

PLANNING AND DEVELOPMENT APPLICATION FEES
(Updated 09/03/2021)

ADDRESSING

Assignment – Parcel Map	\$233.25
Assignment – Tract Map first 50 lots or less	\$495.66
Assignment – Tract Map per ea. add'l 50 lots or less	\$194.72
Change of Address	\$247.83

ANNEXATIONS

Inhabited	\$12,817.39
Uninhabited	\$9,516.46

CONDITIONAL USE PERMIT – STANDARD¹

New Application/Full Review	\$12,089.52 ²
Amendment	\$5,302.31 ²
Major Revised Exhibit	\$2,757.37 ²
Moderate Revised Exhibit	\$553.97 ²
Minor Revised Exhibit	\$168.00 ²

CONDITIONAL USE PERMIT – SPECIAL¹

Condominium Conversion – Base Fee	\$23,304.34
Per 100 Unit Fee	\$3,884.06

CONDITIONAL USE PERMIT – ABCUP^{1,3}

Standalone Off-Sale	\$11,360.60
Standalone On-Sale (bar/nightclub)	\$5,826.08
Min. Impact (on-sale rest/tasting room)	\$2,913.56
Major Modification	\$1,942.03
Minor Modification	\$388.41
In Conjunction with DP/CUP	\$1,942.03

DEVELOPMENT PERMIT¹

New Application/Full Review	\$11,011.77 ²
Amendment	\$6,991.30 ²
Major Revised Exhibit	\$2,757.37 ²
Moderate Revised Exhibit	\$553.97 ²
Minor Revised Exhibit	\$174.94

DIRECTOR'S DETERMINATION

\$1,561.95

DRC PROCESS

\$208.26

HISTORIC PRESERVATION APPLICATION

\$1,359.94

MASTER DEVELOPMENT AGREEMENT

\$29,713.55

MINOR DEVIATION

\$260.33

PLAN AMENDMENT²

Plan Amendment – New application	\$18,935.04 ²
Plan Amendment & Rezone Combo	\$20,877.06 ²
Plan Modification – Change to plan in process	\$5,253.37
Traffic Review	\$163.00

PLANNED DEVELOPMENT

Standalone	\$12,089.52
Related to CUP/DP	\$3,884.06
Related to a Map, no CUP	\$5,826.08

REAR YARD ENCROACHMENT

\$194.72

REZONES

Rezone – New application	\$11,652.17 ²
Rezone – Inner City	\$5,826.09
Modification to Zoning Conditions	\$10,681.68 ²
Rezone Modification – Inner City	\$5,340.84
Fire Review	\$134.00
Traffic Review	\$110.00

SECURITY WIRE PERMIT

\$485.25

SIGNS

Banner review	\$96.84
Sign, on-site (per application)	\$271.78
Master Sign Program (MSP)	\$1,456.78
Revision to MSP	\$388.41
MSP conformance review	\$145.78

TEMPORARY USE PERMIT

Minor/Over the Counter	\$194.72
Major/Routed	\$291.56

TREE REMOVAL PERMIT

\$194.72

VARIANCE

IM Priority Area	\$1,942.03
Security related	\$7,107.93 ²
SFR Lot (1 acre or less)	\$3,884.06 ²
All other applications	\$10,370.33 ²
Associated with a DP/CUP	\$3,884.06

ZONE CLEARANCE³

Minor	\$31.24
Moderate	\$388.41
Major	\$1,942.03

ZONING INQUIRY

Basic Questions on Application	\$194.72
Other Specialized Question	\$543.56
Per Parcel/Address (requests w/multiple parcels/addresses)	\$194.72
Waiver/Interpretation of Development Standards	\$776.81

ZONING ORDINANCE TEXT AMENDMENT

\$13,788.92

SPECIFIC USESADU/Backyard Cottage/ALQ \$663.41⁴**DP and CUP Application Review Fees**

Parks Review \$56.00
 Fire Prevention Review \$247.00
 Police Review \$210.00
 Traffic Engineering Review – Level 1 \$31.00
 Traffic Engineering Review – Level 2 \$275.00
 Traffic Engineering Review – Level 3 \$518.00
 Traffic Engineering Review – Level 4 \$1,036.00

Corrected Exhibits (after first 2) \$679.97**Covenants**

Preparation and recording \$1,553.62
 Revision of covenant \$971.53
 Release of covenant \$583.13

Scanning Fee \$140.00**GIS Research Request** \$194.72**Hourly Staff Fee** \$194.72**Refund Handling Fee** \$194.72**Traffic Study Review Fee**

Level 1: \$220.00
 Level 2: \$525.00
 Level 3: \$780.00
 Level 4 or EIR: \$1,055.00

Planning Review of Special Study \$374.00**Planning Review of Traffic Study** \$584.17**ENVIRONMENTAL REVIEW AND RELATED FEES****Environmental Document Preparation**

Exemption (Categorical or Statutory) \$583.13²
 Negative Declaration \$6,214.49²
 Mitigated Negative Declaration \$11,070.08²
 EIR – Focused \$24,145.70
 EIR – Program and Project \$47,707.25
 Outsourced Initial Study-City Facilitation \$2,913.56
 Outsourced Initial Study-Consultant Cost \$20,826.04

Filing Fees

City Filing Fee \$55.00
 County Filing Fee \$50.00

Department of Fish and Game Assessment Fees

Negative Declaration/Mitigated Negative Declaration/EIR/Environmental Document/Certified Regulatory Program Fish & Game⁵

FOOTNOTES

¹ Fees listed are base amounts. Additional DP and CUP Application Review Fees and Environmental Review and Related Fees apply.
² Fees listed shall be reduced by 50% for applications in inner-City areas. In the Herndon Townsite, Highway City and Pinedale areas, fees shall only be reduced for residential uses and properties. No inner-City fee reduction will be applied to applications filed by government agencies.
³ No additional environmental review fees shall be charged, unless it is determined that a higher level of review than an exemption is required.
⁴ Fee listed includes the Moderate ZC fee plus the Level 2 Traffic Review Fee.
⁵ Fees are updated annually. For updated fees visit <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>.

SUBDIVISION FEES**Subdivision Sales Trailer**

Minor Amendment (Trailer & On-Site Parking) \$6,991.30
 Traffic \$275
 Fire \$247
 Trailer Only \$553.97

Tentative Parcel Maps

Technical Verification \$2,913.56
Credited to base fee upon acceptance
 Tentative Parcel Map (5 or more lots) \$7,768.11²
 Tentative Parcel Map (4 or less lots) \$5,826.08²
 Traffic Review (Level 3) \$518.00
 Traffic Review (Level 4) \$1,036.00
 Fire Review \$134.00
 Parks Review \$31.00
 Revised Parcel Map – Major \$1,553.62
 Revised Parcel Map – Minor \$776.81
 Time Extension/Continuation at request of applicant \$1,942.03
 Revised Conditions – Major \$2,330.43
 Revised Conditions – Minor \$776.81

Tentative Tract Maps

Technical Verification \$4,078.78
Credited to base fee upon acceptance
 Base Fee (per map) \$20,585.50
 Lot Fee (per each 50 lots) \$7,768.11
Charged in addition to the Base Fee
 Traffic Review (Level 3) \$518.00
 Traffic Review (Level 4) \$1,036.00
 Fire Review (per review) \$134.00
 Parks \$124.00
 Revised Tentative Tract Map – Major \$11,652.17
 Revised Tentative Tract Map – Minor \$3,884.06
 Time Extension/Continuation of Scheduled Item (at the request of the applicant) \$5,244.00
 Revised Conditions – Major \$2,330.43
 Revised Conditions – Minor \$776.81