

COMMUNITY DEVELOPMENT Combined Fees

APPLICATION TYPE / SERVICE	FEE / DEPOSIT			
	PLANNING	EM	TRANSPORTATION	TOTAL
DEPARTMENT FEES - Resolutions:	005-2020	187-2019	036-2021	
ADMINISTRATIVE PERMIT - General	\$140	\$171 Only collected if well / septic issue may exist		\$311
Administrative 10% Relief	\$909			\$909
Administrative Reduction- Front Setback	\$70			\$70
Administrative Relief - Agricultural/Mineral Resources Setback	\$594			\$594
Administrative Relief - Riparian Setback	\$419			\$419
Commercial Building Permit Pre-Submittal Review	\$684	\$171		\$855
Ranch Marketing or Winery - Specific Uses	\$1,398	\$171		\$1,569
APPEALS	\$239			\$239
BUILDING PERMITS (Fee collected with building and grading Permits)		*Only collected if well issue may exist		
GRADING (not associated with a structure)	\$186			\$186
Improvement Plans		\$86		\$86
NON-RESIDENTIAL, New Construction (new floor area)	\$496	\$86		\$582
Tenant Improvements with a change in use or occupancy	\$288	\$86		\$374
Tenant Improvements with no change in use or occupancy	\$169	\$86		\$255
Wall signs and miscellaneous other non-residential	\$131			\$131
MISCELLANEOUS: Plan Check Revisions, review of 2nd Corrections, and other activity not covered in the fee schedule	T&M	\$171		\$171 and T&M
RESIDENTIAL: new dwellings, second dwelling units, multi-family	\$294	86		\$380
RESIDENTIAL: Accessory structures, expansion of existing structures, agricultural buildings, pools	\$144	86		\$230
RESIDENTIAL: Minor permit review	\$77	86		\$163
SPECIAL ZONING REVIEW (Additional fee for Flood Zone, Development Eligibility Review, TRPA MOU, or similar)	\$94	86		\$180

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CERTIFICATE OF COMPLIANCE				
Discretionary – Hearing Required	\$4,894	\$257	\$962	\$6,113
Discretionary – No Hearing Required	\$839			\$839
Major Revision to Approved Certificate	\$1,000 T&M			\$1,000 T&M
Minor Revision to Approved Certificate (No changes to environmental document)	\$1,223			\$1,223
COMMERCIAL CANNABIS - CONDITIONAL USE PERMIT				
Application	\$1,000 T&M	\$283	\$1,600 T&M	\$2,883 TM
Revision to Commercial Cannabis Use Permit	\$1,000 T&M	\$283	\$1,600 T&M	\$2,883 TM
CONDITIONAL USE PERMIT				
Application	\$1,000 T&M	\$283	\$1,600 T&M	\$2,883 TM
Revision to Conditional Use Permit	\$1,000 T&M	\$283	\$1,600 T&M	\$2,883 TM
DESIGN REVIEW				
Application - Major	\$1,000 T&M	\$343	\$3,000 T&M	\$4,343 T&M
Application - Minor	\$1,000 T&M	\$343	\$401	\$1,744 T&M
Revisions to Approved Design Review Plan	\$1,000 T&M	\$171	T&M	\$1,171 T&M
DEVELOPMENT AGREEMENT				
Initial Application	\$1,000 T&M			\$1,000 T&M
Annual Renewal Fee	\$1,000 T&M			\$1,000 T&M
ENVIRONMENTAL DOCUMENT (EIR)				
Notice of Preparation	\$1,000 T&M	\$171 T&M		\$1,171 T&M
EIR and Hearings, Staff Time (Consultant charges are based on cost identified by contract)	\$1,000 T&M			\$1,000 T&M
FINDING OF GENERAL PLAN CONSISTENCY (Planning Commission)	\$719			\$719
FISCAL IMPACT ANALYSIS / PUBLIC FACILITIES FINANCING PLAN	\$1,000 T&M		\$1,000 T&M	\$2,000 T&M

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GENERAL PLAN				
Map Amendment (See "Zone Change" when submitted with a Zone Change)	\$1,000 T&M	\$343	\$820	\$2,163 T&M
Text Amendment, Major	\$1,000 T&M			\$1000 T&M
Text Amendment, Minor	\$1,000 T&M			\$1000 T&M
HEARING CONTINUATION OFF-CALENDAR, REQUESTED BY APPLICANT (Fee collected before notification of new hearing) (Assumes application is rescheduled within a year with no revisions. If revisions, see "Reactivation or Revision")	\$419			\$419
LOT LINE ADJUSTMENT	\$419	\$257 Collected only when well or septic exists	\$596	\$1,015 (+\$257 only when well or septic exists)
Lot Line Adjustment Time Extension	\$96			\$96
Lot Line Merge	\$140			\$140
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) / CONDITIONS OF APPROVAL (COA)	\$500 T&M			\$500 Deposit, T&M
MODEL WATER EFFICIENT LANSCAPE ORDINANCE (MWEL0)				
MWEL0 Application/Master Plan Verification Review	\$35			\$35
MWEL0 Prescriptive Review (500-2500 square feet)	\$140			\$140
MWEL0 Prescriptive Review (2501square feet or greater)	\$280			\$280
MWEL0 Master Plan Review	\$500 T&M			\$500 T&M
PARCEL MAPS				
Residential/Commercial Parcel Map	\$9,743	\$283 T&M	\$5,000 T&M	\$15,026 T&M
Major revision to approved Parcel Map	\$7,307	\$171	T&M	\$7,478 T&M
Minor revision to approved Parcel Map	\$2,436	\$171	T&M	\$2,607 T&M
Time Extension	\$1,000 T&M		T&M	\$1,000 T&M
Corrections to Recorded Final / Parcel map	\$2,117		T&M	\$2,117T&M
Parcel Map Waiver	\$706			\$706
PLANNED DEVELOPMENT				
Commercial / Industrial / Residential	\$1,000 T&M	\$171	\$2,000 T&M	\$3,171 T&M
Major revision to approved Development Plan	\$1,000 T&M	\$171	\$1,000 T&M	\$2,171 T&M
Minor revision to approved Development Plan (No change to environmental document)	\$1,616	\$171	\$1,000 T&M	\$2,787 T&M

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PRE-APPLICATION REVIEW				
Minor	\$1,103	\$86	\$397	\$1,586
Major	\$4,213	\$86	\$1,191	\$5,490
REACTIVATION OR REVISION TO APPLICATION (Applications that are continued off-calendar, on hold, or incomplete one year or longer, when such delay is caused by or at the request of applicant. Also, applications that are revised by applicant during the review process and require redistribution due to design changes or other significant change in the project)				
Reactivation	\$1,000 T&M			\$1,000 T&M
Revision	\$1,000 T&M	\$171		\$1,171 T&M
RECLAMATION				
Reclamation Plan	\$1,000 T&M			\$1,000 T&M
Reclamation Plan Revisions	\$1,000 T&M			\$1,000 T&M
Annual Inspection Report	\$1,000 T&M			\$1,000 T&M
RESEARCH REQUESTS, RECORDS				
Reconstruction after Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$140			\$140
ABC License Verification, DMV Zoning, and HCD Compliance (Campground, RV Parks)	\$70			\$70
Public Convenience and Necessity	\$350			\$350
Unlisted Services and Research	\$140 T&M			\$140 T&M
REVERSION TO ACREAGE	\$210			\$210
SPECIFIC PLANS AND REVISIONS (Staff costs only. Consultant costs are covered by separate contract)	\$1,000 T&M			\$1,000 T&M
SUBDIVISION MAPS				
Preliminary Map	\$1,000 T&M	\$171		\$1,171 T&M
TENTATIVE MAP				
Public (Sewer&Water)	\$1,000 T&M	\$171	\$5,000 + 2.5%** T&M	\$6,171 + 2.5%** T&M
0-99 lots	\$1,000 T&M	\$566	\$5,000 + 2.5%** T&M	\$6,566 + 2.5%** T&M
100 plus lots	\$1,000 T&M	\$660	\$5,000 + 2.5%** T&M	\$6,660 + 2.5%** T&M

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Major Revision to Approved Tentative Map	\$1,000 T&M	\$171	T&M	\$1,171 T&M
Minor Revision to Approved Tentative Map	\$1,000 T&M	\$171	T&M	\$1,171 T&M
Final Map	\$2,796		T&M	\$2,796 T&M
Time Extensions	\$1,000 T&M		T&M	\$1,000 T&M
Bass Lake Hills Specific Plan - Supplemental Tentative Map Submittal Fee	See Ordinance 130. 70.010			See Ordinance 130. 70.010

TEMPORARY USE PERMITS

A. Subdivision Model Homes, Construction Yard, Office, Outdoor Sales	\$482	\$86	\$721	\$1,289
B. Christmas Tree Lots, Auctions, Temporary Signs	\$425	\$86	\$721	\$1,232
C. Outdoor Concerts, Itinerant Shows, Carnivals, Circuses, Rodeos, and Religious Revival Meetings	\$593	\$86	\$721	\$1,400
D. Other uses; as determined by Development Services Division Director	\$496	\$86	\$721	\$1,303
E. Non-Profit Organization Activity	See Category Specific	See Category Specific	See Category Specific	

VACATION HOME RENTALS

Application	\$190			\$190
Renewal	\$178			\$178
Permit Modification	\$35			\$35

VARIANCE

	\$3,076	\$283	\$767	\$4,126
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WILLIAMSON ACT CONTRACTS (Agricultural Preserve)

Establish and Amendments (Rezone to LA is no charge; Rezone to AG or PA requires the full rezone fee.)	\$1,376			\$1,376
Immediate Cancellation (no fee for notice of non-renewal)	\$1,000 T&M			\$1,000 T&M

ZONE CHANGE

	\$1,000 T&M	\$171	\$543	\$1,714 T&M
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** Deposit based on Developer's Engineer's estimate

T&M = Time and Materials. Where T&M is not noted, the fee is fixed except as noted in "Special Fee Policies" attached herein.

EM = Environmental Management

NOTE: These fees are based upon best information available. Actual fees will be determined at the time of intake.