

PLANNING DEPARTMENT FEES – AS OF 4/7/2007

	<u>Cost</u>	<u>Deposit</u>
Appeals to Planning Commission	\$158 + \$50 for continuance request	
Appeals of Planning Commission Decision	\$158 + \$50 for continuance request	
Certificate of Compliance	T&M	(\$2,000)
Circulation Assessment Permit - Planning Commission	T&M	(\$750)
Conditional Use Permit - Planning Commission	T&M	(\$1,200)
Conditional Use Permit Periodic Review - Planning Commission	T&M	(\$350)
Conditional Use Permit - Zoning Administrator	T&M	(\$500)
Conditional Use Permit Periodic Review - Zoning Administrator	\$264	
Design Review - Planning Commission	T&M	(\$900)
Design Review - Zoning Administrator	\$362	
Design Review - Zoning Administrator w/Heritage Board	T&M	(\$500)
Development Agreement Processing	T&M	(\$5,000)
Development Agreement Amendment	T&M	(\$3,000)
Environmental Review - Initial Study / Negative Declaration	T&M	(\$500)
Environmental Review - EIR Preparation	Consultant cost	
Environmental Review - EIR Administration and Review	T&M	(\$2,000)
Environmental Review - Notice of Determination	Fees to be paid to the County by the Applicant upon filing	
Exception Permit - Planning Staff	\$321	
If protest filed - Planning Commission	T&M	(\$300) additional
Fence Height Exception - Zoning Administrator	\$321	
Fence Height Exception - Planning Commission	T&M	(\$500)
Floor Area Ratio Exception - Zoning Administrator	\$321	
Floor Area Ratio Exception - Planning Commission	T&M	(\$1,100)
General Plan Amendment - City Council	T&M	(\$3,000)
General Plan Amendment Consistency Finding - Planning Commission	T&M	(\$500)
General Plan Maintenance Fee - (Collected at time of building permit)	¼% of total building value	
Heritage Tree Removal Permit	\$53	
Heritage Tree Removal Permit - Planning Commission	T&M	(\$500)
Home Occupation Permit - w/o Inspection	\$21	
Home Occupation Permit - w/ Inspection	\$53	

Planned Unit Development	T&M	(\$2,500)
Planned Development - Preliminary Development Plan	T&M	(\$2,000)
Planned Development - Precise Development Plan	T&M	(\$2,000)
Planned Development - Amendment / Review Related	T&M	(\$1,000)

Residential Master Plan	T&M	(\$2,500)
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Rezoning - Planning Commission	T&M	(\$1,500)
Rezoning - Ordinance Text Change Request	T&M	(\$1,000)

Sign Review / Sign Variance - Planning Commission	T&M	(\$500)
Sign Review - Zoning Administrator	\$241	
Sign Program Review - Planning Commission	T&M	(\$750)

Slope Use Permit - Planning Commission	T&M	(\$1,500)
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Subdivision Review - Tentative Map (Including reversion to acreage)		
Minor Subdivision, 4 or fewer lots	T&M	(\$1,000)
Major Subdivision, 5 or more lots	T&M	(\$2,000)
Subdivision Review - Filing of Final Map (Including reversion to acreage)	T&M	(\$750)
Subdivision Review - Lot Line Adjustment - Zoning Administrator	T&M	(\$1,500)

Note: Subdivision Review fees are in addition to Public Works fees

Variance - Planning Commission	T&M	(\$800)
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Miscellaneous Fees

Archaeological Investigation Permit (Building Department)	T&M	(\$500)
Bond Processing	T&M	(\$1,000)
Microfilm Fee	\$.47 per file page	
Planning Department Site Inspection	T&M	(\$120)
Planning Staff Review	T&M	(\$500)
Pre-Application Conference	TBD @ time of request	
Research Fee	T&M after 1 st 15 minutes	
Retention of Consultants	Consultant Cost + 5%	
Sudden Oak Death Tree Removal Permit (per Ordinance 906)	\$26	
Zoning Compliance Letter / Certificate	\$126	

Notes: T&M = time and materials for staff time (including overhead) to provide services. If costs exceed the deposit, the applicant will be billed for the overruns.

When more than one Planning application is required, the application fee/deposit that is greatest shall be required, plus an additional \$500 deposit.

Multiple Zoning Administrator permits require a minimum \$500 deposit.