

FEES EFFECTIVE JULY 1, 2015

B. PLANNING

1. Pre-Application Meeting¹

No Charge

2. Code Assistance Meeting¹

No Charge

3. Annexation Proceedings

Costs shall also include, but not be limited to, current annexation filing fees established by the Board of Equalization in manner provided by the State Government Code Section 54902.5.

\$15,000 Time & Material;
Initial Deposit²

4. LAFCO Utility Service Agreement

(Preparation and processing of documents in connection with utility service to property outside of the City limits)

\$5,000 Time & Material;
Initial Deposit²

5. Environmental/Technical Analysis (Contract) Consultant

\$5,000 Time & Material;
Initial Deposit²

6. General Plan Amendment¹

\$12,000 Time & Material;
Initial Deposit²

7. Text Change to Zoning Ordinance¹

\$12,000 Time & Material;
Initial Deposit²

8. Rezoning and Prezoning (Including New or Major Modification to a Planned Development)¹

\$12,000 Time & Material;
Initial Deposit²

9. Rezoning (Planned Development Precise Plan or Preliminary Plan Minor Modification)

\$6,000 Time & Material;
Initial Deposit²

¹ It is recommended that major projects be reviewed at a Pre-Application Meeting prior to submittal of a Development Review Application. A Code Assistance Meeting is also recommended involving project design professionals to address technical code questions.

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10. Conditional Use Permit¹	\$6,000	Time & Material; Initial Deposit ²
11. Administrative Use Permit¹		
a. Chickens	\$500	Per Application
b. Food Vendors	\$700	Per Application
c. Unattended Collection Boxes	\$1,300	Per Box
d. Processed Administratively	\$2,000	Time & Material; Initial Deposit ²
e. Involving Public Hearing	\$6,000	Time & Material; Initial Deposit ²
12. Site Plan Review¹		
a. Processed Administratively	\$2,000	Time & Material; Initial Deposit ²
b. Involving Public Hearing	\$6,000	Time & Material; Initial Deposit ²
13. Variance/Warrants - Processed Administratively	\$2,000	Time & Material; Initial Deposit ²
14. Variance/Warrants & Exceptions – Involving Public Hearing	\$6,000	Time & Material; Initial Deposit ²
15. Modification of Approved Development Plan – Processed Administratively	\$2,000	Time & Material; Initial Deposit ²
16. Modification of Approved Development Plan – Involving Public Hearing	\$6,000	Time & Material; Initial Deposit ²
17. Extension of Approved Development Plan/ Applications	\$1,000	Time & Material; Initial Deposit ²

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18. Designation of Historical or Architectural Significance¹	\$6,000	Time & Material; Initial Deposit ²
19. Development Agreement		
a. Review of application, negotiation of agreements, processing through Planning Commission and City Council	\$12,000	Time & Material; Initial Deposit ²
b. Amendment Processing	\$6,000	Time & Material; Initial Deposit ²
c. Annual Review	\$1,000	Time & Material; Initial Deposit ²
20. Written Verification of Zoning Designation or Similar Request	\$500	Per Application
21. Research	\$216 plus \$41	per hour after first 15 minutes
22. Zoning Conformance Permit	\$210	Per Application
23. Sign Permits		
a. Sign Permit (one business)	\$300	
b. Sign Permit (each additional business – same application)	\$250	
c. Temporary Sign Permit (Banners, Flags, Streamers, Pennants, Bunting, Searchlights, Inflatable Signs, Human Signs)**	\$100 fee + \$200	Deposit*
d. Portable/A-Frame Signs	\$50 Revocable	Encroachment Permit
e. Mural Art Signs	\$50 Registration	Fee
*Deposit to be refunded upon removal of temporary signage		
**Revocable Encroachment Permit also applies to Human Signs in public right-of-way		

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24. Sign Program	\$1,500	
25. Appeal Fee for Applicant	\$6,000	Time & Material; Initial Deposit ²
26. Appeal Fee Other Than Applicant	\$250	
27. Tentative Tract or Tentative Parcel Map		
a. Processed Administratively	\$4,000	Time & Material; Initial Deposit ²
b. Involving Public Hearing	\$6,000	Time & Material; Initial Deposit ²
28. Final Parcel Map	\$2,000	Time & Material; Initial Deposit ²
29. Final Tract Map	\$6,000	Time & Material; Initial Deposit ²
30. Lot Line Adjustment	\$4,000	Time & Material; Initial Deposit ²
31. Certificate of Merger or Certificate of Compliance	\$4,000	Time & Material; Initial Deposit ²
32. Grading Permit Application	\$4,000	Time & Material; Initial Deposit ²
33. Security Gate Application	\$2,000	
34. Encroachment Permit – Street Events	\$1,500	
The City Manager may reduce or waive this fee for certain events. (See <i>Fee Reduction, Waiver, and Sponsorship for Special Events Policy</i>)		

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35. Encroachment Permit Application – Major Work	\$4,000	Time & Material; Initial Deposit ²
36. Encroachment Permit Application – Minor Work	\$2,000	Time & Material; Initial Deposit ²
37. Food Sharing Event	No charge	
38. Tree Preservation:		
a. Annual Pruning Certification	\$126	
b. Tree removal/pruning	\$211	
39. Mobilehome Park Closure/Change of Use	\$12,000	Time & Material; Initial Deposit ²
40. Review of Building Permit Applications		
a. Commercial/Industrial Tenant Improvements or Additions	\$416.00	
b. Addition - Single-Family Dwelling	\$274.00	
c. Addition - Multi-Family Dwelling	\$568.00	
d. New Accessory Structure	\$186.00	
e. New Single Family Dwelling	\$499.00	
f. New Single-Family Dwelling - Hillside	\$721.00	
g. New Industrial Building	\$686.00	
h. New Commercial Building	\$742.00	
i. Over-the-Counter Approvals	\$149.00	
41. Inspections - Planning and Landscape		
a. Single-Family Residential - Subdivision	\$212	
b. Multi-Family Residential Development	\$319	
c. Single-Family Residential - Hillside	\$255	
d. Re-Inspection	\$212	
e. Miscellaneous	\$79	
42. General Plan Update Fee		12% of Building Permit Fee

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