

2. DEVELOPMENT FEES

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
Abandoned Property Registration	Processing of registration for abandoned properties.	\$180.00	\$0	\$180.00
Address Change/Assignment	Processing and documentation of new address or change of address	\$90.00	\$0	\$90
Single Address		\$90.00	\$0	\$90.00
Multiple Address		\$290.00	\$0	\$290.00
Animal Permit	Processing of animal permits, including collection of fees	\$180.00	\$0	\$180.00
Annexation				
Minor (under 20 acres)	Develop staff recom., prepare supporting documentation required to process minor annexation	\$110.00	\$8,000.00	\$8,110.00
Major (20+ acres)	Develop staff recom., prepare supporting documentation required to process	\$270.00	\$15,000.00	\$15,270.00
Appeal				
Council	Process appeal to Council of staff or PC decision, including development of staff response	\$160.00	\$1,000.00 <u>\$800.00</u>	\$1,160.00 <u>\$960.00</u>
Planning Commission	Process appeal to Planning Comm. re: staff decision	\$160.00 <u>\$500.00</u>	\$1,000.00 <u>\$0</u>	\$1,160.00 <u>\$500.00</u>
Building Growth Allocation				
Single Family	Processing of request and development of staff recommendation	\$90.00	N/A	\$90.00
Multiple Family	Development of staff recommendation and preparation of supporting documentation	\$181.00 plus \$90.00/unit	N/A	Varies
Certificate of Compliance	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,800.00	\$1,890.00
City Attorney Review	Review, consult & prepare support documentation required for processing request including development agreements	\$90.00	\$1,500.00	\$1,590.00
Concept Review				
Minor	Transmittal of plans to Commission and preparation of supporting documentation	\$440.00	\$0	\$440.00
Major	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,200.00	\$1,290.00
CUP				
New Construction to PC	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$2,500.00 <u>\$2,000</u>	\$2,590.00 <u>\$2,090</u>
Use only no Construction to PC	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,600.00 <u>\$1,200</u>	\$1,690.00 <u>\$1,290</u>

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
CUP				
Minor, Director (Outdoor Dining, etc.)	Development of staff recommendation and preparation of supporting documentation	\$90.00 <u>\$500.00</u>	\$700.00	\$790.00
Modification	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,000.00 <u>\$800</u>	\$1,090.00 <u>\$890</u>
Condo Conversion	Development of staff recommendation and preparation of supporting documentation	\$250.00	\$7,000.00	\$7,250.00
Deed Restriction	Preparation and supporting documentation required to record a deed at County	\$200.00	\$0	\$200.00
Design Review				
SFR or Duplex	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,800.00	\$1,890.00
Multi-Family and Non-Residential	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$3,000.00	\$3,090.00
<u>Minor Project</u>	<u>Development of staff recommendation and preparation of supporting documentation. Includes up to two reviews by the Planning Commission</u>	<u>\$450</u>	<u>\$0</u>	<u>\$450</u>
<u>Minor Project - Resubmittal</u>	<u>Development of staff recommendation and preparation of supporting documentation. Cost per additional submission to the Planning Commission</u>	<u>\$400</u>	<u>\$0</u>	<u>\$400</u>
Exemption by Director		\$90.00 <u>\$120</u>	\$200.00 <u>\$0</u>	\$290.00 <u>\$120</u>
Development Agreement				
Major	Development of staff recommendation and preparation of supporting documentation	\$250.00	\$7,000.00	\$7,250.00
Minor	Development of staff recommendation and preparation of supporting documentation	\$250.00	\$3,500.00	\$3,750.00
Environmental				
Initial Study/Neg. Dec.	Staff review of proposed project to determine required environ. documentation and preparation of supporting documentation	\$90.00	\$6,000.00	\$6,090.00
Review EIR	Staff review of EIR prepared on behalf of proposed project, incl. development of staff response and supporting documentation. (Does not include all consultant fees which will be added)	\$250.00	\$12,000.00	\$12,250.00
Addendum to EIR	Development of staff recommendation and preparation of supporting documentation re: processing of EIR Addendum in support of environmental review process	\$90.00	\$4,800.00	\$4,890.00
Flood Hazard Letter	Development of staff recommendation and preparation of supporting documentation required for issuing a flood hazard letter	\$200.00		\$200.00
General Plan Amendment				

General Plan Amendment: Text	Development of staff recommendation and preparation of supporting documentation	\$110.00	\$7,000.00	\$7,110.00
General Plan Amendment: Land Use Map	Development of staff recommendation and preparation of supporting documentation	\$250.00	\$6,000.00	\$6,250.00

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
Home Occupation Permit	Processing of permits, including collection of fees	\$90.00	\$0	\$90.00
Land Use				
Land Use Determination/ Interpretation by Director	Development of staff recommendation and preparation of supporting documentation required for processing	\$90.00	\$600.00	\$690.00
Land Use Determination /Interpretation by Planning Commission	Development of staff recommendation and preparation of supporting documentation required for processing	\$90.00	\$1,500.00	\$1,590.00
Landmark Designation	Development of staff recommendation and preparation of supporting documentation	\$0	\$0	\$0
Landscape & Screening				
Landscape & Screening Plan, Review/Inspection	Staff recommendation and review of supporting documentation	\$90.00	\$500.00	\$590.00
Final Landscape & Screening Plan Review/Insp. Up to 1 Ac.	Staff review and preparation of supporting documentation	\$90.00	\$500.00	\$590.00
Final Landscape & Screening Plan Review/Insp. Over 1 Ac.	Staff review and preparation of supporting documentation	\$90.00	\$800.00	\$890.00
Legal Doc. Review (CC&R's, etc.)	Development of staff recommendation and preparation of supporting documentation required for review of legal documents	\$250.00	\$1,500.00	\$1,750.00
Legal Lot Determination	Development of staff recommendation and preparation of supporting documentation required for review of parcel history documents	\$190.00	\$500.00	\$690.00
Lighting Plan				
Lighting Plan Review/Inspection	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$500.00	\$590.00
Final Lighting Plan Review/Insp. Up to 1 Ac.	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$500.00	\$590.00
Final Lighting Plan Review/Insp. Over 1 Ac.	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$800.00	\$890.00

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
Lot Line Adjustment	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$3,000.00	\$3,090.00
Mills Act Processing	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$1,600.00	\$1,690.00
Modification/Amendment to Maps	Develop staff recommendation, prepare supporting documentation required for processing map amendment	\$90.00	\$6,000.00	\$6,090.00
Modification/Amendment to Approved Plan				
Modification/Amendment to Approved Plan, (PC)	Develop staff recom., prepare supporting documentation req. to process amend. to approved plan	\$90.00	\$3,500.00	\$3,590.00
Modification/Amendment to Approved Plan (Director Level)	Develop staff recom., prepare supporting documentation req. to process amend. to approved plan	\$90.00	\$500.00	\$590.00
Parking Plan Review Including resurfacing and restriping lots	Development of staff recommendation and preparation of supporting documentation	\$200.00	\$0	\$200.00
Permit Compliance	Staff monitoring of post-approval and ongoing/operational conditions of approval	\$90.00	\$1,800.00	\$1,890.00
Phasing Plan	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$500.00	\$590.00
Planned Development Permit	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$6,000.00	\$6,090.00
Pre-Application Review				
Planning Only	Staff review of development applications requiring appt. with Planner	\$400.00	\$0	\$400.00
Multiple Depts.	Staff review requiring multiple departments	\$90.00	\$1,400.00	\$1,490.00
Public Hearing Notification	Prepare hearing notice, advertising, posting, mailing, etc. for notice of availability of environmental docs & public hearings, etc.	\$90.00	\$90.00	\$180.00
Reversion to Acreage	Reversion to acreage (from condominium for example)	\$90.00	\$3,000.00	\$3,090.00
Signs				
Sign Plan/Modification	Development of staff recommendation and preparation of supporting documentation required for processing request	\$90.00	\$1,000.00 \$600.00	\$4,090.00 \$690.00
<u>Sign Plan/Minor Revision</u>		<u>\$250.00</u>	<u>\$0</u>	<u>\$250.00</u>
Comprehensive Sign Program	Processing of comprehensive sign programs, including review of plans, and on-site inspection	\$90.00	\$1,500.00 \$1,200.00	\$1,590.00 \$1,290.00
Landmark Signs including Arcade Signs	Processing of special sign permits and	\$90.00 \$180	\$800.00 \$800.00	\$890.000 \$180

Comment [AY1]: It is proposed that this fee should be removed

and Pennants

development of staff recommendation

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
Signs				
Sign Permit, Banner or Temporary	Banner signs and special event signs, and other temporary signs, complying with sign program	\$90.00 <u>\$180</u>	\$0	\$90.00 <u>\$180</u>
Sign Permit	Processing of sign permits, including review of plans, on-site inspection and collection of fees	\$120.00 <u>\$180</u>	\$0	\$420.00 <u>\$180</u>
Specific Plan Amendment	Development of staff recommendation and preparation of supporting documentation required for processing	\$250.00	\$6,000.00	\$6,250.00
Sphere of Influence Revision	Development of staff recommendation and preparation of supporting documentation required for revising Sphere of Influence	\$250.00	\$10,000.00	\$10,250.00
Street Tree Plan Review/Inspection	Development of staff recommendation and preparation of supporting documentation required for processing	\$90.00	\$400.00	\$490.00
Street Vacation	Development of staff recommendation and preparation of supporting documentation required for processing	\$350.00 <u>\$250</u>	\$6,000.00 <u>3,000</u>	\$6,350.00 <u>\$3,250</u>
Subdivision				
Subdivision: Final Parcel Map Filing	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$3,000.00	\$3,090.00
Subdivision: Final Tract Map	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$4,800.00	\$4,890.00
Subdivision: Improvement Plan	Development of staff recommendation and preparation of supporting documentation required for processing	\$350.00	\$10,000.00	\$10,350.00
Subdivision Inspections	Preparation of documentation in support of on-site inspection of subdivision	\$350.00	\$6,000.00	\$6,350.00
Subdivision: Tentative Parcel Map Review	Development of staff recommendation and preparation of supporting documentation required for processing	\$350.00	\$6,000.00	\$6,350.00
Subdivision: Tentative Tract Map Review	Develop staff recom., prepare supporting documentation required for processing	\$350.00	\$10,000.00	\$10,350.00
Subdivision: Final Parcel Map Filing	Development of staff recommendation and preparation of supporting documentation	\$90.00	\$3,000.00	\$3,090.00
Temporary Use Permit	Review application, parking circulation plan	\$240.00	\$0	\$240.00
Time Extension	Development of staff recommendation and preparation of supporting documentation required for processing request for a time extension of a development proposal or other land use project	\$90.00	\$800.00 <u>\$600</u>	\$890.00 <u>\$690</u>

Service	Description	Core Fee ¹	Deposit ²	Total Fee ³
Tree Permit				
Tree Permit (Remove) & construction within dripline - Director Level	Processing of tree permit, including review of plans, on-site inspection	\$290.00	\$0	\$290.00
Tree Permit – Planning Commission		\$90	\$1,200.00	\$1,290.00
Tree Permit Removal	Dead or hazardous tree removal	N/A	N/A	N/A
Tree Permit (Prune)	Processing of tree permit, including review of plans, on-site inspection and collection of fees	\$145.00	\$0	\$145.00
Vacant Building Monitoring	Annual vacant building monitoring	\$90.00	\$200.00	\$290.00
Variance	Development of staff recommendation and preparation of supporting documentation required for processing	\$90.00	\$2,800.00 \$1,800	\$2,890.00 \$1,890
Waiver/Modification/Minor Variance (parking, paving, etc.)	Development of staff recommendation and preparation of supporting documentation required for processing request for waiver and/or modifications to current regulations	\$90.00	\$1,200.00 \$800	\$1,290.00 \$890
Zone Change				
Zone Change Map Amendment (incl. pre-annex zoning)	Development of staff recommendation and preparation of supporting documentation required for processing	\$250.00	\$6,000.00 \$4,200	\$6,250.00 \$4,650
Zone Change Text of Ordinance	Development of staff recommendation and preparation of supporting documentation required for processing	\$250.00	\$4,800.00 \$3,600	\$5,050.00 \$3,850
Zoning Clearance				
(minor)	Planning Division to review plans for zoning code compliance - (e.g. smaller building permits)	\$90.00	\$0	\$90.00
(major)	Planning Division to review plans for zoning code compliance (e.g. discretionary projects approved by PC)	\$90.00	\$800.00	\$890.00
Zoning Letter	Preparation of supporting documentation required for issuing a zoning letter	\$200.00	\$0	\$200.00
¹ Core Fee is non-refundable.				
² Deposit amount is established administratively; staff time billed at hourly rates; unused portion refunded.				
³ Total Fee = Core Fee + Deposit; Deposit amount may be increased as needed.				