



CITY OF FRESNO MASTER FEE SCHEDULE

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 ~~\$187.00~~ ~~\$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.



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- 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 southwesterly 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.
- 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.



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PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND DIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Address Change		511 552
Assignment - Parcel Map	256.00 224.00	
Assignment - Tract Map	364.00 476.00	
Assignment - Tract Map per each additional 50 lots		187.00
Change	208.00 238.00	
Annexation Application Fee (LAFCO fees must be paid by applicant)		511 552
—Unhabited Inhabited	14,463.00 12,309.00	
Un-inhabited	8,193.00 9139.00	
Appeal by Applicant (requiring Planning Commission review)	727.00 839.00	511 552
Bond/Performance and Surety		511
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)		511 552
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 11,610.00	
—Mid-rise/high-rise buildings:	14,719.00	
File Stuffer		140.00



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PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Conditional Use Permit (CUP) - continued		511
Fire Department Plan Review of CUP		
Application	247.00	
Police Department Review of CUP/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review/per application		525
Application		
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1,036.00	
Amendment to approved CUP (minor)	3,274.00 5,092.00	544 552
Revised exhibit (major) / per request	2,135.00 2,648.00	
Revised exhibit (minor) / per request	999.00 492.00	
Minor RE includes: Reapplication fee for subsequent owners, fences on a single-family reversed corner lot, larg-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	645.00 653.00	544 552
Special use CUP*	6,342.00	
Includes: Accessory living quarters for family members, R-1 zone		
Secondhand store, C-5	3,680.00	
Adult day-care/residential support facility	2,630.00	
Thrift shop	2,630.00	
Billboard/off-site subdivision signs	1,580.00	
Condominium Conversion	22,380.00	
Per 100 Units	3,730.00	
Conditional Use Permit - ABCUP		552
Standalong off-sale	10,910.00	
Standalone on-sale (bar / nightclub)	5,595.00	
Minimal Impact (on-sale restaurant or tasting room)	2,798.00	
Major Modification	1,865.00	
Minor Modification	373.00	
New Alcohol use submitted with full related development permit or CUP	1,865.00	

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



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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
City Street Trees		456
Inspection when planted by private party / per tree	30.00	
Covenants		514 552
Preparation and recording	1,094.00 1,492.00	
Revision of Covenants	724.00 933.00	
Release of covenant	724.00 560.00	
County recordation fee / per document	Current rate	
Deviation Application		514 552
Minor Deviation / per application	808.00 250.00	
Director's Determination		528 552
Per application	3,933.00 1,500.00	
Director's Review-Utility Towers		
 — Per application	2,400.00	
Draw-Down Account Administrative Fee		511
Annual fee per account	216.00	
DRC Process	200.00	552
Encroachment		
Public right-of-way	See Street Work Fees	
Public utility easement / per application	420.00 560.00	
Rear yard encroachment	See Site Plan Review Fees	
Environmental Assessment Fee (all private and non-entitlement public projects)		514 552
NOTE: Environmental Assessment fees shown with asterisks (*) will bereduced by 50 percent for the inner-City areas.		
Categorical Exemption / per application	4,181.00* 560.00*	
Finding of Conformity/per application-Negative Declaration/per app	3,364.00* 5,968.00**	
Mitigated Negative Declaration/per application	8,722.00** 10,631.00**	
Related Special Studies for all EAs	hrly rate*	
Planning Review of others' Special Studies (each)	328.00 374.00	
Planning Review of Traffic Studies (each)	492.00 561.00	
Outsourced Initial Study		
City Facilitation	2,798.00	
Consultant Costs	20,000.00	

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



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PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current	Amnd
Environmental Assessment Fee - continued (all private and non-entitlement public projects)		511
NOTE: Environmental Assessment fees shown with asterisks (*) will be reduced by 50 percent for the inner-City areas.		
Application/Filing Fees (on Filing of Conformity, Mitigating Negative Declaration)		
City filing fee/application + filing fees	55.00	511
County clerk filing fee/application + filing fees.	50.00	464
Fire Department Review Private Project / per application	247.00	
Police Department Review/per application (exclude senior citizen functions)	210.00	409
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)	2,216.25	528 Effective 1/1/2017
Environmental Impact Report (EIR)		544 552
Analysis of EIR for private projects 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 67,421.00	
Program - minimum deposit	86,948.00 97,448.00	
City filing fee	55.00	
County Clerk filing fee	50.00	464
Fish and Game Filing fee for EIRs Payable to: County of Fresno (to be remitted to the State of California)	3,078.25	528 Effective 1/1/2017
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"	439
General Plan and Related Document Update and Maintenance		511
Surcharge on all Building Permits	10%	

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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
GIS Research Request	187.00	552
Historic Preservation Application	1,272.00 1,306.00	544 552
Map - Tentative Parcel Map		544 552
NOTE: Parcel Map fees shown with an asterisk (**) will be reduced by 50 percent for Inner-city areas.		
Pre-application and Verification	2,798.00	
Tentative Parcel Map Filing (5 lots or more) / each	6,888.00** 7,460.00**	
Tentative Parcel Map Filing (4 lots or less) / each	5,074.00** 5,595.00**	
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 / eac	31.00	409
Revised Tentative Parcel Map		544 552
NOTE: All Revised Parcel Maps are billed based on total staff Time and Materials with a base deposit as listed.*		
Major / each minimum deposit	884.00 1,492.00	
Minor / each minimum deposit	492.00 746.00	
Time Extension or Continuation of scheduled item at the request of applicant	656.00 1,865.00	528
Revised Conditions		Effective 1/1/2017
Minor	746.00	552
Major	2,238.00	
Map - Final Parcel Map	See Subdivision Section	
Map - Tentative Tract Map		
Pre-application and verification / each	3,033.00 3,917.00	
Tentative Tract Map filing		
Base fee per Map	16,700.00 19,769.00	
Per each 50 lots	8,815.00 7,460.00	
Environmental Assessment	See Environmental Assessment Fees	
UGM Application	See UGM Application Fees In Subdivision Section	

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



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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Engineering review tentative parcel map / per request	470.00SS	
Parks, Recreation & Community Review tentative parcel map / each	124.00	
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 unit	5,978.00	
Revised Tentative Tract Map		552
Major / each	3,575.00 11,190.00	
Minor / each	6,664.00 3,730.00	
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00 5,036.00	528 552 Effective 1/1/2017
Map - Final Tract Map Filing	See Subdivision Section	
Master Development Agreement		544 552
NOTE: All Master Development Agreements are billed based on total time & materials with a base deposit require as listed.*		
Master Development Agreement base deposit	26,530.00 28,535.00	
Meetings - Planning Commision, City Council		544 552
Special Meeting at request of applicat / per request	1,726.00 2,052.00	
Time Extension or Continuation of scheduled item at the request of applicant	1,181.00 1,679.00	
Official Plan Line - Director's Determination		511
Planning / each 409	Time & Materials (does not include environmental or engineering costs)	

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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Plan Modification (Amendments to in-process plans)/ per request	4,597.00 5,045.00	544 552
Plan Amendment		511
NOTE: Plan Amendment fees shown with asterisks (**) will be reduced by 50 percent for the inner-city areas. Amendments to redevelopment projects not included.		
New Application	18,184.00	552
PA and Rezone Combo	20,049.00	
Traffic Engineering review / per proposal	163.00	
Planned Community Development		544 552
NOTE: All Formal Applications for Planned Community Developments and their separate EIRs are billed based on total staff Time & Materials with a base deposit required as listed.*		
Preliminary Application - included project conference, and review for acceptability for processing (EIR is not included and is charged separately)	15,204.00 16,692.00	
Formal Application minimum deposit - includes public hearings, Development Agreement preparation and review	30,408.00 33,198.00	
Planned Development - Standalone	9,325.00	552
Planned Development (related to CUP or DP)	3,730.00	552
Planned Development (related to a map, no CUP)	5,595.00	552
Precise Plans of Design (includes site plan review)		544
-- 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		544 552
NOTE: refunds include Handling fee and are less cost of Staff Time already incurred on project (related to all Building, Planning and Subdivision entitlement fees)*		
Handling Fee	144.00 187.00	

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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Release Hold on Occupancy		511
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	500
Response to Zoning Inquiries--Written		511 552
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	
Response to basic zoning questions identified on application		187.00
Response to other/specialized questions		522.00
Per Parcel / Address fee for requests for multiple addresses or parcels		187.00
Waiver or Interpretation of Development Standards (staff support for process)		746.00
Rezoning*		
NOTE: Rezone fees shown with asterisks(**) will be reduces by 50 percent for the inner-city areas.		
Rezone (all)	10,325.00SS**	11,190.00**
Modifications to zoning conditions	9,447.00SS**	10,258.00**
Fire Prevention fee per application	134.00SS	
Traffic Engineering review		
Rezone, all other districts / per application	110.00	
Rezone, single family / per application	110.00SS	
Scanning Entitlements	140.00	511
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" x 11" / per sheet (using standard quantities per entitlement)	0.90	
Greater than 8 1/2" x 11" / per sheet	1.80	
Security Wire Permit Per application	454.00 466.00	511 552
Temporary Use Permit	328.00	528 552
Minor/over the counter	187.00	Effective
Major/Routed	280.00	4/1/2017

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



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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Signs/Zoning Review		544 552
Master sign program / per program	999.00 1,399.00	
Revision to MSP	373.00	
On-site signs / per application	348.00 261.00	
Master sign program conformance review / per application	182.00 140.00	
Temporary / Banner	182.00 93.00	
Site Plan Review (SPR)	6,905.00** 10,575.00**	544 552
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	409
Traffic Engineering review / per application		525
Level 1	31.00	
Level 2	275.00	
Level 3	518.00	
Level 4	1036.00	
Amendment to approved SPR		544 552
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.		
Amendment	6,714.00	
Major Revised exhibit / per request	1,590.00** 2,648.00**	
Minor revised exhibit / per request	727.00** 532.00**	
plus hourly consulting fee as required (all Amendments) 1 hour minimum*		
File Stuffer	168.00	
Rear yard encroachment	594.00 187.00	544 552

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



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LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Corrected Exhibits (all SPRs) after first two	545.00 653.00	511 552
Special and Consulting Services		511 552
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* 187.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate* 191.00 hr*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
Street Name Change	8,255.00 11,656.00	511 552
Tree Removal Permit - fee not required for Single Family Homes	328.00 187.00	528 552 Effective 1/1/2017
Variance	6,160.00	511 552
NOTE: Variance fees shown with asterisks(**) will be reduced by 50 percent for the inner-city areas.		
IM Priority Area Variances		1,865.00
Security-related	6,6160.00**	6,826.00**
Single-family residential lot, 1 acre or less/per application	6,160.00**	3,730.00**
All other applications/per application	8,020.00**	9,959.00**
Variance associated with a Development Permit or CUP		3,730.00
Voluntary Parcel Merger	627.00	525
Waiver or Interpretation of Development Standards (staff support for process)		511 552
Per request	164.00 187.00	
Zoning Clearance		
—Low-Level Minor	27.00 30.00	528 552
—Medium-Level Moderate	328.00 373.00	Effective
—High-Level Major	1,640.00 1,865.00	1/1/2017
Zoning Ordinance Text Amendment		511 552
Per application	12,381.00 13,242.00	

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SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Building Plan Check - Offsite Improvements		511 552
Commercial	300.00 47.00	
Residential	373.00 280.00	
Covenants		511 552
Preparation and recording	1,094.00 1,492.00	
Revision of Covenant	724.00 933.00	
Release of Covenant	724.00 560.00	
Lot Line Adjustment - Application	1,051.00	511
Map - Tentative Parcel Map	See Land Use and Zoning Section	511
Map - Final Parcel Map		511
Final Parcel Map filing (5 lots or more) / each	5,134.00	
Final Parcel Map filing (4 lots or less) / each	3,823.00	
Parcel Map Waiver Certificate request / per request	774.00	
Map - Tentative Tract Map	See Land Use and Zoning Section	511
Map - Final Tract Map Filing		511
Map	6,228.00	
Per 50 lots	1,827.00	
Meeting -Planning Commission, City Council		552
Special Meeting at request of applicant / per request	1,726.00 2,052.00	
Time Extension or Continuation of scheduled item at the request of applicant	1,481.00 1,679.00	
Special Agreements		552
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 Building Permit / per agreement	1,094.00 1,865.00	
Revision of Agreement	See Covenant Revision	
Assumption Agreement / per agreement	1,010.00	
Substitution of Securities / per agreement	390.00	

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



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PLANNING & DEVELOPMENT FEES

SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Special and Consulting Services		552
Services requested by applicant related to subdivision fees	52.00	
Charges are in addition of the regular application fees, subject to the availability of staff:		
During regular business hours	2,620.00*	
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate* 191.00 hr*	
Consulting Service not otherwise listed		
Hour, 1-hour minimum	hrly rate* 187.00 hr*	
Street Signs, Striping & Markers		393
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

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



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SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Subdivision Agreement Preparation	2,290.00	511
Subdivision - Miscellaneous Processes		511
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	
Monument Check		
Lot	30.00	
Minimum	200.00	
Monument Recheck / each	Monument check fee +73.00	
Record of Survey Processing / each	545.00	511
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	



CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COPPER RIVER RANCH IMPACT FEE

- All rates in this section apply to land known as Copper River Ranch bound by Copper Avenue to the South, Friant Avenue to the West, Willow Avenue to the east and approximately one mile north of Copper Avenue as studied in the program EIR10126. These fees are developed and adopted based on August 16, 2007 Fee Study for Copper River Ranch. Any entitlement within the project boundary identified above is subject to the Copper River Ranch fees pursuant to the following schedule.

CRR - Associated Major Roadway Infrastructure Facility Fee^{1*}	7,972/gross acre	491
CRR - Interior Collector Roadway Facility Fee^{1*}	26,676/gross acre	491
CRR - Sewer Backbone System Facility Fee^{2*}	877/EDU	491

NOTES:

¹ Fee Calculations for the Associated Major Road Infrastructure Facilities and Interior Collector Street Facilities fees do not, nor intended to, overlap with improvements (specifically pavements, median curbs, and other improvements) covered in the City of Fresno, Major Street Impact Fees (FMSI) or the Traffic Signal Mitigation Impact Fee (TSMI).

² Commercial Land uses are based on 5.8 edu's per acre.

³ As the improvements are constructed and reimbursement requests are submitted, the City of Fresno shall disburse funds as those funds become available. The developer must submit the appropriate information to the City in order to be considered for reimbursement (see City reimbursement procedures). Reimbursements will be made in the order that the infrastructure improvements were accepted by the City.

* Fees effective 60 days after final passage.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

Fire Station Service Area No. 2

	<u>Service Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

- * On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

Fire Station Service Area No. 13

	<u>Service Rate</u> <u>Per Gross Acre</u>
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	307.00
M-H, R-3, R-3-A, T-P	340.00
R-4	417.00
M-1, M-1-P, M-2, M-3, C-R	600.00
C-P	614.00
C-M, R-P, R-P-L,	654.00
C-1 through C-6, C-C, C-P P	742.00
AE-5, AE-20, 0	No Fee



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 14

	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	87.00	169.00
S-L, R-1-B, R-1-C	206.00	400.00
R-1	282.00	547.00
R-2-A, R-2, T-P	1,060.00	2,056.00
M-H, R-3-A, R-3, R-4	1,317.00	2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L	564.00	1,094.00

Fire Station Service Area No. 15

	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	109.00	188.00
S-L, R-1-B, R-1-C	257.00	442.00
R-1	352.00	605.00
R-2-A, R-2, T-P	1,324.00	2,277.00
M-H, R-3-A, R-3, R-4	1,644.00	2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L	704.00	1,211.00

Fire Station Service Area No. 16

	<u>Service Rate</u>	<u>Semi Accl. Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	25.00	205.00	385.00
S-L, R-1-B, R-1-C	60.00	483.00	907.00
R-1	82.00	662.00	1,242.00
R-2-A, R-2, T-P	308.00	2,490.00	4,671.00
M-H, R-3, R-3-A, R-4	383.00	3,092.00	5,802.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	164.00	1,324.00	2,485.00

Fire Station Service Area No. 17

	<u>Service Rate</u>	<u>Semi Accl. Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	23.00	136.00	250.00
S-L, R-1-B, R-1-C	63.00	321.00	589.00
R-1	73.00	440.00	807.00
R-2, R-2-A, T-P	274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4	340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	145.00	880.00	1,615.00



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 21	<u>Service Rate</u> <u>Per Gross Acre</u>	<u>Accl. Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00
Undesignated Service Area	<u>Service Rate</u> <u>Per Gross Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00	
Industrial	1,600.00	
Fire Impact Fee - Citywide**^		529
Single family residential / per unit	779.00	Effective
Multi-family residential (>7.5 units/acre) fee per unit	588.00	2/6/2017
Office / fee per 1,000 Sq. Ft. of building	311.00	
Retail fee per 1000 Sq. Ft. of building	272.00	
Industrial (fee pe Option II	156.00	

** Fee applicable to map accepted for filing after August 30, 2005 and all Developers after November 27, 2005.

^ Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

**Major Street Charge Fee Credits -- Prior to
October 22, 1982**

	<u>Fees are per Linear Foot</u>			
	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zones A, B, C				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
Zones D-1, D-2				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
Zones E-1, E-2, F				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
Zones E-3, E-4, E-5				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

Major Street Charge Fee Credits -- After October 22, 1982

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

Zones A, B, C-D-2, D-1/E-2, E-1, F	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- After October 22, 1982 (continued)

Zones E-3, E-4, E-5	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

Per Gross Acre (excludes area of major street)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	2,798.00
Zone D-1/E-2	3,161.00
Zone E-1	2,436.00
Zone E-3	4,053.00
Zone E-4	3,531.00
Zone E-5	-0-
Zone F	3,625.00

All other zones, charges, and fees are established by the Public Works Director

UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	94.00
Zone D-1/E-2	304.00
Zone E-1	254.00
Zone E-3	232.00
Zone E-4	196.00
Zone E-5	-0-
Zone F	72.00

All other zones, charges, and fees are established by the Public Works Director



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CITYWIDE LOCALLY REGIONALLY SIGNIFICANT STREET CHARGE (FMC 11-226.2)

	Per Gross Acre <u>(excludes area of major streets)</u>
Citywide Locally Regionally Significant Street Impact Fee	529
The Citywide Regional Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would also be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.	Effective 2/06/2017

Residential (Low-Medium)	7,830
Residential (Medium/High-High)	15,204
Commercial Retail	13,846
Commercial Office	14,665
Light Industrial	4,170
Heavy Industrial	2,563

NEW GROWTH AREA MAJOR STREET CHARGE (FMC 11-226.2)

	Per Gross Acre <u>(excludes area of major streets)</u>
New Growth Area Major Street Impact Fee ^	529
The New Growth Area Major Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.	Effective 2/06/2017

Residential (Low-Medium)	21,555
Residential (Medium/High-High)	41,889
Commercial Retail	38,910
Commercial Office	36,829
Light Industrial	11,883
Heavy Industrial	7,210

* Includes Citywide locally regionally significant street charge.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 1		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	213.00	426.00
R-1-B, R-1-C	352.00	705.00
MH, R-1	799.00	1,598.00
R-2-A, R-2, T-P	1,598.00	3,196.00
R-3-A, R-3, R-4	2,131.00	4,263.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	400.00	800.00
M-1-P, M-1, M-2, M-3	213.00	426.00
Park Service Area No. 2		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	319.00	638.00
R-1-B, R-1-C	526.00	1,053.00
MH, R-1	1,196.00	2,392.00
R-2-A, R-2, T-P	2,392.00	4,785.00
R-3-A, R-3, R-4	3,190.00	6,380.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	599.00	1,198.00
M-1-P, M-1, M-2, M-3	319.00	638.00
Park Service Area No. 3		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	429.00	858.00
R-1-B, R-1-C	708.00	1,415.00
MH, R-1	1,609.00	3,219.00
R-2-A, R-2, T-P	3,219.00	6,438.00
R-3-A, R-3, R-4	4,292.00	8,584.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	805.00	1,609.00
M-1-P, M-1, M-2, M-3	429.00	858.00
Park Service Area No. 4		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	238.00	476.00
R-1-B, R-1-C	393.00	786.00
MH, R-1	892.00	1,783.00
R-2-A, R-2, T-P	1,783.00	3,567.00
R-3-A, R-3, R-4	2,378.00	4,756.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	447.00	893.00
M-1-P, M-1, M-2, M-3	238.00	476.00



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 5		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00
R-1-B, R-1-C	541.00	1,082.00
MH, R-1	1,230.00	2,459.00
R-2-A, R-2, T-P	2,458.00	4,915.00
R-3-A, R-3, R-4	3,277.00	6,554.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230.00
M-1-P, M-1, M-2, M-3	328.00	655.00
Park Service Area No. 6		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00
R-1-B, R-1-C	361.00	722.00
MH, R-1	821.00	1,641.00
R-2-A, R-2, T-P	1,641.00	3,283.00
R-3-A, R-3, R-4	2,188.00	4,376.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00
M-1-P, M-1, M-2, M-3	219.00	438.00
Park Service Area No. 7		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00
R-1-B, R-1-C	809.00	1,618.00
MH, R-1	1,225.00	2,450.00
R-2-A, R-2, T-P	3,676.00	7,351.00
R-3-A, R-3, R-4	4,901.00	9,801.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838.00
M-1-P, M-1, M-2, M-3	490.00	980.00
Park Facility Impact Fee - Citywide**^~	Per Unit	
Single Family Dwelling	3,923.00	
Multi-Family Dwelling (>7.5 units/Acre)	2,959.00	
Quimby Parkland Dedication Fee****^~	Per Unit	
(Applicable to land divisions only)	1,185.00	
Single Family Dwelling****	894.00	
Multi-Family Dwelling****		

**Fee applicable to maps accepted for filing after August 30, 2005 and all developments after November 20, 2005.

*** Fee applicable to maps accepted for filing after August 30, 2005. Effective date of collection October 27, 2005.

**** This amount if paid is creditable against the Park Facility Impact Fee.

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.

~MFS Amendment #529, effective 2/06/2017.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM GRADE SEPARATION FEES (FMC 11-227)

	<u>Service Rate Per Gross Acre</u> <u>(except area of major streets)</u>	
Grade Separation Fee		417
Service area		
Zone E-4-A	443.00	

UGM GRADE SEPARATION FEES (FMC 11-227)

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

	<u>Cornelia Trunk Service Area</u> <u>Per Gross Acre</u> <u>(except area of major streets)</u>	<u>Grantland Trunk Service Area</u> <u>Per Gross Acre</u> <u>(except area of major streets)</u>
Zone District classifications:		
S-L, R-A, AE-5, AE-20	80.00	86.00
R-1-A, R-1-AH, R-1-E, R-1-EH	200.00	215.00
R-1-B, R-1-C	326.00	356.00
R-1	445.00	482.00
C-1, C-2	490.00	702.00
C-M, M-1, M-1-P, M-2	504.00	546.00
C-3 through C-6, C-R	792.00	858.00
C-P, R-P, R-P-L	1,257.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
Minimum / per lot	70.00	70.00

All other zones, rates established by the Public Works Director based on estimated sewer flow



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Millbrook Overlay Sewer Service Area (Reso 87-376)	
Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees^		529
Single Family Residential/ per Single Family Dwelling Unit Assis	488	Effective
Multi-Family Residential / per Multi-Family Dwelling Unit	341	2/6/2017
Assisted Living ¹ / per number of Beds	141	
Lodging ² / per number of Rooms	457	
Health/Fitness Club ³ / per 1,000 sq feet	1,691	
Industrial ⁴ / per 1,000 sq feet	358	
Warehouse / per 1,000 feet	183	

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)^		529
<u>Institutional</u>		Effective
Elementary School ⁵ / per number of Students	66	2/6/2017
Middle/Jr High School ⁵ / per number of Students	83	
High School ⁵ / per number of Students	87	
Private School (K-12)/ per number of Students	127	
Community College/ per number of Students	63	
University/ per number of Students	87	
Place of Worship/ per number of Seats	32	
Day Care Center/Preschool/ per number of Students	224	
Library/ per 1,000 sq feet	2,884	
Hospital/ number of Beds	663	
Clinic/ per 1,000 sq feet	1,611	
Medical/Dental Office/ per 1,000 sq feet	1,852	
Office ⁸ / per 1,000 sq feet	565	
<u>Commercial</u>		
Discount Store ⁷ / per 1,000 sq feet	1,873	
General Retail ⁸ / per 1,000 sq feet	2,188	
Supermarket/ per 1,000 sq feet	3,354	
Discount Club/ per 1,000 sq feet	2,143	
Home Improvement Store ⁹ / per 1,000 sq feet	819	
Pharmacy ¹⁰ / per 1,000 sq feet	2,534	
Restaurant ¹¹ / per 1,000 sq feet	3,715	
Fast-Food Restaurant/ per 1,000 sq feet	12,717	
Convenience Market w/Gas Station/ per number of Fueling F	3,672	
Convenience Market (no pumps)/ per 1,000 sq feet	3,672	
Bank ¹² / per number of Drive-in Lanes	3,784	
Tire Store/per number of Service Bays	1,567	
Automobile Care Center/ per number of Service Bays	639	
Car Wash / per number of Stalls	5,536	

^The Traffic Signal Mitigation Impact Fees will be adjusted annually on July 1st each year beginning July 1, 2018. The adjustment will be based on the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending in May of the year of the adjustment.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Mitigation Impact Fees (Continued)^		529
Uses not included above shall be based upon a trip generation analysis, to be approved by the City Traffic	51.00	Effective 2/6/2017

- ¹ Includes nursing home & assisted living uses
- ² Includes hotel, all suite hotel, business hotel & motel
- ³ Includes racquet/tennis clud, health/fitness club & athletic club
- ⁴ Includes light, heavy & industrial park
- ⁵ Public, private, or charter schools
- ⁶ Includes general office, office park, business park, and R& D center
- ⁷ Includes super store
- ⁸ Includes specialty retail and shopping centers over 150,000 sq feet
- ⁹ Includes building materials/lumber store & hardware/paint stores
- ¹⁰ With or without drive-through
- ¹¹ Includes high-turnover and quality
- ¹² If no drive-in lanes, use square footage as variable

^Adjusted on July 1 annually, beginning July 1, 2018, based on the 20-City Construction Cost Index as reported in the Engineering News Record for the 12-month period ending in May of the year of adjustment.



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

ENTERPRISE ZONE AREAS - SPECIAL RATES

I. Business License Fees

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

* Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Development and Resource Management Department Resources of the City of Fresno.

II. Permit Fees and Development Entitlement Fees

Refund of a portion of fees paid (The rebate to equal 50 percent with certain maximum reductions).

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the Development Department. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.



CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

ENTERPRISE ZONE AREAS - SPECIAL RATES - Continued

III. **Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds** Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.

A copy of the **MRZ Policy** can be obtained at the City of Fresno Downtown & Community Revitalization Department. The **MRZ Policy** contains definitions for the capitalized terms in this Municipal Restoration Zone Section.

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

I. **Business License Fees**

Refund or Payment - Maximum availability three(3) consecutive years.

Under the Fresno Municipal Code, businesses and professionals pay quarterly business license fees. An Eligible New or Expanding business located in a commercial area of the Municipal Restoration Zone (MRZ)*, between October 1 and June 1 following the June 30 end of each Incentive Period may apply for a payment equal to the business license fees it actually paid during the Incentive Period in which the business was certified under this policy. For the ensuing two Incentive Periods in which the business is re-certified, the Eligible New or Expanding business may receive a payment based on the business license fees paid during each of the two Incentive Periods in which re-certified provided the appropriate certified and approved documentation is timely submitted to the Development and Resource Management Department in form and substance acceptable to the Director of that Department. Documentation shall include, but is not limited to the following:

- (a) A copy of the invoice or billing statement.
- (b) A copy of the Eligible Business' canceled check (front and back) showing the amount and date of payment.

Application for Refund or Payment - Qualified businesses may receive a refund or payment, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

* Available from the City of Fresno Development and Resource Management Department are street address

Note: See "Business Tax and Permit Requirements" in the Finance Section of this Master Fee Schedule



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued

II. Building Permit Fees and Development Entitlement Fees

One time maximum cumulative fee reduction of \$50,000 for each Eligible Business Property including any additions of property to the site. The reduction may be available one-time only and apply to a single project, and a single Eligible Business Property, e.g., establishing the business facilities or expanding the business facilities at the Eligible Business Property.

An Eligible New or Expanding business, which is certified during an Incentive Period, and applies for the incentive, may receive a one-time reduction of up to 50 percent of building permit fees and development entitlement fees. Such reductions of fees will apply to items contained in Planning & Development Sections, " Minor Additions and Alterations, Land Use and Zoning, and New Construction" of the Master Fee Schedule. Such reduction shall not apply to impact fees. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy", an Eligible Business in the MRZ may choose the fee reduction that provides the greater benefit. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy," an Eligible Business in the MRZ may choose the fee reduction under the program that provides the greater benefit but may not receive multiple overlapping fee reductions.

Documentation or other certification process will include a provision notifying the business that such fee waiver or reduction may result in the work being conducted under the permit or other entitlement for which fees are reduced or waived being determined to be a public work for prevailing wage purposes, thereby requiring the business or other party contracting for the work to pay prevailing wages (see California Labor Code sections 1720, 1726, 1771 and 1781). The business receiving the incentive shall be solely responsible for determining the application of and paying prevailing wages and complying with any other duties arising from such determination.

Application for Reduction - Qualified businesses may receive a reduction, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director, 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

III. Sales and Use/Real Property (Ad valorem) Taxes

Maximum \$10,000 cumulative and aggregated sales and use tax, and real property tax incentives, per Incentive Period for up to five (5) consecutive Incentive Periods.

Sales or Use Taxes

A certified Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of the increase in the City Sales Taxes actually allocated to and received by the City in each Incentive Period that the business is certified, for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ. The payment amount, when aggregated with any amount to be paid based on ad valorem taxes, shall not exceed \$10,000 for any Incentive Period, and shall be conditioned on the certified Eligible Business completing a Sales Tax/Property Tax Payment Form and providing documentation, satisfactory to the Director of the Development and Resource Management Department to substantiate the following:



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

MUNICIPAL RESTORATION ZONE - SPECIAL RATES - Continued

- (a) The Eligible Business establishes the amount of increased sales or use taxes it paid to the State during the Incentive Period, the increased sales and use taxes are directly attributable to sales from its new business on and from the Eligible Business Property, and the State shall have allocated and the City shall have received the City Sales Tax during the Incentive Period, and
- (b) The business paid the sales or use to the State Board of Equalization, properly reporting Fresno, and the Eligible Business Property as the site of the sale or use, and
- (c) The State pays and the City receives the sales or use taxes attributable to the Eligible Business for the Incentive Period, and
- (d) The Eligible Business timely applies for the incentive and provides a sales tax certificate setting forth its collection of sales and use taxes attributable to its business on Eligible Business Property, and provides a copy of the canceled check showing payment, and provides such other supporting documentation as the Director of the Development and Resource Management Department may require.

Real Property Tax/Ad Valorem Taxes

A certified Eligible New or Expanding business, which owns its Eligible Business Property, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of any increase in ad valorem taxes resulting from establishing or expanding its business on Eligible Business Property that is actually passed through to the City and City receives. The Eligible Business must first pay the taxes. The 50 percent applies only to that part of the increase which the County allocates and pays to the City in any Incentive Period for which the business is certified. The Eligible Business may request certification and apply to receive payment for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ, provided the amount when aggregated with any amounts payable to or paid to the Eligible Business based on sales or use taxes, does not exceed \$10,000 in any single year, and provided the certified Eligible Business documents the following and the following conditions to payment are met:

- (a) The ad valorem taxes exceed the Eligible Business' ad valorem taxes assessed on the Eligible Business Property in the prior tax year, and
- (b) That the increase is attributable to improvements which the Eligible Business made to the Eligible Business Property, and



**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

III. Sales and Use/Real Property (Ad valorem) Taxes - continued

- (c) The Eligible Business paid the ad valorem taxes to the County Tax Assessor (front and back of canceled check) , and
- (d) The County has allocated to and the City has received a portion of the increased ad valorem taxes from the assessment attributable to the Eligible Business Property and any improvements thereon, and
- (e) The Eligible Business timely applies for the incentive and provides such supporting documentation as the Director of the Downtown & Community Revitalization Department may require.

Application for Incentive - Qualified businesses may receive an incentive, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

IV. Credits for Hiring Qualified Employees

Maximum \$3,000 credit per Incentive Period for each qualified full-time employee (based on 20 percent of wages paid in a single Incentive Period); maximum \$15,000 credits per Eligible Business in a single Incentive Period; for up to five (5) consecutive Incentive Periods.

Any Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive in the Incentive Period then ending, up to \$3,000 credit per qualified employee, and up to a maximum of \$15,000 credit in such Incentive Period. The Eligible Business may either (1) in any of its first five consecutive years use the credits to increase the payment under this policy that is equivalent to a percentage of the sales taxes that the Eligible Business paid during the Incentive Period, or (2) in its fourth and fifth year may use the credits to receive a payment that is the lesser of the amount of business license fees paid in the relevant Incentive Periods, or the credits. The credit will be calculated as 20 percent of the wages paid to the qualified employee up to a maximum of \$15,000 wages in any single Incentive Period, for up to a maximum of \$15,000 in credits during a single Incentive Period, and for a maximum of up to five consecutive Incentive Periods, subject to annual certification.

The Eligible Business will complete a hiring voucher, as the form may be revised from time to time, and provide proof, satisfactory to the Director, of employees's residence within the MRZ at time of hire by submitting a voucher application, along with proper current documentation (I-9, W-4, current driver's license, or utility bill), and proof of wages paid through payroll or other records satisfactory to the Director of the Development and Resource Management Department. To receive hiring credits in each of the two subsequent consecutive Incentive Periods, the Eligible Business will provide evidence satisfactory to the Director of each Qualified Employee's continued employment, and the wages paid.

Application for Credit - Given as a retroactive credit by the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

Property tax increment allocated to and paid to the Redevelopment Agency are not real property taxes paid to the City, and are not subject to the MRZ policy.

"Incentive Period," means the fiscal year (July 1 through June 30)



REC'D JUL 28 10 19 PM 2019
FRESNO CITY CLERK

June 21, 2019

Council Adoption: 6/20/19
Mayor Approval:
Mayor Veto:
Override Request:

TO: MAYOR LEE BRAND

FROM YVONNE SPENCE, MMC
City Clerk

YJS

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the City Council meeting of 6/20/19, Council adopted the attached Resolution No. 2019-127, entitled **“552nd Amendment to the Master Fee Schedule No. 80-420, Making Various Changes to the Regulatory, Development and User Fees in the Current Planning and Building and Safety Services Division”**. Item No. 10:30 A.M, File ID19-1842, by the following vote:

Ayes : Arias, Bredefeld, Caprioglio, Chavez, Esparza
Noes : None
Absent : Soria
Recused : None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk’s office on or before July 1, 2019. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk’s office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor’s signed approval

APPROVED/NO RETURN: _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

[Signature]
Lee Brand, Mayor

Date: 6-27-19

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :