

**PLANNING FEES (effective 08-01-2022)**

Description	Planning Fee	Notes
<b>General Plan / Zoning Ordinance Update Fee</b>	20% of planning fees	percent of Planning Application fee
<b>Technology Fee</b>	5% of planning fees	percent of Planning Applications and Building Permits
<b>Public Noticing Fee</b>	\$1,128.32	
<b>Administrative Time Extension</b>	\$410.06	plus publishing costs***
<b>Affordable Housing Project</b>		
Affordable Housing Project Review	\$3,271.03	plus attorney fees
Affordable Housing Agreement	\$6,089.2 (unit/Deposit)	plus attorney fees
<b>Annexation</b>	\$19,632.13	Plus actual attorney fees. Note: Actual cost for other related fees will be collected by the City for outside agencies.
<b>Appeals</b>		
Appeal, Planning Commission	\$930.00	Plus publishing costs***Plus actual attorney fees
Appeal, All others	\$1,145.00	Plus publishing costs***Plus actual attorney fees
<b>Architectural and Site Review- Commercial, Wireless &amp; Miscellaneous</b>		
New Construction (up to 5,000 sq.ft.)	\$10,365.88	
New Construction (each additional 5,000 sq.ft.)	\$925.92	
Remodel/Additions	\$2,647.74	Additions up to 10% of existing SF
<b>Architectural and Site Review- Industrial</b>		
New Construction (up to 10,000 sq.ft.)	\$7,655.15	
New Construction (each additional 10,000 sq.ft.)	\$604.08	
Remodel/Additions	\$2,292.14	Additions up to 10% of existing SF
<b>Architectural and Site Review- Residential</b>		
New Construction, 4 or more homes (base fee)	\$8,294.00	
New Construction, 4 or more homes (add for each flat land tract plan)	\$592.00	
New Construction, 4 or more homes (add for each hillside tract plan)	\$1,203.00	
Hillside (single custom home), Duplex or Triplex	\$4,532.00	
Remodel/Additions	\$1,172.46	
<b>Conditional Use Permit</b>		
Conditional Use Permit	\$5,530.00	Plus publishing costs***Plus actual attorney fees
Minor Conditional Use Permit (e.g., wine bar, farmers market)	\$1,159.68	
<b>Development Agreement</b>	\$19,081.1 (Deposit)	Minimum (Hourly rate invoiced against initial deposit, plus \$10,000 deposit for attorney fees)
<b>Environmental</b>		
Categorical Exemption	\$536.00	
Initial Study/ND/MND, (Staff Review)	\$12,113.17 (minimum)	15% of contract cost (admin) + Mitigation Monitoring cost + publishing cost*** + 15% staff review + 10% contingency
Initial Study/ND/MND, <i>Complex project</i> (Staff Review)	\$12,581.51	15% of contract cost (admin) + Mitigation Monitoring cost + publishing cost***
Environmental Impact Report (staff review)	\$23,739.79 (minimum)	15% of contract cost (admin) + Mitigation Monitoring cost + publishing cost*** + 15% staff review + 10% contingency
EIR/MND/Initial Study (Consultant Contract)		Actual contract cost plus 15% of contract cost + 15% staff review + 10% contingency
<b>General Plan Amendment</b>		
General Plan <i>Map</i> Amendment (up to 10 acres)	\$15,603.93 (min + hourly)	plus attorney fees and publishing cost***
General Plan <i>Map</i> Amendment (each additional 10 acres)	\$150.00	
General Plan <i>Text</i> Amendment	\$18,747.74 (min + hourly)	plus attorney fees and publishing cost***
<b>Habitat Conservation Permit</b>		
Standard review and processing	\$1373.34 (Deposit)	Division hourly rate invoiced against initial deposit plus consultant cost and 15% admin fee
<i>Complex</i> project review and processing	\$3,162.00	plus consultant fees
<b>Historic Resource</b>		
Designated Historic Resource review permit (Admin)	\$2,935.88	
Designated Historic Resource review permit (Commission)	\$2,967.00	plus consultant fees and 15% admin fee
Historic Demolition / Significant Alteration (Commission)	\$5,712.91	plus consultant fees and 15% admin fee

<b>Mills Act Request</b>	\$2,112.49	Plus actual attorney fees
<b>Minor Deviation Variance Review</b>	\$2,451.84	
<b>Minor Modification</b>	\$320 (Deposit)	
<b>Miscellaneous</b>	division hourly rate	
<b>Mobile Home Rent Review</b>	\$5,032.26	plus arbitrator's fee
<b>Murray Las Animas Overlay Fee</b>	\$1,422.00	
<b>Planned Unit Development</b>	\$16,203.00	plus A&S fee, plus attorney fees + publishing fees
<b>Pre Application DRG Review</b>	\$3,485.52	
<b>Reasonable Accommodation</b>	\$1,120.00	
<b>Sign Permits</b>		
Sign Permit (first sign)	\$293.00	
Sign Permit (each additional sign)	\$126.93	
New Sign Program (e.g., for new/remodeled shopping centers)	\$2,224.20	
Existing Sign Program Permit	\$507.70	
<b>Temporary Use Permit</b>		
Temporary Use Permit (standard)	\$2,074 (minimum)	Planning Division hourly rate plus attorney fees
<i>Minor</i> Temp Use Permit (e.g. mobile vendors, model homes, trailers)	\$1,536.17	
<b>Tentative Parcel Map (up to 4 lots)</b>	\$10,253.00	Plus publishing costs***Plus actual attorney fees
<b>Tentative Tract Map (5 or more lots)</b>		
Tentative Tract Map (5- 12 lots)	\$19,036.49	Plus publishing costs***Plus actual attorney fees
Tentative Tract Map (each lot over 12 lots, flat lot)	\$302.00	
Tentative Tract Map (each lot over 12 lots, Hillside lot)	\$877.00	
Tentative Tract Map Extension	\$768.00	Plus publishing costs***Plus actual attorney fees
<b>Tree Removal Permit</b>	\$300.00	
<b>Urban Service Area Amendment</b>		
Urban Service Area Amendment (up to 10 acres)	\$29,188.00	plus publishing cost and attorney fees. LAFCO fees and additional deposit to be provided after city action***
Urban Service Area Amendment (each additoinal 10 acres)	\$423.00	
<b>Variance Request</b>	\$5,469.66	Plus publishing costs***Plus actual attorney fees
<b>Zoning Amendment</b>		
Zoning <i>Map</i> Amendment (up to 10 acres)	\$11,884.56	plus publishing costs***Plus actual attorney fees
Zoning <i>Map</i> Amendment (each additional 10 acres)	\$150.27	
Zoning Ordinance <i>Text</i> Amendment	\$14,417.42	Plus publishing costs***Plus actual attorney fees
<b>Zoning Clearance</b> (e.g., Wireless Facilities)	\$320 (Deposit)	plus RF Report Preparation Cost
<b>Zoning Verification</b>	\$400.42	
<b>Other Review and Service Fees</b>		
Continuation Request by Applicant	Hourly Rate	hourly rate, minimum \$370 plus publishing cost***
Planning Inspections	Divisional hourly rate	\$69.00 minimum
Planning Plan Check	Divisional hourly rate	\$69.00 minimum
Research	Hourly Rate + Direct Cost	minimum 2 hour
Security Deposit Application Fee	\$270 (Deposit)	

**NOTES:**  
\* Additional fees may be assessed by Community Development Director, based upon complications due to environmental review, three or more submittals, applicant initiated project revisions, continued public hearings, etc.  
For projects involving multiple public hearing applications, the publication costs will be reduced to a single charge when it is determined, and reasonably possible, that the public hearing applications can be processed together.  
\*City Attorney costs will be passed on directly to applicant as needed  
\* 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 Fully Burdened Hourly Rate for personnel involved