

PLANNING APPLICATIONS - FEE SCHEDULE *(Effective January 2020)*

A. CEQA	
• County Clerk Filing Fee – NOE, NOD, Other	\$50.00
• Notice of Exemption (NOE) – City Fee	\$173.00
• Negative Declaration (NOD) – City Fee	\$5,796.00
• Negative Declaration – Fish & Game §711.4 Fee (if applicable)	\$2,406.75
• Environmental Impact Report – City Fee <i>(Required deposit of 20 percent of contract amount)</i>	T&M
• Environmental Impact Report – Setup, RFP, etc. “to establish base fee”	\$8,424.00
• Environmental Impact Report – Fish & Game §711.4 Fee (if applicable)	\$3,343.25
B. Downtown Design Review	
• Downtown Minor Design Review – Staff Level <i>(Fencing, painting, permanent and temporary signs, lighting, landscaping, hardscape, streetscape, etc. Applies to commercial, historic, and residential [duplex & multi-family.]</i>	No Fee
• Downtown Administrative Design Review – Staff Level <i>(Exterior building modifications, including awnings, windows, doors, trim, and Master Sign Programs. Applies to commercial, historic, and residential.)</i>	\$1,382.00
• Downtown Design Review Amendment – Planning Commission, Project Review	\$9,091.00
• Downtown Design Review – Small Additions <i>(Additions or modifications between 0-1,500 square feet or 15 percent of existing building area. Applies to commercial, historic, and residential [duplex & multi-family.]</i>	\$4,318.00
• Downtown Design Review – Large Additions, Staff Level <i>(Additions between 1,501-29,999 square feet or over 15 percent 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, and residential [duplex & multi-family.]</i>	\$7,484.00
• Downtown Design Review – Planning Commission <i>(Commercial, retail, office structures, and additions of 30,001 square feet or more, residential projects of 40 or more units, etc. Applies to commercial, historic, and residential [duplex & multi-family])</i>	\$10,440.00
C. Legislative Acts	
• Annexation/Pre-Zoning	\$26,395.00
• Out of Area Service Agreement	\$21,067.00
• Rezoning <i>(Development Code Amendment or Zoning Map Amendment)</i>	\$10,008.00
• Development Agreement – No Policy Change	\$15,688.00
• Development Agreement – Policy/Ordinance Change	\$21,060.00
• Development Agreement – Minor Amendment <i>(Staff Level)</i>	\$8,918.00
• General Plan Amendment	\$17,348.00
• Housing Implementation Program	\$13,624.00
• Housing Implementation Program Amendment	\$9,180.00
• Planned Development District	\$11,601.00
• Planned Unit Development (SLVSP)	\$11,601.00
• Planned Unit Development Amendment	\$10,478.00
• Planned Development District Amendment (via DCA)	\$10,478.00
• Policy Proposal	T&M
• Policy Proposal Amendment	T&M
• Municipal Code Amendment	\$25,158.00
D. Miscellaneous	
• Appeal	\$3,597.00
• Temporary Sign Registration Fee – Commercial	\$57.00
• Williamson Act Contract Creation	\$7,772.00
• Williamson Act Contract Cancellation	\$10,333.00
• Consistency Determination	\$7,762.00
• Staff Research Time, per hour – including Zoning Use Verification (ZUV)	\$173.00
E. Permits	
• Conditional Use Permit (Public Hearing) ¹	\$10,674.00

¹ For new construction or additions, Conditional Use Permit fee must be combined with applicable Site Plan Design Review fee. Applications involving both Conditional Use Permit and Site Plan Design Review Fees can be reduced by 10 percent.

• Conditional Use Permit – Residential and Minor Non-Residential (<i>Existing building with non-residential General Plan designation of 3,000 square feet or less with no significant traffic, parking, noise, odor, or other environmental considerations.</i>)	\$5,181.00
• Conditional Use Permit Amendment	\$8,304.00
• Home Occupation Permit	\$90.00
• Sign Design Review	\$510.00
• New or Amended Master Sign Program	\$2,055.00
• Master Sign Approval	No Fee
• Variance – General	\$10,819.00
• Variance – Developed Residential	\$1,573.00
• Variance, Minor – General	\$4,649.00
• Variance, Minor – Developed Residential	\$812.00
• Reasonable Accommodations (<i>Livermore Development Code Chapter 9.06</i>)	\$173.00
• Temporary Use Permit – Temporary Uses, seasonal (<i>e.g., Christmas tree lots, rallies, and carnivals</i>)	\$500.00
• Temporary Use Permit – Temporary Uses, seasonal (Non-profit organization)	\$61.00
• Temporary Use Permit – Model Home Complex (<i>including construction trailer, sales office, and homes</i>)	\$3,150.00
• Zoning Use Permit	\$432.00
• Large Family Day Care	\$367.00
• Certificate of Appropriateness – Historic Preservation Commission	\$500.00
• Certificate of Appropriateness – Staff Level	\$100.00
• Zoning Clearance – Level 1 (<i>Exterior building modifications, including awnings, windows, doors, and trim</i>)	\$423.00
• Zoning Clearance – Level 2 (<i>New single-family residence or significant remodel [e.g. additions, changes to building form] of existing single-family residence in Transect Zone</i>)	\$658.00
• Secondary Dwelling Unit	\$600.00
• Tree Removal Permit – Commercial (<i>for Residential Tree Removal see Ordinance</i>)	\$734.00
F. Site Plan Design Review	
• Site Plan Design Review – Public Hearing (<i>Construction of new non-residential development or residential development containing five or more units.</i>)	\$25,727.00
• Site Plan Design Review – Staff Level (<i>Construction of new condominium, duplex, or multi-family residential containing four or less units.</i>)	\$14,514.00
• Site Plan Design Review Modification – Major Addition, Planning Commission (<i>Major additions to non-residential development or additions of five or more units to a residential development.</i>)	\$18,955.00
• Site Plan Design Review Modification – Minor Addition, Staff Level (<i>Minor non-residential additions or additions to a condominium, duplex, or multi-family residence containing four or less units.</i>)	\$9,139.00
• Site Plan Design Review Modification – Major Modification, Staff Level (<i>Major exterior building, landscaping, or parking modifications.</i>)	\$2,446.00
• Site Plan Design Review Modification – Minor Modification, Staff Level (<i>Minor exterior building and landscape modifications such as new awnings, windows, doors, and trim.</i>)	\$903.00
G. Subdivisions	
• Open Space Agricultural Easements/Amendments	\$7,930.00
• Lot Line Adjustment/Certificate of Compliance	\$3,215.00
• Parcel Map Waiver or Parcel Merger (<i>Staff Level</i>)	\$5,023.00
• Tentative Parcel Map (<i>Public Hearing</i>)	\$13,935.00
• Parcel Map Amendment – Public Hearing	\$11,543.00
• Parcel Map Amendment – Staff Level Review (<i>Extension</i>)	\$2,730.00
• Tentative Tract Map (<i>Base fee plus \$94 per lot or unit</i>)	\$18,210.00
• Tentative Tract Map Amendment – Public Hearing	\$12,050.00
• Tentative Tract Map Amendment – Staff Level (<i>Extension</i>)	\$6,636.00

Applications involving multiple processes in Sections C, E, F, or G above can be reduced by 10 percent.

Notes:

- T&M – Applicant shall be charged on a time and materials basis.
- Projects that do not fit any category or are otherwise extraordinary may be charged on a T&M 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 T&M basis at the Director's discretion.
- The fees calculated above reflect standard processing time. Projects requiring excessive review time will be recovered on a T&M basis.