

**PLANNING DIVISION FEE SCHEDULE**  
**EFFECTIVE JULY 1, 2025 THROUGH JUNE 30, 2026**

<b>Application Type</b>	<b>Total Fee</b>
<b>AGRICULTURAL MITIGATION</b>	
<b>IN-LIEU FEE</b>	\$ 14,960.00
<b>ANNEXATION</b>	
City Processing	Actual Cost
LAFCO Processing	\$ 102,168.00
Plus additional fees collected by other agencies, LAFCO fee \$1,154 + SBE Fees	LAFCO fee \$1,154 + SBE Fees
<b>APPEALS</b>	
Commission/Board Decisions (Applicant appeal)	\$ 20,796.00
Commission/Board Decisions (Public appeal)	\$ 720.00
Staff Decisions (Applicant appeal)	\$ 19,464.00
Staff Decisions (Public appeal)	\$ 720.00
<b>APPROVAL AMENDMENT</b>	
Major - Non Administrative	\$ 35,684.40
Minor- Administrative	\$ 16,438.80
<b>CC&amp;RS</b>	\$ 3,189.60
Plus City Attorney Fees Note: Use City Attorney Account to deposit their portion of CC&R Fees *Plus any fully burdened hourly rate	Actual Cost
Other Agreements/Documents Review	\$ 1,857.60
Plus City Attorney Fees Note: Use City Attorney Account to deposit their portion of document review Fees	Actual Cost
<b>CONTRACT PLANNING SERVICES</b>	Actual Cost
<b>CULTURAL RESOURCES</b>	
Alteration (Major) (\$10,000 + valuation) Plus additional fees if Planning Commission hearing is required	\$ 16,254.00
Alteration (Minor) (under \$10,000 valuation) Plus additional fees if Planning Commission hearing is required	\$ 1,393.20
Demolition or Relocation (formerly Alteration)	\$ 17,586.00
Designation Review	\$ 14,860.80
<b>DESIGN PERMIT</b>	
Landscape Plan Review Only	\$ 4,644.00
Non Residential Design Permit (Major) (Non Administrative)	\$ 60,675.60
Non Residential Design Permit (Minor) (Administrative)	\$ 31,228.80
Plan Detail Review (misc site details:lighting, trash enclosure, etc.)	\$ 4,644.00

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<b>Application Type</b>	<b>Total Fee</b>
Residential Design Permit (6 units or less)	\$ 30,192.00
Residential Design Permit (7-15 units)	\$ 33,866.40
Residential Design Permit (16 - 50 units)	\$ 63,492.00
Projects w/vertical subdivision-Each additional 10 units.	\$ 24,145.20
Single-lot/condo projects-Each additional 10 units	\$ 7,993.20
Site Plan Only (no new square footage)	\$ 16,029.60
<b>DESIGN REVIEW</b>	
<b>(PRELIMINARY PLAN REVIEW)</b>	
Conceptual Plan Review (staff only)	\$ 17,684.40
Non Residential (Major) (Includes 1 Planning Commission hearing)	\$ 28,575.60
Non Residential (Minor) (Administrative)	\$ 20,277.60
Residential SB330 Preliminary Application Review (limited review)	\$ 1,393.20
Residential <b>SB330</b> Preliminary Application Review (full review)	\$ 31,999.20
Residential (6 units or less) Preliminary Plan Review to PC	\$ 21,379.20
Residential (7+ units) Preliminary Plan Review to PC	\$ 30,121.20
Projects w/vertical subdivision-Each additional 10 units.	\$ 15,403.20
Single-lot/condo projects-Each additional 10 units	\$ 5,247.60
<b>DEVELOPMENT AGREEMENTS</b>	
Non Residential Development Agreement	\$ 27,864.00
Residential Development Agreement	\$ 27,864.00

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<b>Application Type</b>	<b>Total Fee</b>
<b>ENVIRONMENTAL REVIEW (CEQA)</b>	
Environmental Impact Report	19% plus actual cost of study and required State & County fees
Expanded Initial Study	22% plus actual cost of study and required State & County fees
Expanded Initial Study (Internal Prep)	\$ 79,632.00
Historic Assessments - Historical Consultant Deposit	Actual Cost
Historic Assessments - Staff level	\$ 19,300.80
Initial Environmental Assessment (Plus outside agency fees)	\$3,836.00 plus County and Fish and Game Fees
Mitigation Monitoring and Reporting Program (Long term Mitigation-Annual Monitoring)	\$ 2,322.00
<b>EXTENSION OF TIME FOR APPROVALS</b>	
Administrative	\$ 7,894.80
Non Administrative	\$ 14,860.80
<b>GENERAL PLAN AMENDMENT</b>	
Land Use Diagram/Map Amendment	\$ 59,280.00
Text Amendment	\$ 40,704.00
<b>HABITAT PLAN FEES (SC VALLEY HABITAT PLAN)</b>	
	As determined by Fee Calculator Worksheet
Habitat Plan Related Reviews	\$ 928.80
<b>HOUSING IN-LIEU FEE</b>	
<b>MINOR EXCEPTION</b>	\$ 7,652.40
<b>OPEN SPACE IN-LIEU FEE</b> (Per 20 Dwellings) Single (3pt) = \$3,839.03 Double (6pt) = \$7,678.04	\$ 76,780.47
<b>OUT OF AGENCY CONTRACT FOR SERVICES</b>	
City Staff	\$ 31,579.20
Plus additional fees collected by other agencies	Plus additional fees collected by other agencies
<b>PLANNING CONSULTATION</b>	
	Fully burdened hourly rate @ \$387 per hour
<b>REFUNDABLE DEPOSITS</b>	
	Determined by Planning Director - billed at hourly rate
<b>RESIDENTIAL PRIVATE LIVESTOCK PERMIT</b>	
	\$ 1,254.00
<b>REVERSION TO ACREAGE PROCESSING</b>	
	\$ 5,805.60

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<b>Application Type</b>	<b>Total Fee</b>
<b>SIGN REVIEW</b>	
Alteration to Existing Sign (Limited scope)	\$ 348.00
Copy Change-Sign review over the counter	\$ 464.40
New Sign Permit - First Sign	\$ 697.20
Each Additional Sign	\$ 232.80
New Sign Within a Master Sign Program	\$ 348.00
Subdivision/Real Estate Tract Signs	\$ 1,392.00
Temporary/Promotional Signs	\$ 348.00
Uniform Sign Program	\$ 13,003.20
<b>SUBDIVISION</b>	
Tentative Parcel Map Review (4 lots or less)	\$ 14,253.60
Tentative Subdivision Map Review (5 to 15 Lots)	\$ 18,775.20
Tentative Subdivision Map Review (16 to 25 Lots)	\$ 23,378.40
Tentative Subdivision Map Review (26 lots)	\$ 28,869.60
Each additional 10 lots	\$ 4,329.60
<b>TRANSFER DEVELOPMENT CREDIT (TDC)</b>	
<b>APPLICATION FEE</b>	
<b>TREE REMOVAL PERMIT</b>	\$ 148.80
<b>URBAN SERVICE AREA AMENDMENT</b>	
City Processing	Actual Cost
LAFCO Processing. Actual Costs plus additional fees collected by other agencies	\$ 102,168.00
<b>USE PERMIT</b>	
Administrative Use Permit	\$ 10,138.80
Conditional Use Permit (New Construction)	\$ 31,999.20
Conditional Use Permit (No New Construction)	\$ 31,111.20
Temporary Use Permit	\$ 16,372.80
Temporary Use Permit (Non-Profit)	\$ 121.20
Temporary Use Permit Amendment	\$ 4,078.80
<b>VARIANCE</b>	
	\$ 29,872.80
<b>WILLIAMSON ACT</b>	
Williamson Act Cancellation	\$ 37,152.00
Williamson Act New	\$ 20,898.00
Williamson Act Non Renewal	\$ 9,288.00

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<b>Application Type</b>	<b>Total Fee</b>
<b>ZONING REQUESTS</b>	
Planned Development	\$ 63,445.20
Residential Planned Development Review	\$ 62,664.00
Residential Planned Development (if processed concurrently with Subdivision)	\$ 54,738.00
Zoning Map Amendment Review	\$ 57,504.00
Zoning Map Amendment Review (if processed concurrently with GPA or ANX)	\$ 28,752.00
Zoning Text Amendment Review	\$ 38,040.00
Zoning Confirmation Letter (designation only- Additional info: T & M)	\$ 928.80
<b>PUBLIC HEARINGS &amp; NOTICES</b>	
City Council Meeting/Additional meeting	\$ 3,674.40
LAFCO meeting/additional meeting	\$ 2,786.40
Planning Commission Meeting/Additional meeting	\$ 3,674.40
Public Noticing	
Up to 50	\$ 64.00
Over 50	\$ 128.00
Envelopes (Actual Cost) (currently .28 each)	Actual Cost
Postage (Actual Cost) Effective 07-14-24 .73 each	Actual Cost
Public Noticing (publication)	\$ 2,311.20
<b>OTHER SERVICE CHARGES:</b>	
Annual Charge for Entire PC Packet	\$ 142.00
Document Printing/Copying (per page)	\$ 0.11
Engineering Services/Preliminary Fee Estimate	\$ 371.00
Oversized Copy 24x36 (per page)	\$ 2.98
Oversized Copy 18x26 (per page)	\$ 2.65
Oversized Copy 24x36 - Color (per page)	\$ 3.84
Oversized Copy 11x17	\$ 0.71
Other Oversized Copies	Hourly rate of \$387 per hour + equipment maintenance rate per sq. foot
Electronic Search of the Public Records	See City Clerk
Record Research Service (Deposit Required) - hourly	\$387 per hour against an initial deposit
<b>MAPS</b>	
General Plan (color)	\$ 13.52
Zoning and Boundary	\$ 8.32
<b>For services requested of City Staff which have no fee listed in this fee schedule</b>	
During Business Hours	Fully burdened hourly rate of \$387 per hour