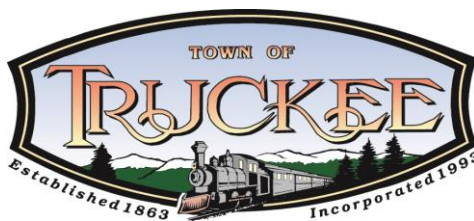


**Community Development Department  
Planning Division  
Fee Schedule for Land Use/Zoning Applications  
Effective Date - November 15, 2020**

|       |
|-------|
| 2020  |
| 1.029 |

| Description                                    | Method of Fee Calculation   | Increase Factor | Application Fee | Application Deposit |
|--|---|-----------------|-----------------|---------------------|
| Administrative Fee for Past Due Invoices       | Up to 30% of the invoice amount   |                 | 30%             |                     |
| Annexation Review                              | Deposit/charges at fully allocated hourly rates                             |                 |                 | \$ 9,750            |
| Appeal to Planning Commission                  | Per application   | COLA            | \$ 701          |                     |
| Appeal to Town Council                         | Per application   | COLA            | \$ 1,049        |                     |
| Cannabis License Monitoring                    | Deposit   |                 |                 | \$ 750              |
| Certificate of Compliance, 1 to 2 parcels      | Deposit   | COLA            |                 | \$ 2,000            |
| Certificate of Compliance, 3 or more           | Deposit   |                 |                 | \$ 3,250            |
| Change of Address                              | Per request   | COLA            | \$ 210          |                     |
| Child Day Care for Large Family Day Care Homes | Per application. Additional charges for Building Official review may apply. | COLA            | \$ 279          |                     |
| Comprehensive Sign Program                     | Deposit   |                 |                 | \$ 750              |
| Development Code and Zoning Map Amendments     | Deposit   |                 |                 | \$ 8,500            |
| Development Permit                             | Deposit   |                 |                 | \$ 8,500            |
| Documents and Reports                          | At cost of reproduction - see current Planning Division Document Price List |                 |                 |                     |
| Easement Abandonment                           | Deposit   |                 |                 | \$ 1,750            |
| Environmental Impact Report                    | Deposit   |                 |                 | \$ 8,500            |
| Final Map, 5 or more parcels                   | Deposit   |                 |                 | \$ 4,000            |
| Fish & Wildlife Fee Administration             | Town processing fee   | COLA            | \$ 72           |                     |
| General Plan Amendment                         | Deposit   |                 |                 | \$ 9,750            |
| Historic Demolition Review                     | Deposit   |                 |                 | \$ 6,500            |
| Historic Design Review, Major                  | Deposit   |                 |                 | \$ 2,500            |
| Historic Design Review, Minor                  | Per application   | COLA            | \$ 279          |                     |
| Historic Variance                              | Deposit   |                 |                 | \$ 2,000            |
| Home Occupation Permit                         | Per application. Additional charges for Building Official review may apply. | COLA            | \$ 279          |                     |
| Hourly Rate for Planning Staff                 | Hourly  | COLA            | \$ 165          |                     |
| Improvement Security Administration            | Per security  |                 | \$ 264          |                     |
| Landscaping Inspection                         | Per application   | COLA            | \$ 273          |                     |
| Lot Line Adjustment                            | Deposit   |                 |                 | \$ 2,500            |
| Mailing Fees for Notices                       | Actual cost   |                 |                 |                     |
| Minor Modifications                            | Deposit   |                 |                 | \$ 750              |
| Mitigation Monitoring - Construction           | Per application   | COLA            | \$ 1,401        |                     |
| Mitigation Monitoring - Long Term              | Deposit   |                 |                 | \$ 6,500            |
| Outdoor Dining Permit Annual Fee               | Annual Fee  | COLA            | \$ 331          |                     |
| Parcel Map, 4 or less parcels                  | Deposit   |                 |                 | \$ 4,000            |
| Planned Development                            | Deposit   |                 |                 | \$ 9,750            |
| Preliminary Application Review                 | Deposit   |                 |                 | \$ 1,000            |
| Project Amendment                              | Deposit   |                 |                 | \$ 4,000            |
| Reversion to Acreage, 4 or less parcels        | Deposit   | COLA            |                 | \$ 3,250            |
| Reversion to Acreage, 5 or more parcels        | Deposit   |                 |                 | \$ 4,000            |

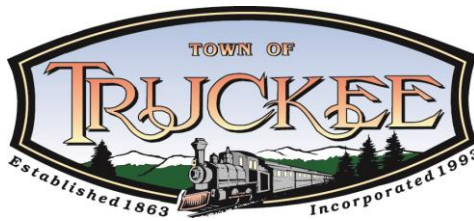


**Community Development Department  
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| Description                         | Method of Fee Calculation                              |      |     | Application Fee | Application Deposit |
|-------------------------------------|--|------|-----|-----------------|---------------------|
| Sign Permit Review                  | Per application  | COLA |     | \$ 279          |                     |
| Specific Plan/Master Plan Amendment | Deposit  |      | (1) |                 | \$ 9,750            |
| Specific Plan/Master Plan Proposal  | Specific deposit estimated based upon scope of project |      | (1) |                 | \$ 9,750            |
| Street Abandonment                  | Deposit  |      |     |                 | \$ 1,750            |
| Street Naming/Change                | Per request  | COLA |     | \$ 701          |                     |
| Temporary Sign Permit               | Per application  | COLA |     | \$ 210          |                     |
| Temporary Use Permit, Hourly Rate   | Hourly rate  | COLA |     | \$ 165          |                     |
| Temporary Use Permit                | Deposit  |      | (1) |                 | \$ 1,000            |
| Tentative Map, 4 or less parcels    | Deposit  |      | (1) |                 | \$ 3,250            |
| Tentative Map, 5 or more parcels    | Deposit  |      | (1) |                 | \$ 8,500            |
| Time Extension                      | Deposit  |      |     |                 | \$ 2,000            |
| Use Permit, Major                   | Deposit  |      | (1) |                 | \$ 8,500            |
| Use Permit, Minor                   | Deposit  |      | (1) |                 | \$ 4,000            |
| Variance                            | Deposit  |      | (1) |                 | \$ 4,000            |
| Zoning Clearance                    | Deposit  |      | (2) |                 | \$ 750              |

- (1) A fee, based on the Nevada County Department of Environmental Health (NCEHD) hourly rate, will be charged if the application needs to be reviewed by the NCEHD. The fee is a deposit for one hour of review time by the NCEHD. An applicant may be charged directly by Nevada County for additional fees if the project requires more than one hour of review time. The NCEHD hourly rate is currently **\$186.86** and may be adjusted by NCEHD mid-year.
- (2) The fee will be charged if a zoning clearance application is submitted prior to the submittal of the building permit application or if no building permit is required for the proposed land use.
- (3) The Fish and Wildlife administration fee is charged to applications with set fee for which a Negative Declaration or Environmental Impact Report is adopted. Applications with deposits are to be charged at the hourly rate for administration of the Fish and Wildlife Fee. The applicant is responsible for paying the Fish and Wildlife and County Clerk fees. Fees are subject to change on January 1 of each year.

|   |                       |
|---|-----------------------|
| Fish and Wildlife Fees (subject to change)  | Effective Jan 1, 2020 |
| Statutorily or categorically exempt from California Environmental Quality Act           | No Fee                |
| For project for which a (mitigated) negative declaration is prepared                    | \$ 2,406.75           |
| For projects for which an Environmental Impact Report (EIR) is prepared                 | \$ 3,343.25           |
| For projects subject to a certified regulatory program pursuant to CEQA Section 21080.5 | \$ 1,136.50           |
| County Clerk Processing Fee   | \$ 50.00              |



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- (4) Invoices issued for balances due on Planning Division deposit projects are due within 30 days. If an invoice is not paid within 90 days following the invoice date, an administrative fee of 30% of the invoice amount will be charged to cover collections costs and the invoice will be sent to collections.
- (5) Current mailing fees are \$0.78 for a regular mailing, which includes the cost of the envelope, label, color copy, and postage. Current cost for postcard mailing is \$0.65, which includes the cost of a color postcard and postage. Fees subject to change mid-year based on USPS postage rates.

**Fees for Multiple Applications**

For projects with multiple land use/zoning permit applications, the fees will be charged as follows:

- (a) For projects with two or more applications with deposit fees, the highest deposit for the individual applications will be collected, and the project will be charged at the allocated staff hourly rate (**\$165 per hour**). For example, the deposit fee for a project with a lot line adjustment and a historic variance will be \$2,500.
- (b) For projects with an application(s) with a set fee and an application(s) with a deposit fee, the entire project (including work done for the application with the set fee) will be charged at the allocated staff hourly rate. The highest deposit fee of the individual applications will be collected.
- (c) For projects with two or more applications with set fees, the highest set fee for an application and 50% of the fee for the other applications will be collected. For example, the fee for a project with a minor historic design review and a temporary sign permit will be **\$373** (**\$279** fee for the minor historic design review plus 50% of the **\$210** fee for the temporary sign permit, **\$102**).

**Miscellaneous**

- (a) Charges that will be applied to the deposit include planning staff hourly rate (**\$165 per hour**), engineering staff hourly rate (**\$178 per hour**), building staff hourly rate (**\$181 per hour**), town surveyor actual costs, consultant actual costs, newspaper publication costs, and other direct costs charged to the Town for the processing of the application.
- (b) The Community Development Director may reduce the application deposit at time of application submittal if the Director finds that the estimated hours and costs to process the application are substantially less than the deposit. The applicant will still be responsible for all actual costs to process the application. Also, an additional deposit may be required from the applicant after the application is submitted if over 75% of the deposit is expended prior to completion of the application.