2012-2013 PLANNING FEES

EFFECTIVE DATE: JULY 16, 2012

General Note: Fees listed below are generally standardized to cover applications for all projects. Some projects may be determined by the Community Development Director to be unusually complex and consuming of staff time. The Community Development Director is authorized to require a deposit for estimated staff and consultant costs at the time of the application. Where a standard fee has been paid, the Community Development Director is authorized to require additional deposits to cover costs of extraordinary staff effort resulting from unforeseen complexities or time-consuming delays and extra meetings. Staff time will be estimated on the basis of actual staff salary and benefits, as determined by the City's Cost Allocation Study.

Item/Description	***Basis***	***Amount***	*Revenue Code*
General Plan and Zoning Ordinance			
1. General Plan Amendment	each	$22,764	6050
2. Zoning Amendment	each	$21,608	6050
Subdivisions and Lot Adjustments			
1. Tentative Parcel Map 1-4 lots	each	$5,735	6051
2. Tentative Tract Map 5-10 lots	each	$7,110	6051
3. Tentative Tract Map 11-25 lots	each	$8,774	6051
4. Tentative Tract Map 26+ lots (per lot)	per lot	$956	6051
5. Final Map 1-4 lots	each	$4,579	6051
6. Final Map 5+ lots	each	$5,554	
7. Exception to Subdivision Ordinance	each	$5,019	6051
8. Lot Line Adjustment or Lot Merger	each	$1,540	6051
9. Certificate of Compliance	each	$2,225	6051
Use and Development Permits			
1. Planned Development	each	$14,870	6055
2. Incentives Program Permit Fee (Staff and Design Review Board review prior to application for Planning Commission action - Use Permit Fee is additional)	each	$4,188	6055
3. Use Permit Residential – 1 unit & other projects deemed minor by the Planning Manager	each	$1,061	6055
4. 2-4 units	each	$3,074	6055
5. 5-10 units	each	$3,488	6055
6. 11+ units	each	$4,445	6055
7. Use Permit Nonresidential – 1-2,500 s.f.	each	$2,819	6055
8. 2,501 –10,000 s.f.	each	$3,488	6055
9. 10,000+ s.f.	each	$4,445	6055
10. Administrative Use Permit	each	$845	6055
11. Administrative Use Permit - Keeping Animals (Title 7)	each	$584	6055
12. Temporary Use Permit	each	$671	6055
13. Large Family Day Care	each	$199	6055
14. Accessory Living Unit	each	$481	6055
15. Home Occupation	each	$93	6059
16. Zoning Clearance (Commercial)	each	$241	6055

Item/Description	***Basis***	***Amount***	*Revenue Code*
Variances			
1. Variance Residential – 1 unit & other projects deemed minor by the Planning Manager	each	$1,050	6055
2. 2-4 units	each	$3,074	6055
3. 5-10 units	each	$3,488	6055
4. 11+ units	each	$4,445	6055
5. Variance Nonresidential – 1-2,500 s.f.	each	$2,819	6055
6. 2,501 – 10,000 s.f.	each	$3,488	6055
7. 10,000+ s.f.	each	$4,445	6055
Design Review			
1. Design Review – 1 unit & other projects deemed minor by the Planning Manager	each	$2,635	6052
2. 2-4 units	each	$3,587	6052
3. 5-10 units	each	$4,524	6052
4. 11+ units	each	$4,572	6052
5. Design Review Nonresidential – 1-2,500 s.f.	each	$2,635	6052
6. 2,501-10,000 s.f.	each	$3,587	6052
7. 10,000 + s.f.	each	$4,572	6052
8. Administrative Design Review – Structures (If elevated to DRB, full Design Review Fee applies)	each	$1,121	6052
9. Administrative Design Review – Permanent Signs	each	$546	6052
10. Administrative Design Review – Temporary Signs	each	$272	6052
11. Design Consultant Review (staff admin/review fee - consultant costs are additional)	each	$860	6052
Miscellaneous			
1. Pre-application Meeting with Staff	each	$0	6055
2. Individual Business Sign Permit (i.e. part of Master Sign Program)	each	$202	6055
3. Pre-application Study Session: Planning Commission or Design Review Board	each	$1,927	6055
4. Preliminary Review of Multi-Story Single Family Construction (RAD)	each	$407	6055
5. Street Vacation	each	$2,899	6055
6. Unspecified or Research - hourly	each	$178	6055
7. Rebuild or Interpretation Letter	each	$482	6055
8. Fence Clearance Permit	each	$63	6055
9. Residential Chicken Clearance	each	$75	6055
10. Honeybee Keeping Clearance	each	$90	6055
11. Goat Weed Abatement Permit	each	$75	6055
12. Unanimous Neighbor Consent Exception for chickens or bees	each	$25	6055
13. Public Notice Mailing List Generation	each	$94	6055
14. Public Notice Mailing Fee	per address to be mailed	1st Class postage plus 7 cents per envelope	6055
15. Laserfiche Fee	per page	$3	

Item/Description	***Basis***	***Amount***	*Revenue Code*
Environmental Review			
1. Categorical Exemption	each	$190	6053
2. Negative Declaration (City Prepared – any consultant costs are additional)	each	$3,425	6053
3. Mitigated Negative Declaration (City Prepared – any consultant costs are additional)	each	$9,934	6053
4. Administrative Fee for consultant prepared environmental documents		30% of consultant cost	6053
5. Mitigation Monitoring	each	$7,222	6053
Development Agreement	each	$20,924	6057
Permit Amendment/Time Extension	each	½ current application fee	PC-6055 DRB-6052
Appeals			
By non-applicant	each	$316	6054
By applicant	each	½ current application fee	6054
County Clerk Filing Fees (set by County)			
Notice of Exemption	each	$50	6056
Notice of Determination (ND/MND)	each	$2,102	6056
Notice of Determination (EIR)	each	$2,919	6056
Publications			
Zoning Ordinance	each	$37	6065
General Plan, 1999	each	$37	6065
General Plan Environmental Impact Report (EIR), 1999	each	$18	6065
Subdivision Ordinance	each	$3	6065
Parking Guidelines	each	$3	6065
Zoning Map	each	$4	6065
Miscellaneous Bound Reports	per page	$0.34	6065
Special Studies (Hazard) Maps, 11” x 17”	each	$4	6065
Special Studies (Hazard) Maps, 36” x 54”	each	$28	6065
Printing, Reproduction, Documents			
Photocopies (8 1/2" x 14" or smaller)	per page	$0.10	1700
Photocopies (larger than 8 1/2" x 14", including mail & administrative costs)	per page	actual cost	1700
Application forms, information sheets	each	Free	
Planning Commission or Design Review Board Agendas			
Resident	per packet	$17	1725
Non-Resident	per packet	$20	1725
Planning Commission or Design Review Board Minutes			
Resident	per page	$0.10	1725
Non-Resident	per page	$0.10	1725