Pre-Application Review	\$ -	\$ 58,512.00	\$ (58,512.00)	0%	\$ -	\$ 58,512.00	\$ (58,512.00)	0%
40	0	Cannabis Use Permit	\$ -	\$ 127,801.00	\$ (127,801.00)	0%	\$ -	\$ 127,801.00	\$ (127,801.00)	0%
41	0	Cannabis Use Permit Modification	\$ -	\$ 34.86	\$ (34.86)	0%	\$ -	\$ -	\$ -	0%
42	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
<b>43</b>	<b>0</b>	<b>Miscellaneous Services and Fees:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
44	0	Complaint Verification and Follow-up (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates) - Fee shown is the potential deposit and/or an estimation of project costs.	\$ -	\$ 19,154.72	\$ (19,154.72)	0%	\$ -	\$ 19,154.72	\$ (19,154.72)	0%
45	0	Abatement at Licensed site (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates, plus additional costs for other County services or external contractors) - Fee shown is the potential deposit and/or an estimation of project costs for Cannabis Unit staff only.	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
46	0	Abatement at Illegal site (annual time) - NO Fee	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
47	0	Illegal Grow Investigation (annual time) - NO Fee	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
48	0	Appeal to Hearing Officer (Charged based on Actual Time at Staff Cost-Recovery Hourly Rates, plus additional costs for external Hearing Officer time) - Fee shown is the potential deposit and/or an estimation of project costs for the Cannabis Unit staff and 10 hours of Hearing Officer cost.	\$ 1,500.00	\$ 5,754.40	\$ (4,254.40)	26%	\$ 1,500.00	\$ 5,754.40	\$ (4,254.40)	26%
49	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
50	0	Late Charge (15%)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
51	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
52	0	0	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
53	0	<b>COST-RECOVERY STAFF HOURLY RATES:</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
54	0	Service in Excess of Standard (Staff Hourly Rates) - Individual Staff Hourly Rates at the Discretion of the Director or program manager	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
55	0	Division-wide blended rate for standard charges (includes administrative support costs), including Standard Re-Check or Re-Inspection Rate for Non-Compliance or Extraordinary Circumstance (per hour)	\$ 211.00	\$ 239.11	\$ (28.11)	88%	\$ 211.00	\$ 239.11	\$ (28.11)	88%
56	0	Cannabis Code Enforcement Officer (per hour)	\$ 142.00	\$ 210.15	\$ (68.15)	68%	\$ 142.00	\$ 210.15	\$ (68.15)	68%
57	0	Supervising Environmental Health Specialist (per hour)	\$ 142.00	\$ 246.07	\$ (104.07)	58%	\$ 142.00	\$ 246.07	\$ (104.07)	58%
58	0	Senior Accounting Tech (per hour)	\$ 142.00	\$ 199.33	\$ (57.33)	71%	\$ 142.00	\$ 199.33	\$ (57.33)	71%
59	0	Director of Environmental Health (per hour)	\$ -	\$ 323.55	\$ (323.55)	0%	\$ -	\$ 323.55	\$ (323.55)	0%
60	0	Business Services Supervisor (per hour)	\$ -	\$ 239.16	\$ (239.16)	0%	\$ -	\$ 239.16	\$ (239.16)	0%
61	0	Sheriff's Department Staff - Cannabis Support (per hour) {See Sheriff's Department Fee Schedule}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
62	0	{unused}	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%

Cannabis Program

**RESULTS ANALYSIS**

Fee Service Information			Full Cost Results (Annual - All Services)				Potential Revenue Results (Fee Services Only)			
Fee #	Dept Fee Code	Fee Title	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Full Cost	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate	Projected Annual Revenue at Current Fee / Deposit	Projected Annual Revenue at Full Cost per Unit	Projected Annual Surplus / (Subsidy)	Full Cost Recovery Rate
63	0	<b>SUPPORT ACTIVITIES (annual hours):</b>	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
64	0	Ordinance Development or Revision - Ongoing (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
65	0	Delivery or Support to Staff Training (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
66	0	Cannabis Code Enforcement - Legal Sites (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
67	0	Cannabis Code Enforcement - Illegal Sites (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
68	0	Program Development - Ongoing (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
69	0	Website updating (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
70	0	License holder trainings / meetings (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
71	0	Public Outreach Meetings (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
72	0	CSA Support (annual)	\$ -	\$ 29,949.74	\$ (29,949.74)	0%	\$ -	\$ -	\$ -	0%
73	0	Sheriff's Department Staff Support - Cannabis Program	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
74	0	Public Information: Pre-Application Support, General Information, and Assistance (annual)	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
75	0	Unverified Complaints (annual)	\$ -	\$ 2,749.66	\$ (2,749.66)	0%	\$ -	\$ -	\$ -	0%
76	0	END OF FEE LIST	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
		Utilization Revenue Adjustment (Cost of Overutilized Staff Hours)		\$ -	\$ -			\$ -	\$ -	
<b>TOTALS:</b>			<b>\$ 2,311,954</b>	<b>\$ 2,277,933</b>	<b>\$ 34,021</b>	<b>101%</b>	<b>\$ 2,311,954</b>	<b>\$ 2,244,032</b>	<b>\$ 67,922</b>	<b>103%</b>
			<b>Revenue Totals</b>				<b>Revenue Totals</b>			