

PLANNING FEES (effective July 1, 2025)		
Description:	Fee:	Notes:
Administrative Time Extension	449	Plus publishing costs***
Affordable Housing Project		
Affordable Housing Project Review	3,583	
Affordable Housing Agreement Preparation	6,672	
Annexation	21,510	Plus publishing costs*** Plus attorney fees, Actual cost for other related fees will be collected by the City for outside agencies
Appeals		
Appeal, Planning Commission	1,019	Plus publishing costs*** Plus attorney fees
Appeal, All others	1,254	Plus publishing costs*** Plus attorney fees
Architectural and Site Review - Commercial, Wireless & Miscellaneous		
New Construction (up to 5,000 sq. ft.)	11,357	
New Construction (each additional 5,000 sq. ft. or fraction thereof)	1,015	
Remodel/Additions	2,901	Additions up to 10% of existing SF
Architectural and Site Review - Residential		
New Construction, 4 or more homes (base fee)	9,087	
New Construction, 4 or more homes (add for each flat land tract plan)	649	
New Construction, 4 or more homes (add for each hillside tract plan)	1,319	
Hillside (single custom home), Duplex or Triplex	4,965	
Remodel/Additions	1,285	
Architectural and Site Review - Industrial		
New Construction (up to 10,000 sq. ft.)	8,388	
New Construction (each additional 10,000 sq. ft. or fraction thereof)	661	
Remodel/Additions	2,511	Additions up to 10% of existing SF
Conditional Use Permit (standard)	6,059	Plus publishing costs*** Plus actual attorney fees
Development Agreement	20,907	Minimum (Division Hourly rate invoiced against initial deposit, plus \$10,000 deposit for attorney fees), plus publishing costs***
Environmental		
Categorical Exemption	588	
Initial Study/ND/MND, non-complex project (Staff Review)	\$13,272 (minimum)	Plus Division hourly rate if fee exceeded, plus Mitigation Monitoring cost, plus attorney fees, plus publishing cost***
Initial Study/ND/MND, Complex project (Staff Review)	\$13,785 (minimum)	Plus Division hourly rate if fee exceeded, plus Mitigation Monitoring cost, plus attorney fees, plus publishing cost***
Environmental Impact Report (Staff Review)	\$26,011 (minimum)	Plus Division hourly rate if fee exceeded, plus Mitigation Monitoring cost, plus attorney fees, plus publishing cost***
EIR/MND/Initial Study (Consultant Contract)	Pass thru	Consultant cost plus 15% contract administration plus 15% staff review plus 10% contingency plus Mitigation Monitoring cost plus attorney fees plus publishing cost***
General Plan Amendment		
General Plan <i>Map</i> Amendment (up to 10 acres)	17,096 (minimum)	Plus Division hourly rate plus attorney fees and publishing cost***
General Plan <i>Map</i> Amendment (each additional 10 acres or fraction thereof)	164	
General Plan <i>Text</i> Amendment	20,541 (minimum)	Plus Division hourly rate plus attorney fees and publishing cost***
Habitat Conservation Permit Processing (Staff Review)	1,505	Plus Division hourly rate
Habitat Conservation Permit Processing (Consultant)	3,465	Consultant fees plus 15% contract administration + 15% staff review
Historic Resource		
Historic Resource Review (Admin Review)	3,217	
Historic Demolition / Significant Alteration review (Commission)	6,260	Plus consultant fees and 15% contract administration fee plus attorney fees plus publishing costs***
Mills Act Request	2,314	Attorney fees and publishing cost***
Minor Deviation Variance Review	2,687	Attorney fees and publishing cost***

Minor Modification	350 (minimum)	
Mobile Home Rent Review	5,514	Plus arbitrator's fee
Murray Las Animas Overlay Fee	1,558	
Planned Unit Development	17,753	Plus A&S fee, plus attorney fees, plus publishing fees***
Pre-Application DRG Review	3,819	
Reasonable Accommodation	1,227	
Signs		
Sign Permit (first sign)	321	
Sign Permit (each additional sign)	139	
Sign Program, New (e.g., for new/remodeled shopping centers)	2,437	
Sign Program Permit, Existing	556	
Temporary Use Permit (standard)	2,272	Planning Division hourly rate plus attorney fees
Temporary Use Permit (Minor e.g. flower vendors, model homes, trailers)	1,683	
Tentative Parcel Map (up to 4 lots)	11,234	Plus attorney fees, plus publishing costs***
Tentative Tract Map (5 or more lots)		
Tentative Tract Map (5 - 12 lots)	20,857	Plus attorney fees, plus publishing costs***
Tentative Tract Map (each lot over 12 lots, flat lot)	331	
Tentative Tract Map (each lot over 12 lots, Hillside lot)	961	
Tentative Tract Map Extension	841	Plus attorney fees, plus publishing costs***
Tree Removal Permit	329	
Urban Service Area Amendment		
Urban Service Area Amendment (up to 10 acres)	31,980	Plus publishing cost and attorney fees. LAFCO fees and additional deposit to be provided after city action***
Urban Service Area Amendment (each additional 10 acres or fraction thereof)	464	
Variance Request	5,992	Plus publishing costs***Plus actual attorney fees
Zoning Amendment		
Zoning <i>Map</i> Amendment (up to 10 acres)	13,022	Plus publishing costs***Plus actual attorney fees
Zoning <i>Map</i> Amendment (each additional 10 acres or fraction thereof)	165	
Zoning Ordinance <i>Text</i> Amendment	15,797	Plus publishing costs***Plus actual attorney fees
Zoning Clearance (Wireless Facilities)	350 (minimum)	
Zoning Verification	438	
OTHER REVIEW AND SERVICE FEES		
Public Noticing Fee***	1,237	\$738 for dispatch publishing and \$499 for notice preparation and mailing
General Plan / Zoning Ordinance Update Fee	20%	
Technology Fee	5%	
Continuance Request by Applicant	Division Hourly Rate	Hourly rate, minimum \$370 plus publishing cost***
Miscellaneous	Division Hourly Rate	
Planning Inspections	Division Hourly Rate	Half hour minimum
Planning Plan Check	Division Hourly Rate	Half hour minimum
Research	Hourly Rate + Direct Cost	Minimum 2 hour
Security Deposit Application Fee	295	

Additional fees may be assessed, as determined by the Community Development Director, based upon complications due to environmental review, three or more re-submittals, applicant-initiated project revisions, continued public hearings, additional publishing costs and applicant delays, etc.

***For those projects involving multiple applications, the publishing costs will be reduced to a single charge when it is determined, and reasonably possible, that the public-hearing applications can be processed together. For any user fee service request that is outside the scope, or for services for which there is no fee currently set, the City can charge up to the full cost of the FBHR for personnel involved.