

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING AND SUBDIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively). Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments.
- For all Planning and Land Section Services not listed in the Land Use and Zoning, and Subdivision sections or for services determined by the Director to be beyond the regular effort established in this fee schedule, a \$164.00 blended hourly rate applies.
- At the discretion of the Development Director/Designee, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing. Special conditions may result in additional requirements.

Inner City Areas

- IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.
- IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwestly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING AND SUBDIVISION

IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly projection of the north

lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

C-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Address	
Assignment - Parcel Map	256.00
Assignment - Tract Map	364.00
Change	208.00
Annexation Application Fee (LAFCo fees must be paid by Applicant)	
Inhabited	11,463.00
Un-inhabited	8,193.00
Appeal by Applicant (requiring Planning Commission review)	727.00
Bond/Performance and Surety	
Processing, handling, and release / per request	187.00
Surety bond, house mover	
Minimum bond	2,000.00

City Attorney Development-Related Special Services

City Attorney Special Services—Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees—on request of applicant or owner subject to availability of staff

During regular business hours

Hour, 1-hour minimum*

2 x billable or hrly rate*

Other than regular business hours (except Sundays and Holidays)

Hour, 1-hour minimum*

2.5 x billable or hrly rate*

* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.

Conditional Use Permit (CUP)

All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.

Application	8,177.00
Mid-rise/high-rise buildings	14,719.00

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current
Conditional Use Permit (CUP) cont.	
Fire Department Plan Review of CUP Application	247.00
Police Department Review of CUP/per application (exclude senior citizen functions)	210.00
Traffic Engineering Division of CUP Application	91.00
Amendment to approved CUP (minor)	3,271.00
Revised Exhibit (major) / per request	2,135.00
Revised Exhibit (minor) / per request	909.00
minor RE Includes: Reapplication fee for subsequent owners	
Fences on a single-family reversed corner lot	
Large-family day-care home (FMC 12-306-N-42)	
Plus hourly consulting fee as required (all Amendments) 1 hour minimum*	
Corrected Exhibits (all CUPs) after first 2	545.00
Special Use CUP (Asterisked Use)	6,342.00
Includes: Accessory living quarters for family members, R-1 zone	
Secondhand store, C-5	
Adult day-care/residential support facility	
Thrift shop	
Billboard/off-site subdivision signs	

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
City Street Trees	
Inspection when planted by private party / per tree	30.00
Covenants	
Preparation and recording	1,094.00
Revision of Covenant	721.00
Release of Covenant	721.00
County recordation fee / per document	Current rate
Deviation Application	
Minor Deviation / per application	808.00
Director's Classification	
Per application	3,933.00
Draw-Down Account Administrative Fee	
Annual fee per account	216.00
Encroachment	
Public right-of-way	See Street Work Fees
Public utility easement / per application	420.00
Rear yard encroachment	See Site Plan Review Fees
Environmental Assessment Fees (all private and non-entitlement public projects)	
NOTE: Environmental Assessment fees shown with asterisks (**) will be reduced by 50% for the inner-City areas.	
Categorical Exemption / per application	1,181.00 **
Finding of Conformity/per application	3,634.00 **
Mitigated Negative Declaration / per application	8,722.00 **
Related Special Studies for all EAs	hrly rate*
Planning review of others' Special Studies (each)	328.00
Planning review of Traffic Studies (each)	492.00
Application/Filing Fees (on Finding of Conformity, Mitigated Negative Declarations)	
City filing fee / application + filing fees	55.00
County Clerk filing fee / application + filing fees	50.00

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Fire Department Review Private Project / per application	247.00
Police Department Review/per application (exclude senior citizen functions)	210.00
Traffic Engineering Review Private Project / per application	91.00SS
Traffic Engineering Review Tentative Parcel and Tract Maps Per application	91.00SS
Fish and Game Filing Fee (for applicable projects) Payable to: County of Fresno (to be remitted to the State of California)	2,044.00

Environmental Impact Report (EIR)

Analysis of EIR for private and non-entitlement public projects
NOTE: All EIRs are billed based on total Staff Time & Materials with a base deposit required as listed.*

Focus - minimum deposit	59,147.00
Program - minimum deposit	86,948.00
City filing fee	55.00
County Clerk filing fee	50.00
Fish and Game Filing fee for EIRs Payable to: County of Fresno (to be remitted to the State of California)	2,839.25

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Flood Control	
Appeal / per application	365.00
Deferment of fees / per application	110.00
Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "C"
General Plan and Related Document Update and Maintenance	10%
Surcharge on all Building Permits	
Historic Preservation Application	1,272.00
Map - Tentative Parcel Map	
NOTE: Parcel Map fees shown with an asterisk (**) will be reduced by 50 percent for Inner-city areas.	
Tentative Parcel Map Filing (5 lots or more) / each	6,888.00 **
Tentative Parcel Map Filing (4 lots or less) / each	5,071.00 **
Environmental Assessment	See Environmental Assessment Fees
Traffic Engineering review tentative parcel map / per request	290.00
Fire Department review tentative parcel map / each	134.00
Parks, Recreation & Community Review tentative parcel map / each	31.00
Revised Tentative Parcel Map	
NOTE: All Revised Parcel Maps are billed based on total staff Time and Materials with a base deposit as listed*	
Major / each minimum deposit	984.00
Minor / each minimum deposit	492.00
Map - Final Parcel Map	See Subdivision Section
Map - Tentative Tract Map	
Pre-application and verification / each	3,033.00
Tentative Tract Map filing	
Base fee per Map	16,700.00
Per each 50 lots	8,815.00
Environmental Assessment	See Environmental Assessment Fees
UGM Application	See UGM Application Fees in Subdivision Section
Traffic Engineering review tentative tract map / each	470.00SS
Parks Division Review tentative tract map / each	124.00

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Fire Department Review	
Pre-application / each	134.00
Tentative tract map / each	134.00
Final map / each	134.00
Condominium Conversion	
Condominium Map (Base Fee)	23,685.00
Per 100 units	5,978.00
Revised Tentative Tract Map	
Minor / each	3,575.00
Major / each	6,664.00
Map - Final Tract Map Filing	See Subdivision Section
Master Development Agreement	
NOTE: All Master Development Agreements are billed based on total Time & Materials with a base deposit required as listed.*	
Master Development Agreement base deposit	26,530.00
Meetings - Planning Commission, City Council	
Special Meeting at request of applicant / per request	1,726.00
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00
Official Plan Line -- Director's Determination	Time and Materials*
Planning / each 409	(does not include environmental or engineering costs)
Plan Modification (Amendments to in-process plans)/ per request	4,597.00
Plan Amendment	10,539.00 **
NOTE: Plan Amendment fees shown with asterisks (**) will be reduced by 50% for the inner-City areas. Amendments to redevelopment projects not included.	
Traffic Engineering review / per proposal	163.00
Planned Community Development	
NOTE: All Formal Applications for Planned Community Developments and their separate EIRs are billed based on total staff Time and Materials with a base deposit required as listed.*	
Preliminary Application -includes project conference, and review for acceptability for processing (EIR is not included and is charged separately)	15,204.00
Formal Application minimum deposit - includes public hearings, Development Agreement preparation and review	30,409.00

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current
Precise Plans of Design (includes site plan review)	
Less than 1 acre	6,723.00
1 to 5 acres	9,085.00
Over 5 acres, and each additional 5 acres	2,271.00
Private Irrigation Line Maintenance / per linear foot	5.00
Refunds, Handling Charge	
NOTE: Refunds include Handling fee and are less cost of Staff time time already incurred on project (related to all Building, Planning and Subdivision entitlement fees)*	
Handling Fee	144.00
Release Hold on Occupancy	
Planning Entitlement related	55.00
Subdivision Entitlement related	413.00
Release of Lien	
Recording of release of lien on real property / per release	60.00
Response to Inquiries--Written	
NOTE: All Responses to Inquiries are based on total Staff Time and Materials with a minimum 1 hour deposit*	
All inquiries / base deposit per response	182.00
Rezoning	
NOTE: Rezone fees shown with asterisks (**) will be reduced by 50 percent for the inner-City areas	
Rezoning (all)	10,325.00 **SS
Modifications to zoning conditions	9,147.00 **SS
Fire Prevention fee per application	134.00SS

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Traffic Engineering review	
Rezone, all other districts / per application	110.00
Rezone, single family / per application	110.00SS
Scanning Entitlements	
NOTE: all scanning charges are based on a standard quantity of pages to be used per entitlement type and are billed up front with the entitlement fees	
8 1/2"x11" / per sheet (using standard quantities per entitlement)	0.90
Greater than 8 1/2"x11" /per sheet	1.80
Security Wire Permit Per application	454.00
Signs/Zoning Review	
Master sign program / per program	999.00
On-site signs / per application	318.00
Master sign program conformance review / per application	182.00
Temporary / Banner	182.00
Site Plan Review (SPR)	6,905.00 **
NOTE: Site Plan Review Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.	
Fire Prevention fee / per application	247.00
Police Site Plan review / per application (exclude senior citizen functions)	210.00
Traffic Engineering review / per application	91.00

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Amendment to approved SPR	2,726.00 **
NOTE: **Fees will be reduced by 50 percent for inner-City areas.	
Major revised exhibit / per request	1,590.00 **
Minor revised exhibit / per request	727.00 **
plus hourly consulting fee as required (all Amendments) 1 hr minimum*	
Rear yard encroachment	591.00
Corrected Exhibits (all SPRs) after first two	545.00
Special and Consulting Services	
Services requested by applicant related to land use & zoning, Charges are in addition to the regular application fees, subject to the availability of staff:	
During regular business hours	
Hour, 1-hour minimum	hrly rate*
Other than regular business hours (except Sundays and holidays)	
Hour, 1-hour minimum	1.5 x hrly rate*
Consulting Service not otherwise listed	
Hour, 1-hour minimum	hrly rate*
Street Name Change	8,255.00

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time

Current

Variance

NOTE: Variance fees shown with asterisks (**) will be reduced by 50 percent for the inner-City areas

Security-related	6,160.00 **
Single-family residential lot, 1 acre or less / per application	6,160.00 **
All other applications / per application	8,020.00 **
Voluntary Parcel Merger	5,360.00
Waiver or Interpretation of Development Standards (staff support for process)	
Per request	164.00
Zoning Ordinance Text Amendment	
Per application	12,381.00

* Hourly rate of each employee (includes fringe and overhead) or consultant, plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Building Plan Check - Offsite Improvements	
Commercial	300.00
Residential	373.00
Covenants	
Preparation and recording	1,094.00
Revision of Covenant	721.00
Release of Covenant	721.00
Lot Line Adjustment -	
Application	5,360.00
Map - Tentative Parcel Map	See Land Use and Zoning Section
Map - Final Parcel Map	
Final Parcel Map filing (5 lots or more) / each	11,410.00
Final Parcel Map filing (4 lots or less) / each	8,328.00
Parcel Map Waiver Certificate request / per request	774.00
Map - Tentative Tract Map	See Land Use and Zoning Section
Map - Final Tract Map Filing	
Map	11,776.00
Per 50 lots	3,935.00
Meetings - Planning Commission, City Council	
Special Meeting at request of applicant / per request	1,726.00
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00
Special Agreements	
Special Developments	
Simple Residential Deferral / per agreement	285.00
Standard / per agreement	640.00
Major / per agreement	1,710.00
Early Construction (Sewer, Water, Streets) / per agreement	450.00
Early Issuance of Model Home Building Permit / per agreement	1,094.00
Revision of Agreement	See Covenant Revision
Assumption Agreement / per agreement	1,010.00
Substitution of Securities / per agreement	390.00

PLANNING & DEVELOPMENT FEES

SUBDIVISION

Fee Description & Unit/Time

Current

Special and Consulting Services

Services requested by applicant related to subdivision fees.

Charges are in addition to the regular application fees, subject to the availability of staff:

During regular business hours

Hour, 1-hour minimum

hrly rate*

Other than regular business hours (except Sundays and holidays)

Hour, 1-hour minimum

1.5 x hrly rate*

Consulting Service not otherwise listed

Hour, 1-hour minimum

hrly rate*

Street Signs, Striping & Markers

Street name sign / per set

Overhead Sign (per installation)

223.00

Ground Mounted (per installation)

151.00

Mounted on Street Light Pole (per installation)

142.00

Stop Signs on U-Channel Post (per installation)

106.00

Stop Signs on Street Light Pole (per installation)

109.00

Street striping and pavement markers / per lane mile

4" White skip or solid

.04 per l.f.

6" White solid

.12 per l.f.

8" White solid

.14 per l.f.

12" White solid

.20 per l.f.

4" Yellow skip or solid

.06 per l.f.

6" Yellow solid

.14 per i.f.

8" Yellow solid

.16 per l.f.

12" Yellow solid

.22 per l.f.

New letters and turn arrows (each letter or arrow)

5.50

Install handi-cap stalls

25.00 ea.

Raised wheel stops

25.00 ea.

Removal of any striping or stenciling

.70 per foot

Labor rate (per hour)

35.34 per hr

Warning and regulatory signs / per sign

77.00

NOTE: see also Public Works for fees on Bike Land Striping

Subdivision Agreement Preparation

2,290.00

Subdivision - Miscellaneous Processes

Additional tax certification process

197.00

Certificate of Compliance (SMA 66499.35) / per certificate

1,693.00

Certificate of Correction (SMA 66469)

Minor / per certificate

197.00

Major / per certificate

592.00

* hourly rate of each employee (includes fringe and overhead) or consultant; plus actual extraordinary expenses

PLANNING & DEVELOPMENT FEES

SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>
Subdivision - Miscellaneous Processes - continued	
Monument Check	
Lot	30.00
Minimum	200.00
Monument Recheck / each	Monument check fee +73.00
Record of Survey Processing / each	545.00
UGM Application	
Subdivision / per application	-0-
Other than subdivision / per application	-0-
Waiver request / per application	2,520.00
Exemption / per request	1,780.00
Fee deferral / per request	1,780.00
Boundary amendment / per request	2,100.00