

PLANNING APPLICATION FEES

| A. CEQA: | |
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| • Negative Declaration – City Fee | \$4,270.00 |
| • Environmental Impact Report – Setup, RFP, etc. “to establish base fee” | \$7,150.00 |
| • EIR – City Fee <i>(Required deposit of 20 percent of Contract Amount)</i> | T&M |
| • County Clerk Filing Fee – NOE, NOD, Other | \$50.00 |
| • Negative Declaration, Fish & Game §711.4 Fee – If Applicable | \$2,216.25 |
| • EIR, Fish & Game §711.4 Fee – If Applicable | \$3,078.25 |
| B. Downtown Design Review | |
| • Downtown Minor Design Review Staff Level <i>(e.g. fencing, painting, permanent & temporary signs, lighting, landscaping, hardscape, streetscape, etc. Applies to commercial, historic & residential projects (duplex & multi-family))</i> | No Fee |
| • Downtown Admin. Design Review - Staff Level <i>(e.g. exterior building modifications including awnings, windows, doors and trim and Master Sign Programs. Applies to commercial, historic & residential projects.)</i> | \$460.00 |
| • Downtown Design Review Amendment – (PC Project Review) | \$8,860.00 |
| • Downtown Design Review - Small Additions <i>(e.g. additions or modifications between 0-1,500 square feet or 15% of existing building area. Applies to commercial, historic & residential projects (duplex & multi-family))</i> | \$4,010.00 |
| • Downtown Design Review - Large Additions - Staff Level <i>(e.g. additions between 1,501-29,999 square feet or over 15% of existing building area; commercial, retail or office structures up to 29,999 square feet; residential projects of 39 or less units, etc. Applies to commercial, historic & residential projects (duplex & multi-family))</i> | \$9,390.00 |
| • Downtown Design Review – Planning Commission Review <i>(e.g. commercial, retail, office structures & additions of 30,001 square feet or more, residential projects of 40 or more units, etc. Applies to commercial, historic & residential projects (duplex & multi-family))</i> | \$11,870.00 |
| C. Legislative Acts: | |
| • Annexation/Pre-Zoning | \$17,880.00 |
| • Out of Area Service Agreement | \$15,180.00 |
| • Rezoning <i>(Development Code Amendment or Zoning Map Amendment)</i> | \$11,730.00 |
| • Development Agreement - No Policy Change | \$12,100.00 |
| • Development Agreement - Policy/Ordinance Change | \$14,160.00 |
| • Development Agreement - Minor Amendment <i>(Staff Level)</i> | \$10,100.00 |
| • General Plan Amendment | \$23,060.00 |
| • Housing Implementation Program | \$16,240.00 |
| • Housing Implementation Program Amendment | \$10,900.00 |
| • Planned Development District | \$14,960.00 |
| • Planned Unit Development <i>(SLVSP Only)</i> | \$14,960.00 |
| • Planned Unit Development Amendment | \$12,910.00 |
| • Planned Development District Amendment <i>(via DCA)</i> | \$12,910.00 |
| • Policy Proposal | T&M |
| • Policy Proposal Amendment | T&M |
| • Municipal Code Amendment | \$11,730.00 |
| D. Miscellaneous: | |
| • Appeal | \$350.00 |
| • Temporary Sign Registration Fee - Commercial | \$140.00 |
| • Williamson Act Contract Creation | \$8,400.00 |
| • Williamson Act Contract Cancellation | \$11,170.00 |
| • Consistency Determination | \$5,070.00 |
| • Staff Research Time <i>(Permit Technician)</i> | \$135/per hr. |

| E. Permits: | |
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| • Conditional Use Permit ¹ | \$10,590.00 |
| • Conditional Use Permit Amendment | \$8,200.00 |
| • Home Occupation Permit | \$90.00 |
| • Sign Design Review | \$510.00 |
| • Master Sign Program | \$1,600.00 |
| • Master Sign Approval | No Fee |
| • Variance – General | \$7,240.00 |
| • Variance – Developed Residential | \$986.00 |
| • Minor Variance – General | \$3,020.00 |
| • Minor Variance – Developed Residential | \$510.00 |
| • Reasonable Accommodations | No Fee |
| • Temporary Use Permit – Temporary Uses (<i>including Rallies, Circuses and Carnivals</i>); Seasonal (<i>plus \$200 deposit per site</i>) | \$500.00 |
| • Temporary Use Permit - Non-profit Organizations Only - Temporary Uses; Seasonal Uses (<i>plus \$200 deposit per site</i>) | \$61.00 |
| • Temporary Use Permit – Model Home Complex (<i>including Construction, Tract Sales Offices and Residences</i>) | \$2,960.00 |
| • Zoning Use Permit | \$2,130.00 |
| • Large Family Day Care | \$270.00 |
| • Certificate of Appropriateness - HPC Public Hearing | \$340.00 |
| • Certificate of Appropriateness - Staff Level | \$90.00 |
| • Zoning Clearance | No Fee |
| • Secondary Dwelling Unit | \$510.00 |
| • Tree Removal Permit – Commercial (<i>For Residential Tree Removal see Ordinance</i>) | \$500.00 |
| F. Site Plan Design Review: | |
| • Site Plan ² | \$9,810.00 |
| • Design Review ² | \$6,710.00 |
| • Site Plan Design Review Modification – Minor (Staff Level I – Site Plan Change) | \$3,880.00 |
| • Site Plan Design Review Modification – Minor (Staff Level II – Design Change) | \$1,600.00 |
| • Site Plan Design Review Modification – Minor (Staff Level III – Site Plan & Design Change) | \$5,480.00 |
| • Site Plan Design Review Modification – Major (Public Hearing – Original Review Authority) | \$8,880.00 |
| G. Subdivisions: | |
| • Open Space Agricultural Easements/Amendments | \$6,340.00 |
| • Lot Line Adjustment/Certificate of Compliance | \$3,810.00 |
| • Parcel Map Waiver (<i>Staff Level</i>) | \$4,280.00 |
| • Tentative Parcel Map (<i>PC Hearing</i>) | \$8,730.00 |
| • Parcel Map Amendment – Public Hearing | \$7,350.00 |
| • Parcel Map Amendment – Staff Level Review | \$3,080.00 |
| • Tentative Tract Map (<i>base fee plus \$75 per lot or unit</i>) | \$15,220.00 |
| • Tentative Tract Map Amendment – Public Hearing | \$11,890.00 |
| • Tentative Tract Map Amendment – Staff Level Review | \$5,710.00 |
| Applications involving multiple processes in sections C, E, F or G above can be reduced by 10%. (Example: Conditional Use Permit Fee \$10,590.00 + Planned Unit Development Fee \$14,960.00 less 10% = \$22,995.00.) | |
| Notes: <ul style="list-style-type: none"> ➢ Projects which do not fit any category or which are otherwise extraordinary may be charged on a time and materials basis at the Director's discretion. ➢ Staff time required on a project, post entitlement, and not part of another formal application (e.g., Final Map, Plot Plan) will be recovered on a time and materials basis at the Director's discretion. ➢ The fees calculated above reflect standard processing time. Projects requiring excessive review time will be recovered on a time and materials basis. ➢ T&M – applicant shall be charged on a time and material basis. | |

¹ For new construction or additions, CUP must be combined with Design Review fee of \$6,710.00 into one application with no discount.

² For new construction or additions, Site Plan and Design Review must be combined into one application with no discount.