

PLANNING AND DEVELOPMENT APPLICATION FEES
(Updated 8/18/2020)

ADDRESSING

Assignment – Parcel Map	\$224
Assignment – Tract Map under 50 lots	\$476
Assignment – Tract Map per ea. add'l 50 lots	\$187
Change of Address	\$238

ANNEXATIONS

Inhabited	\$12,309
Uninhabited	\$9,139

CONDITIONAL USE PERMIT – STANDARD¹

New Application/Full Review	\$11,610 ²
Amendment	\$5,092 ²
Major Revised Exhibit	\$2,648 ²
Minor Revised Exhibit	\$492 ²
File Stuffer	\$140

CONDITIONAL USE PERMIT – SPECIAL¹

Condominium Conversion – Base Fee	\$22,380
Per 100 Unit Fee	\$3,730

CONDITIONAL USE PERMIT – ABCUP^{1,3}

Standalone Off-Sale	\$10,910
Standalone On-Sale (bar/nightclub)	\$5,595
Min. Impact (on-sale restaurant/tasting room)	\$2,798
Major Modification	\$1,865
Minor Modification	\$373
In Conjunction with DP/CUP	\$1,865

DEVELOPMENT PERMIT¹

New Application/Full Review	\$10,575 ²
Amendment	\$6,714 ²
Major Revised Exhibit	\$2,648 ²
Minor Revised Exhibit	\$532 ²
File Stuffer	\$168

DIRECTOR'S DETERMINATION

	\$1,500
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DRC PROCESS

	\$200
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EASEMENT ENCROACHMENT (PUE)

	\$2,052 ⁴
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HISTORIC PRESERVATION APPLICATION

	\$1,306
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MASTER DEVELOPMENT AGREEMENT

	\$28,535
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MINOR DEVIATION

	\$250
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PLAN AMENDMENT

Plan Amendment – New application	\$18,184 ²
Plan Amendment & Rezone Combo	\$20,049 ²

Plan Modification – Change to plan in process	\$5,045
Traffic Review	\$163

PLANNED DEVELOPMENT

Standalone	\$9,325
Related to CUP/DP	\$3,730
Related to a Map, no CUP	\$5,595

REAR YARD ENCROACHMENT

	\$187
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REZONES

Rezone – New application	\$11,190 ²
Modification to Zoning Conditions	\$10,258 ²
Fire Review	\$134
Traffic Review	\$110

SECURITY WIRE PERMIT

	\$466
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SIGNS

Banner review	\$93
Sign, on-site (per application)	\$261
Master Sign Program (MSP)	\$1,399
Revision to MSP	\$373
MSP conformance review	\$140

TEMPORARY USE PERMIT

Minor/Over the Counter	\$187
Major/Routed	\$280

TREE REMOVAL PERMIT

	\$187
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VARIANCE

IM Priority Area	\$1,865
Security related	\$6,826 ²
SFR Lot (1 acre or less)	\$3,730 ²
All other applications	\$9,959 ²
Associated with a DP/CUP	\$3,730

ZONE CLEARANCE³

Minor	\$30
Moderate	\$373
Major	\$1,865

ZONING INQUIRY

Basic Questions on Application	\$187
Other Specialized Question	\$522
Per Parcel/Address (requests w/multiple parcels/addresses)	\$187
Waiver/Interpretation of Development Standards	\$746

ZONING ORDINANCE TEXT AMENDMENT

	\$13,242
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SPECIFIC USES

Accessory Dwelling Unit/Backyard Cottage/Accessory Living Quarter	\$648⁵
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DP and CUP Application Review Fees

Parks Review	\$56
Fire Prevention Review	\$247
Police Review	\$210
Traffic Engineering Review – Level 1	\$31
Traffic Engineering Review – Level 2	\$275
Traffic Engineering Review – Level 3	\$518
Traffic Engineering Review – Level 4	\$1,036

<u>Corrected Exhibits (after first 2)</u>	\$653 deposit
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Covenants

Preparation and recording	\$1,492
Revision of covenant	\$933
Release of covenant	\$560

<u>Scanning Fee</u>	\$140
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<u>GIS Research Request</u>	\$187
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<u>Hourly Staff Fee</u>	\$187
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<u>Refund Handling Fee</u>	\$187
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Traffic Study Review Fee

Level 1:	\$220
Level 2:	\$525
Level 3:	\$780
Level 4 or EIR:	\$1,055

<u>Planning Review of Special Study</u>	\$374
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<u>Planning Review of Traffic Study</u>	\$561
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ENVIRONMENTAL REVIEW AND RELATED FEES**Environmental Document Preparation**

Exemption (Categorical or Statutory)	\$560²
Negative Declaration	\$5,968²
Mitigated Negative Declaration	\$10,631²
EIR – Focused	\$67,421 deposit
EIR – Program and Project	\$97,448 deposit
Outsourced Initial Study-City Facilitation	\$2,798
Outsourced Initial Study-Consultant Cost	\$20,000 deposit

Filing Fees

City Filing Fee	\$55
County Filing Fee	\$50

Department of Fish and Game Assessment Fees

Negative Declaration/Mitigated Negative Declaration/EIR/Environmental Document/Certified Regulatory Program	Fish & Game⁶
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FOOTNOTES

¹ Fees listed are base amounts. Additional DP and CUP Application Review Fees and Environmental Review and Related Fees apply.

² Fees listed shall be reduced by 50% for applications in inner-City areas. In the Herndon Townsite, Highway City and Pinedale areas, fees shall only be reduced for residential uses and properties. No inner-City fee reduction will be applied to applications filed by government agencies.

³ No additional environmental review fees shall be charged, unless it is determined that a higher level of review than an exemption is required.

⁴ Fee listed includes the planning application fee plus the fee for preparation of a covenant.

⁵ Fee listed includes the Moderate ZC fee plus the Level 2 Traffic Review Fee.

⁶ Fees are updated annually. For updated fees visit <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>.

SUBDIVISION FEES**Subdivision Sales Trailer**

Minor Amendment (Trailer & On-Site Parking)	\$6,714
Traffic	\$91
Fire	\$247
Trailer Only	\$532

Tentative Parcel Maps

Technical Verification	\$2,798
<i>Credited to base fee upon acceptance</i>	
Tentative Parcel Map (5 or more lots)	\$7,460²
Tentative Parcel Map (4 or less lots)	\$5,595²
Traffic Review	\$290
Fire Review	\$134
Parks Review	\$31
Revised Parcel Map – Major	\$1,492 deposit
Revised Parcel Map – Minor	\$746 deposit
Time Extension/Continuation at request of applicant	\$1,865
Revised Conditions – Major	\$2,238
Revised Conditions – Minor	\$746

Tentative Tract Maps

Technical Verification	\$3,917
<i>Credited to base fee upon acceptance</i>	
Base Fee (per map)	\$19,769
Lot Fee (per each 50 lots)	\$7,460
<i>Charged in addition to the Base Fee</i>	
Traffic Review (per review)	\$470
Fire Review (per review)	\$134
Parks	\$124
Revised Tentative Tract Map – Major	\$11,190
Revised Tentative Tract Map – Minor	\$3,730
Time Extension/Continuation of Scheduled Item (at the request of the applicant)	\$5,036
Revised Conditions – Major	\$2,238
Revised Conditions – Minor	\$746