

Fees Based on Master Fee Schedule

Planning Fees

Effective July 1, 2021

| PLANNING APPLICATION TYPE                                    | BASE FEE                                            | GENERAL PLAN SURCHARGE | TOTAL FEE          |
|--------------------------------------------------------------|-----------------------------------------------------|------------------------|--------------------|
| <b>Annexation/Prezone</b>                                    | \$8,701.77                                          | \$3,045.62             | <b>\$11,747.39</b> |
| <b>Article 24 Determination</b>                              | \$2,413.66                                          | \$844.78               | <b>\$3,258.44</b>  |
| <b>Environmental Review</b>                                  |                                                     |                        |                    |
| Additional Studies for CEQA Exemption                        | Time and Materials<br>plus a 15% administrative fee |                        |                    |
| Preparation or Amendment of Environmental Document           |                                                     |                        |                    |
| <b>General Plan</b>                                          |                                                     |                        |                    |
| General Plan Amend: Land Use Diagram                         | \$3,635.18                                          | \$1,272.31             | <b>\$4,907.49</b>  |
| General Plan Amend: Text                                     | \$4,512.50                                          | \$1,579.38             | <b>\$6,091.88</b>  |
| Specific Area Plan/Amendment                                 | \$4,829.42                                          | \$1,690.30             | <b>\$6,519.72</b>  |
| General Plan Update Application Surcharge                    | \$0.35 per \$1 of Planning Application fee          |                        |                    |
| <b>Planned Development &amp; Residential Master Plan</b>     |                                                     |                        |                    |
| Preliminary Plan Review                                      | \$5,329.99                                          | \$1,865.50             | <b>\$7,195.49</b>  |
| Final Map & Rezone - Time and Materials <i>(Initial Fee)</i> | \$2,305.55                                          | \$806.94               | <b>\$3,112.49</b>  |
| Minor Modification                                           | \$2,913.18                                          | \$1,019.61             | <b>\$3,932.79</b>  |
| <b>Design Review</b>                                         |                                                     |                        |                    |
| Design Review - Major -Planning Commission                   | \$5,380.37                                          | \$1,883.13             | <b>\$7,263.50</b>  |
| Design Review - Minor - Staff Level                          | \$2,089.39                                          | \$731.29               | <b>\$2,820.68</b>  |
| Design Review - Same Agenda                                  | \$1,660.18                                          | \$581.06               | <b>\$2,241.24</b>  |
| Design Review - Revision                                     | \$1,784.01                                          | \$624.40               | <b>\$2,408.41</b>  |
| <b>Subdivision</b>                                           |                                                     |                        |                    |
| Tentative Subdivision Major (5 or more lots)                 | \$5,163.14                                          | \$1,807.10             | <b>\$6,970.24</b>  |
| Tentative Subdivision Minor (4 or less lots, AKA Parcel Map) | \$4,325.70                                          | \$1,514.00             | <b>\$5,839.70</b>  |
| Subdivision Amendment                                        | \$3,595.31                                          | \$1,258.36             | <b>\$4,853.67</b>  |
| <b>Lot Line Adjustment</b>                                   |                                                     |                        |                    |
| Lot Line Adjustment                                          | \$1,817.59                                          | \$636.16               | <b>\$2,453.75</b>  |
| Lot Merger                                                   | \$1,817.59                                          | \$636.16               | <b>\$2,453.75</b>  |
| <b>Appeals</b>                                               |                                                     |                        |                    |
| Appeal of Notice of Violation                                | \$538.35                                            | \$188.42               | <b>\$726.77</b>    |
| Appeal of Planning Commission Decision to Council            | \$1,126.03                                          | \$394.11               | <b>\$1,520.14</b>  |
| Appeal of Zoning Administrative Decision to Commission       | \$1,126.03                                          | \$394.11               | <b>\$1,520.14</b>  |
| <b>Conditional Use Permits</b>                               |                                                     |                        |                    |
| Use Permit - Major - Planning Commission                     | \$2,627.74                                          | \$919.71               | <b>\$3,547.45</b>  |
| Use Permit Revision - Major - Planning Commission            | \$1,308.62                                          | \$458.02               | <b>\$1,766.64</b>  |
| Use Permit -Minor - Staff Level                              | \$1,989.70                                          | \$696.40               | <b>\$2,686.10</b>  |
| Use Permit Revision - Minor -Staff Level                     | \$847.93                                            | \$296.78               | <b>\$1,144.71</b>  |
| Use Permit - Fences Time and Materials <i>(Initial Fee)</i>  | \$443.38                                            | \$155.18               | <b>\$598.56</b>    |
| Use Permit - Large Family Daycare                            | \$862.62                                            | \$301.92               | <b>\$1,164.54</b>  |
| Use Permit - Master Conditional Use Permit                   | \$4,911.28                                          | \$1,718.95             | <b>\$6,630.23</b>  |
| <b>Variances</b>                                             |                                                     |                        |                    |
| Variances - Major - Planning Commission                      | \$2,226.86                                          | \$779.40               | <b>\$3,006.26</b>  |
| Variances - Minor - Staff                                    | \$1,818.64                                          | \$636.52               | <b>\$2,455.16</b>  |

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|-----------------------------------------------------------------------------|----------------------------------|------------------------|--------------------|
| <b>Zoning Amendments</b>                                                    |                                  |                        |                    |
| Rezone- Zoning Map Amendment                                                | \$4,089.58                       | \$1,431.35             | <b>\$5,520.93</b>  |
| Land Use Code Text Amendment - per hour                                     | \$228.77                         | \$80.07                | <b>\$308.84</b>    |
| <b>Other</b>                                                                |                                  |                        |                    |
| Alcohol License - Determination of Public Convenience or Necessity          | \$222.48                         | \$77.87                | <b>\$300.35</b>    |
| Certificate of Compliance                                                   | \$2,003.36                       | \$701.18               | <b>\$2,704.54</b>  |
| Determination of Legal Non-Conformity                                       | \$919.29                         | \$321.75               | <b>\$1,241.04</b>  |
| Extension of Time (Per Application)                                         | \$572.98                         | \$200.54               | <b>\$773.52</b>    |
| Growth Management Allocation Permit                                         | \$667.45                         | \$233.61               | <b>\$901.06</b>    |
| Heritage Tree Removal                                                       | \$912.99                         | \$319.55               | <b>\$1,232.54</b>  |
| Historic Demolition Permit                                                  | \$3,700.25                       | \$1,295.09             | <b>\$4,995.34</b>  |
| Landscape Plan Review ( <i>Fee assessed during building permit review</i> ) | <i>Staff time at hourly rate</i> |                        |                    |
| Planning Commission Workshop                                                | \$2,515.45                       | \$880.41               | <b>\$3,395.86</b>  |
| Pre-Application Conference                                                  | \$383.04                         | \$134.06               | <b>\$517.10</b>    |
| Sign Permit                                                                 | \$222.48                         | \$77.87                | <b>\$300.35</b>    |
| Zoning Affidavit                                                            | \$211.98                         | \$74.19                | <b>\$286.17</b>    |
| Parking In-Lieu Fee - New construction                                      | \$16,328.25                      | N/A                    | <b>\$16,328.25</b> |
| Parking In-Lieu Fee - Change of Use                                         | \$6,753.41                       | N/A                    | <b>\$6,753.41</b>  |

**Cost Recovery for Professional Consulting Services, Including City Attorney Services**

For any activity requiring professional consulting services, including City Attorney services, the applicant shall reimburse the City for actual costs incurred to employ professional consulting services. The Department Director shall determine the appropriate deposit to be submitted by the applicant for recovery of professional consulting services.

**Initial Fee**

Applications identified by “Initial Fee” means that applicants will be billed for the full cost of processing the application based on staff time and materials over and above the amount of the initial fee. The initial fee covers one round of review, noticing and a public hearing. Projects which require multiple rounds of review or additional hearings will be billed for the additional time and materials based on the Planning & Building Hourly rate plus the General Plan Surcharge (see below).

**Development Review Services**

For services requested of City staff for which no fee is listed in this Master Fee Schedule, the Planning Director shall determine the appropriate fee, based on the following hourly rates for staff time involved in the service or activity:

**Planning and Building Department hourly fee:**

| Base Fee | GP      | Total Fee |
|----------|---------|-----------|
| \$177.35 | \$62.07 | \$239.42  |

**GP Surcharge Rate:**

|         |
|---------|
| GP Rate |
| 0.35    |