

**Planning - Code Section 13.20.300**

NAME OF FEE	UNIT	FEE FY 17/18
<b>Planning Department: General Fees</b>		<b>Deposit Unless Noted</b>
Division Hourly Rate	Hourly	\$147.00
Record Search	Hourly	\$147.00
Hearing Publication/Preparation for Hearing (per hearing)	Flat Fee	\$350.00
Radius List / Neighbor Notification (no hearing)	Flat Fee	\$75.00
<b>Concurrent Processing of Planning Applications:</b> Applications for two or more planning entitlements (for example: Tentative Map and Variance) will be charged 100% of the highest application fee plus 50% of each additional application fee when submitted at the same time for a single project site (excluding, Lot Line Adjustments, Certificates of Compliance and recording fees).		
<b>General Plan Amendment/Change of Zone/Plan Amendment</b>		
Fewer than 100 Residential Units or 10 acres non-residential/mixed use	27 hours + hourly	\$3,969.00
Over 100 Residential Units or 10 acres non-residential/mixed use	40 hours + hourly	\$5,880.00
Specific Plan/Area Plan/Community Plan/Master Plan	75 hours + hourly	\$11,025.00
Development Agreement	20 hours + hourly	\$2,940.00
Development Agreement Annual Review	4 hours + hourly	\$588.00
<b>Environmental Review</b>		
Notice of Exemption (Categorical or Statutory Exemption)	1.5 hours + hourly	\$220.50
Environmental Review: EIR or EIS (Full Cost)	Per Contract	Per Contract
EIR Mgmt Fee (30% Deposit of EIR Cost)	Deposit + hourly	\$147.00
Mitigation Monitoring Plans: Mgmt <i>With Planning Project/Entitlement</i>	3 hours + hourly	\$441.00
Environmental Review: Initial Study + Exemption	2.5 hours + hourly	\$367.50
Environmental Review: Initial Study/Negative Declaration	7 hours + hourly	\$1,029.00
Environmental Review: Initial Study/Mitigated Negative Declaration <i>No Required Planning Entitlement</i>	15 hours + hourly	\$2,205.00
Environmental Review: Initial Study + Exemption	7 hours + hourly	\$1,029.00
Environmental Review: Initial Study/Negative Declaration	20 hours + hourly	\$2,940.00
Environmental Review: Initial Study/Mitigated Negative Declaration	35 hours + hourly	\$5,145.00
<i>For concurrent applications, a single environmental review fee for the project shall be collected</i>		
<b>Land Division / Parcel Related</b>		
Tentative Parcel Map	20 hours + hourly	\$2,940.00
Revise Approved TPM	6 hours + hourly	\$882.00
Tentative Subdivision Tract Map - 20 lots or less	30 hours + hourly	\$4,410.00
Tentative Subdivision Tract Map - 21+ lots	45 hours + hourly	\$6,615.00

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Revise Approved Tentative Map (includes adding phases)	6 hours + hourly	\$882.00
Final Map & Improvement Plan Review - Parcel Map	4 hours + hourly	\$588.00
Final Map & Improvement Plan Review - Subdivision Tract Map	7 hours + hourly	\$1,029.00
Lot Line Adjustment	2.5 hours + hourly	\$367.50
Reversion to Acreage	5 hours + hourly	\$735.00
Certificate of Compliance	2 hours + hourly	\$294.00
<b>Zoning Related</b>		
Administrative Permit	4 hours + hourly	\$588.00
Additional fee if hearing is required (does not include legal notice)	2 hours + hourly	\$294.00
Request for Hearing	Flat Fee	\$106.52
Conditional Use Permit: Major	25 hours + hourly	\$3,675.00
Conditional Use Permit: Minor Use Permit	12 hours + hourly	\$1,764.00
Conditional Use Permit: Amendment	5 hours + hourly	\$735.00
Design Review (Individual Lot/Building)	8 hours + hourly	\$1,176.00
Master Design Review (Shopping Centers & Complexes)	18 hours + hourly	\$2,646.00
Minor Design Review (modifications & compliance review)	3 hours + hourly	\$441.00
Excavation & Surface Mining Permits	50 hours + hourly	\$7,350.00
Reclamation Plan	10 hours + hourly	\$1,470.00
Planned Unit Development (Less than 100 units or 10 acres non-residential)	20 hours + hourly	\$2,940.00
Planned Unit Development (Over 100 Units or 10 acres non-residential)	30 hours + hourly	\$4,410.00
Pre-Application Meeting (Planning Department)	hourly	\$147.00
Sign Permit Review	1 hour + hourly	\$147.00
Planned Sign Permit Program	15 hours + hourly	\$2,205.00
Temporary Use Permit (Type 1)	7 hours + hourly	\$1,029.00
Temporary Use Permit Extension (Type 1)	0.5 hours + hourly	\$73.50
Temporary Use Permit/Special Event (Type 2)	Flat Fee	\$294.00
Variance: Minor/Parking/Signs	12 hours + hourly	\$1,764.00
Variance: Major	20 hours + hourly	\$2,940.00
Waiver	Flat Fee	\$294.00
<b>Miscellaneous Clearances/Permits</b>		
Burn Down Letter/ABC Clearance/Viable Agricultural Use/clearance forms	Flat Fee	\$73.50
Land Use Confirmation	1.5 hours + hourly	\$220.50
ABC Review Fee when Hearing is Required	6 hours + hourly	\$882.00

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Noise Permit	1.5 hours + hourly	\$220.50
Zoning Clearance	Flat Fee	\$147.00
Zoning Clearance (Renewal)	Flat Fee	\$73.50
Extension of Time (any planning entitlement)	1.5 hours + hourly	\$220.50
Recheck/Resubmittal (Misc. Permits/Clearances flat fee) per submittal	Flat Fee	\$36.75
<b>Building Permit Review Fees</b>		
<b>Residential Structures</b>		
Single Family Residence	1 hour + hourly	\$147.00
Multi-Family Residential (includes 1 inspection)	4 hours + hourly	\$588.00
Residential: minor additions and accessory structures	0.5 hours + hourly	\$73.50
<b>Non Residential Structures/Uses</b>		
Agricultural Accessory Structure (i.e. barn, non-commercial)	0.5 hours + hourly	\$36.75
New Construction (includes 1 inspection)	5 hours + hourly	\$735.00
Additions or Accessory Structures	3 hours + hourly	\$367.50
Tennant Improvement Review	1.5 hours + hourly	\$220.50
Occupancy Permit	0.5 hours + hourly	\$73.50
Site Review (Per Inspection)	hourly	\$147.00
Approved Site/Plot Plan Changes/Recheck Fee	0.5 hours + hourly	\$73.50
<b>Solar/Wind Systems</b>		
Residential & Multifamily (per unit), roof mounted systems	Flat Fee	\$73.50
Residential & Multifamily (per unit), ground mounted systems	Flat Fee	\$147.00
Non Residential, roof mounted systems or agricultural equipment	Flat Fee	\$220.50
Non Residential, ground mounted systems	3.5 hours + hourly	\$514.50
Recheck/Resubmittal Fee per submittal	Flat Fee	\$36.75
<b>Communication Facilities</b>		
New Communication Tower	3.5 hours + hourly	\$514.50
Addition to existing Communication Tower or Structure	1.5 hours + hourly	\$220.50
Compliance review with Use Permit	Flat Fee	\$220.50
<b>Fire Safe Planning Fees</b>		
Wildfire Safety Plan (High & Very High Fire Risk areas)	Flat Fee	\$73.50
Fire Safe Planner	Hourly	\$147.00
<b>Landscape Review &amp; Inspection</b>		
Landscape/Parking Plan Review and 1 Inspection (non-residential)	3 hours + hourly	\$441.00
Landscape Bond Agreement Preparation + Hourly Over 2 Hours	2 hours + hourly	\$294.00
* Except as otherwise specified, all services in this Section which are charged at an hourly rate are 1 hour minimum and charged in half hour increments thereafter.		