



RESOLUTION NO. 2022-017

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, ADOPTING THE 566TH AMENDMENT TO THE MASTER FEE SCHEDULE RESOLUTION NO. 80-420, TO ADD, ADJUST, OR DELETE VARIOUS DEVELOPMENT FEES ASSOCIATED WITH THE CURRENT PLANNING AND BUILDING AND SAFETY SERVICES DIVISIONS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

WHEREAS, the City provides various planning and building development services, including but not limited to, processing applications, reviewing plans and maps, conducting inspections, and issuing permits; and

WHEREAS, in 2019 NBS Government Finance Group (NBS) conducted a comprehensive fee study and prepared the "Final Report User Fee Analysis" with the attachments (Fee Study), to determine the actual costs of providing services in the Current Planning and Building and Safety Divisions of the Planning and Development Department (Planning); and

WHEREAS, in 2019 Council approved changes to Planning's fees for permit processing, plan review, inspection of new occupancies, commercial tenant improvements, residential additions, residential remodels (Building Fees), and other related fees; and

WHEREAS, since 2019 Planning has undergone changes in business practices and has refined or changed certain tasks associated with several fees charged, staff recalculated some of the fees updated in 2019, utilizing the methodology applied in the Fee Study, and proposes adopting certain new fees; and



WHEREAS, the proposed changes are more fully set forth in the Master Fee Schedule Amendment Summary (Exhibit B); and

WHEREAS, the proposed changes represent no more than the estimated reasonable cost, or actual cost, of the services provided as required under California Constitution Act XIII C and Government Code Section 66014; and

WHEREAS, a notice of the time and place of the meeting including a general explanation of the matter to be considered, was mailed to any interested party who filed a written request with the City for mailed notice of the meeting on new or increased fees or service charges; and

WHEREAS the Fee Study and supporting documents prepared by staff have been filed in the City Clerk's Office and made available for public review and comments for at least ten days prior to the meeting, as required under Government Code Section 66016; and

WHEREAS, the City gave ten days advance notice of the public hearing by publication, pursuant to Government Code Sections 66018 and 6062a.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Amend the Master Fee Schedule Resolution No. 80-420 to make changes in the calculation and amount of the fees, as set forth in the Record. The revised pages of the Master Fee Schedule are attached as Exhibit B and are hereby incorporated by reference and made part of this Resolution.

2. Effective July 1, 2022, staff shall administratively update certain fees, as identified in Exhibit B annually based on the 12-month percentage change in the U.S.



Bureau of Labor Statistics Consumer Price Index (CPI) (Urban Wage Earners and Clerical Workers for the San Francisco – Oakland – Hayward area), for the most current month that data is available.

3. Declares that the fees shall be effective 60 days from the date of final passage or July 1, 2022, whichever is later.

Attachment: Exhibit B

* * * * *



STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the 13th Day of January, 2022.

AYES :Soria, Karbassi, Arias, Maxwell, Bredefeld, Esparza
NOES :None
ABSENT :Chavez
ABSTAIN :None

Mayor Approval:	<u>January 19th</u>	<u>2022</u>
Mayor Approval/No Return:	<u>N/A</u>	<u>2022</u>
Mayor Veto:	<u>N/A</u>	<u>2022</u>
Council Override Veto:	<u>N/A</u>	<u>2022</u>

TODD STERMER, CMC
City Clerk

BY: Briania Pano 1/21/2022
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: Jennifer M. Quintanilla 1/21/22
Senior Deputy City Attorney Date



EXHIBIT B



CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS, RESIDENTIAL ADDITIONS **Proposed**

- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a **\$123.91[^]** blended hourly rate applies.
- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Designation definitions can be found under the "Land Use, Zoning and Subdivision" section of this Master Fee Schedule (560th Amendment).
- 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. Also Consult the Land Use, Zoning and Land Division Section
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with the New Construction projects are included in the **square foot** base Plan Check and Inspection Fees of the Project
- ~~• For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$123.91[^] blended hourly rate applies.~~

The chart below provides Construction Types to be used in conjunction with the New Construction Fee Schedules/tables

Construction Type	
Type I A	Non-combustible construction. Three-hour fire resistive exterior wall complies with Section 603 of the California Building Code.
Type I B	Non-combustible construction. Two-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
Type II A	Non-combustible construction. Structural members and partitions must be protected by one-hour fire resistive construction.
Type II B	Non-combustible construction. No fire resistive quality requirement.
Type III A	Combustible construction. Exterior walls protected with two-hour fire resistive construction. Masonry or concrete wall construction.
Type III B	Combustible construction. No fire resistive quality required except exterior walls.
Type IV	Combustible. Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
Type V A	Combustible construction. Wood frame with exterior walls protected with one-hour fire resistive construction
Type V B	Combustible construction. No fire resistive quality requirement.

[^] Adjusted on July 1 annually, beginning July 1, 2021, based on the 12 month percentage change in the U.S. Bureau of Labor Statistics Consumer Price Index (CPI) (Urban Wage Earners and Clerical Workers for the San Francisco-Oakland-Hayward area), for the most current month that data is available.



CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

Proposed

- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a **\$123.91[^]** blended hourly rate applies.
- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Designation definitions can be found under the "Land Use, Zoning, and Subdivision" section of this Master Fee Schedule. (560th Amendment)
- 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.
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with these Construction projects are included in the **square foot** base Plan Check and Inspection Fees of the Project
- ~~• For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$123.91[^] blended hourly rate applies.~~

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Proposed

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

Fee Description & Unit/Time	Plan Check Fee \$^	Inspect Fee \$^	Amnd
Application Pre-Inspection	56.23		560 563
Cellular/Mobile Phone, w/o Equipment Shelter	622.70	580.01	
Cellular Tower with Equipment Shelter	830.96	815.34	
Change of Occupancy Inspection	28.12	1,123.56	
Deck / Patio (non-engineered)	197.85	221.80	
Deck / Patio (engineered)	557.10	221.80	
Demolition - Residential	85.39	160.36	
Demolition - MultiFamily/Commercial	85.39	185.35	
Fence or Wall (wood, chain link, wrought iron)			
>6 feet in height, 1st 100 lf	197.85	147.86	
Each additional 100 lf	0.00	147.86	24.99
Fence or Freestanding Wall (masonry / garden)			
City Standard, 1st 100 l.f.	141.62	271.78	160.36
Each additional 100 lf	0.00	210.34	24.99
Engineered Wall, 1st 100 lf	197.85	221.80	271.78
Each additional 100 lf	0.00	86.43	210.34
Flag pole (greater than 6 feet in height)	197.85	86.43	
Grading (Cut and Fill) - Plan Check + As-Grade			
0-100 Cubic Yards (Cut or Fill - whichever is greater)	546.68	N/A	
101-1,000 CY	660.19	N/A	hourly rate
1,001-10,000 CY	801.80	N/A	(page 75)
10,001 CY and over	971.53	N/A	
Residential Remodel			
first 500 s.f.	189.52	407.15	
each additional 500 s.f.	0.00	172.86	
Partition - Commercial, Interior (first 30 l.f.)	197.85	111.42	
each add'l. 30 l.f.	0.00	86.43	
Photovoltaic Systems			
Residential			
First 15kW	141.62	135.37	
Ea. Add'l kW		9.37	
Commercial			
First 50 kW	396.74	370.70	
Ea. Add'l kW up to 250 kW	0.28	2.47	
Ea. Add'l kW over 250 kW	0.39	1.24	
Stucco / Siding Applications - each	28.12	185.35	

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All fees effective 07/01/2021 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Proposed

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

Fee Description & Unit/Time continued	Plan Check Fee \$^	Inspect Fee \$^	Amnd
Relocated Building (within City limits)	85.39	518.57	560 563
Residential Tract Update Review	340.51	N/A	
Retaining Wall (concrete or masonry)			
First 50 lf	197.85	160.36	221.80
Each additional 50 lf	0.00	24.99	86.43
Re-roofing			
Composition - no tear off	85.39	48.94	
Other roofs (first 10 squares)	85.39	86.43	
Each additional 10 squares	0.00	24.99	
Signs			
with electric	93.72 150.99	111.42	
without electric	150.99 93.72	73.93	
Storage Racks			
<8 ft, first 100 lf	113.50	86.43	
each add'l. 100 lf	28.12	61.44	
8 - 12 ft, first 100 lf	113.50	172.86	
8 - 12 ft, ea add'l. 100 lf	28.12	98.92	
>12 ft, first 100 lf	113.50	210.34	
>12 ft, ea. Add'l 100 lf	28.12	123.91	
Swimming Pool / Spa - Residential	85.39	320.72	
Swimming Pool - Standard Plan - Residential	141.62	N/A	
Swimming Pool - Standard Plan - Commercial	169.73	N/A	
Swimming Pool - Other - Commercial	113.50	320.72	

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Proposed

- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a **\$123.91[^]** 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.
- ~~For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$123.91[^] blended hourly rate applies.~~

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

Fee Description & Unit/Time	Plan Check	PlanCheck	Amnd
	Fee \$ ^	Inspect Fee \$ ^	

Note: An Administrative Permit Issuance fee will be charged on all projects in the below table.

ADMINISTRATIVE (BASE) FEES			
Permit Issuance - All projects	22.91		
SIMPLE M,P,E SINGLE OR COMBINATION PERMITS	-	92.68	
Note: Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical			
Simple Mechanical Items:			
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	-	92.68	
Air-handling unit, including attached ducts.	-	92.68	
Air-handling unit over 10,000 CFM	-	92.68	
Evaporative cooler	-	92.68	
Ventilation fan connected to a single duct	-	92.68	
Ventilation system (not a portion of heating or a/c system)	-	92.68	
Hood and duct system.	-	92.68	
Other Misc. appliances or equipment.	-	92.68	
Simple Plumbing Items:			
Plumbing fixtures	-	92.68	
Building sewer	-	92.68	
Rainwater systems (per drain)	-	92.68	
Water Heater	-	92.68	
Industrial waste pretreatment interceptor	-	92.68	
Water piping and/or water treating equipment (each)	-	92.68	
Repair or alteration of drainage or vent piping, each fixture	-	92.68	
Each lawn sprinkler system on any one meter - [deleted]	-	92.68	
Backflow devices each unit	-	92.68	
Atmospheric-type vacuum breakers	-	92.68	

560 563

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All fees effective **07/01/2021** 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL
Stand Alone Projects are listed in the following table**

Proposed

**Note: Also see Planning and Development Section of Fire Department Fees for Fire
Related Plan Check and Permit/Inspection Fees**

Fee Description & Unit/Time	Plan Check Fee \$ [^]	PlanCheck Inspect Fee \$ [^]	Amnd 560 563
Simple Electrical Items - Systems:	-	92.68	
Residential swimming Pools	-	92.68	
Temporary Power Service	-	92.68	
Temporary power pole.	-	92.68	
Sub poles (each).	-	92.68	
Simple Electrical Items - Units:	-	92.68	
Receptacle, Switch, and Lighting Outlets (per project)	-	92.68	
Lighting Fixtures (per project)	-	92.68	
Pole or platform-mounted lighting fixtures (each)	-	92.68	
Theatrical-type lighting fixtures or assemblies (each)	-	92.68	
Residential Appliances (each)	-	92.68	
Residential appliances and self-contained, nonresidential appliances, (each)	-	92.68	
Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating, (each)	-	92.68	
Busways	-	92.68	
Trolley and plug-in-type busways - each 100 feet or fraction thereof	-	92.68	
(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in- type busways. No fee is required for portable tools.)	-	92.68	
Signs, Outline Lighting, and Marquees	-	92.68	
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	-	92.68	
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	-	92.68	
Services of 600 volts or less and not over 400 amperes in rating (each)	-	92.68	
Miscellaneous Apparatus, Conduits, and Conductors	-	92.68	
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	-	92.68	
Residential Photovoltaic Systems – each	-	92.68	

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All fees effective 07/01/2024 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

**Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL
Stand Alone Projects are listed in the following table**

Proposed

**Note: Also see Planning and Development Section of Fire Department Fees for Fire
Related Plan Check and Permit/Inspection Fees**

<u>Fee Description & Unit/Time</u>	<u>Plan Check Fee \$^</u>	<u>PlanCheck Inspect Fee \$ ^</u>
COMPLEX MECHANICAL STAND-ALONE PERMITS		
Items on this schedule are issued on a per item basis		
FAU less than 100,000 Btu/h	-	147.86
FAU greater than 100,000 Btu/h	-	147.86
Floor furnace (including vent)	-	147.86
Suspended, wall, or floor-mounted heaters	-	147.86
Appliance vents not included in an appliance permit	-	147.86
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	-	308.23
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	-	493.58
Other Complex Mechanical	-	147.86
COMPLEX ELECTRICAL STAND-ALONE PERMITS		
Items on this schedule are issued on a per item basis		
Nonresidential Appliances	-	246.79
Power Apparatus	-	246.79
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (all Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):		
Up to and including 1 (each) -	-	246.79
Over 1 and not over 10 (each) -	-	320.72
Over 10 and not over 50 (each) -	-	531.06
Over 50 and not over 100 (each) -	-	802.84
Over 100 (each) -	-	963.20
Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.		
Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	-	777.85
Services over 600 volts or over 1000 amperes in rating (each)	-	1,024.64
Other Complex Electrical	-	1,024.64

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All fees effective **07/01/2021** 07/01/2023 unless otherwise noted

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**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL

Stand Alone Projects are listed in the following table

Proposed

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

Fee Description & Unit/Time	Plan Check	PlanCheck	Amnd
	Fee \$^	Inspect Fee	
	\$ ^	\$ ^	

COMPLEX MECHANICAL & ONSITE PLUMBING STAND-ALONE PERMITS		
Fire Suppression System / Commercial Hood		123.91
Onsite Sewer 6" & Over (per lineal ft)		1.65
Onsite Water 6" 4" & Over (per lineal ft)		1.65
Onsite Storm Drain 6" & Over (per lineal ft)		1.65
Other Complex Plumbing		123.91
Stand Alone M, P, OR E Plan Check (hourly rate)	123.91	
OTHER M, P, OR E INSPECTIONS (hourly rate)		123.91

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All fees effective **07/01/2021** 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND SUBDIVISION

Proposed

- 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~~ **194.72[^]** blended hourly rate applies.
- 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 noted with "****" are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acet" 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 \$187.00 194.72[^] 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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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time	Current	Proposed	Amnd
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	5,302.31^		560
Major Revised exhibit / per request (routing required)	2,757.37^		
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	553.97^		563
Moderate 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*			
Minor Revised exhibit / hourly rate	168.00 194.72^		563
Corrected Exhibits (all CUPs) after first 2	679.97^		560
Special use CUP*			
Condominim Conversion	23,304.34^		
Per 100 Units	3,884.06^		
Conditional Use Permit - ABCUP			560
Standard off-sale	11,360.60^		
Standalone on-sale (bar /nightclub)	5,826.08^		
Minimal Impact (on-sale retaurant or tasting room)	2,913.56^		
Major Modification	1,942.03^		
Minor Modification	388.41^		
New Alcohol use submitted with full related development permit or CUP	1,942.03^		

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

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All fees effective **07/01/2021** 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
City Street Trees			456
Inspection when planted by private party / per tree	30.00		
Covenants			560
Preparation and recording	1,553.62^		
Revision of Covenants	971.53^		
Release of covenant	583.13^		
County recordation fee / per document	Current rate		
Development Permit (DP)	11,011.77**^		560
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 DP			560 563
NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.			
Amendment	6,991.30^		
Major Revised exhibit / per request (routing required)	2,757.37** ^		
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	553.97** ^		
plus hourly consulting fee as required (all Amendments) 1 hour minimum*			
Minor Revised exhibit / hourly rate	174.94 194.72^		
Rear yard encroachment	194.72^		560
Deviation Application **			560 563
Minor Deviation / per application	260.33^		
Director's Determination			560
Per application	1,561.95^		
Draw-Down Account Administrative Fee			560
Annual fee per account	224.92^		
DRC Process	208.26^		560

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

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All fees effective 07/01/2021 07/01/2023 unless otherwise noted

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current	Proposed	Amnd
Encroachment			560 563
Public right-of-way	See Street Work Fees		
Public utility easement / per application	See "Encroachment" in Public Works section		
Rear yard encroachment	See Site-Plan Development Permit Review Fees		
Environmental Assessment Fee (all private and non-entitlement public projects)			560 563
NOTE: Environmental Assessment fees shown with asterisks (**) will bereduced by 50 percent for the inner-City areas.			
Categorical Exemption / per application	583.13**^		563
Negative Declaration / per application	6,214.49**^		
Mitigated Negative Declaration/per application	11,070.08**^		
Related Special Studies for all Eas	hrly rate^		
Planning Review of others' Special Studies (each)	374.00		
Planning Review of Traffic Studies (each)	584.17^		
Outsourced Initial Study			
City Facilitation	2,913.56^		
Consultant Costs	20,826.04^		
Application/Filing Fees (on Fining of Conformity Negative Declarations, Mitigating Negative Declaration)			563
City filing fee/application + filing fees	55.00		511
County lerk Clerk filing fee/application + filing fees.	50.00		464 563
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)	Current fee as		546
Payable to: County of Fresno (to be remitted to the State of California)	reflected on the California Department of Fish and Wildlife Website.		

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

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Refunds, Handling Charge			560
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	194.72^		
Release Hold on Occupancy			560
Planning Entitlement related	57.27^		
Subdivision Entitlement related	430.06^		
Release of Lien			
Recording of release of lien on real property / per release	62.48^		560
Response to Zoning Inquiries--Written			560
NOTE: All Responses to Inquiries are based on total Staff Time and Materials with a minimum 1 hour deposit.*			
Response to basic zoning questions identified on application	194.72^		
Response to other / specialized questions	543.56^		
Per Parcel / Address fee for requests for multiple addresses or parcels	194.72^		
Waiver or Interpretation of Development Standards (staff support for process)	776.81^		
Rezoning*			
NOTE: Rezone fees shown with asterisks(**) will be reduces reduced by 50 percent for the inner-city areas.			563
Rezone (all)	11,652.17** ^		
Modifications to zoning conditions	10,681.68** ^		
Fire Prevention fee per application	134.00		
Traffic Engineering review			
Rezone, all other districts / per application	110.00		
Rezone, single family / per application	110.00		
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	485.25^		560
Temporary Use Permit			560
Minor/ over the counter	194.72^		
Major / routed	291.56^		

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current	Proposed	Amnd
Signs/Zoning Review			560
Master sign program / per program	1,456.78^		
Revision to MSP	388.41^		
On-site signs / per application	271.78^		
Master sign program conformance review / per application	145.78^		
Temporary / Banner	96.84^		
Development Permit (DP)	11,011.77**^		560
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 DP			560
— NOTE: Fees shown with asterisks (**) will be reduced by 50 percent for inner-City areas.			
Amendment	6,991.30^		
Major Revised exhibit / per request (routing required)	2,757.37**^		
Moderate Revised exhibit / per request (no routing or limited routing for unsubstantial changes to Fire or DPW only required)	553.97**^		
— plus hourly consulting fee as required (all Amendments) 1 hour minimum*			
Minor Revised exhibit / hourly rate	174.94^		
Rear yard encroachment	194.72^		560

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE AND ZONING

Fee Description & Unit/Time	Current	Proposed	Amnd
Corrected Exhibits (all SPRs) after first two	679.97 [^]		560 563
Special and Consulting Services			560
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	194.72 hr* [^]		
Other than regular business hours (except Sundays and holidays)			
Hour, 1-hour minimum	198.89 hr* [^]		
Consulting Service not otherwise listed			
Hour, 1-hour minimum	194.72 hr* [^]		
Street Name Change	12,137.42 [^]		560
Tree Removal Permit - fee not required for Single Family Homes	194.72 [^]		560
Variance			560
NOTE: Variance fees shown with asterisks(**) will be reduced by 50 percent for the inner-city areas.			
IM Priority Area Variances	1,942.03 [^]		
Security-related	7,107.93** [^]		
Single-family residential lot, 1 acre or less/per application	3,884.06** [^]		
All other applications/per application	10,370.33** [^]		
Variance associated with a Development Permit or CUP	3,884.06 [^]		
Voluntary Parcel Merger	652.90 [^]		560
Zoning Clearance			560
Minor	31.24 [^]		
Moderate	388.41 [^]		
Major	1,942.03 [^]		
Zoning Ordinance Text Amendment			560
Per application	13,788.92 [^]		

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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Proposed</u>	<u>Amnd</u>
Building Plan Check - Planning Review			560
Commercial	48.94^		
Residential	291.56^		
Building Plan Check - Offsite Improvements			560
Commercial	312.39^		
Residential	388.41^		
Covenants			560
Preparation and recording	1,553.62^		
Revision of Covenant	971.53^		
Release of Covenant	583.13^		
Lot Line Adjustment-			560
Application	1,094.41^		
Map - Tentative Parcel Map	See Land Use and Zoning Section		511
Map - Final Parcel Map			560
Final Parcel Map filing (5 lots or more) / each	5,346.04^		
Final Parcel Map filing (4 lots or less) / each	3,980.90^		
Parcel Map Waiver Certificate request / per request	805.97^		
Map - Tentative Tract Map	See Land Use and Zoning Section		511
Map - Final Tract Map Filing			560
Map	6,485.23^		
Per 50 lots	1,902.46^		
Meeting -Planning Commission, City Council			560
Special Meeting at request of applicant / per request	2,136.75^		
Time Extension or Continuation of scheduled item at the request of applicant	1,748.35^		
Special Agreements			560
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	1,942.03^		
Revision of Agreement	See Covenant Revision		
Assumption Agreement / per agreement	1,010.00		
Substitution of Securities / per agreement	390.00		

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MFS Amendment #560 #563 12/8/2021 4:35 PM



January 14, 2022

Council Adoption: 01/13/2022

Mayor Approval:

Mayor Veto:

Override Request:

TO: MAYOR JERRY DYER

FROM:  TODD STERMER, CMC
City Council

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the City Council meeting of January 13, 2022, Council adopted the attached Resolution No. 2022-017, *****RESOLUTION -566th Amendment the Master Fee Schedule Resolution No. 80-420 Making Various Changes to the Regulatory, Development, and User Fees in the Current Planning, Building and Safety Services, and Divisions of the Planning and Development Department. (Subject to Mayor's Veto).** Item 10:00 A.M. #4 (2), File ID22-48, by the following vote:

Ayes	:	Soria, Karbassi, Arias, Maxell, Bredefeld, Esparza
Noes	:	None
Absent	:	Chavez
Abstain	:	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 January 24, 2022. 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.)


Jerry Dyer, Mayor

COUNCIL OVERRIDE ACTION:

Ayes	:
Noes	:
Absent	:
Abstain	:

Date: 1/18/22

Date: _____

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CLERK'S OFFICE