

# COMMUNITY DEVELOPMENT Combined Fees

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

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<b>CERTIFICATE OF COMPLIANCE</b>				
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
<b>COMMERCIAL CANNABIS - CONDITIONAL USE PERMIT</b>				
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
<b>CONDITIONAL USE PERMIT</b>				
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
<b>DESIGN REVIEW</b>				
Application - Major	\$1,000 T&M	\$343	\$3,000 T&M	\$4,343 T&M
Application - Minor	\$1,000 T&M	\$171	\$401	\$1,572 T&M
Revisions to Approved Design Review Plan	\$1,000 T&M	\$171	T&M	\$1,171 T&M
<b>DEVELOPMENT AGREEMENT</b>				
Initial Application	\$1,000 T&M			\$1,000 T&M
Annual Renewal Fee	\$1,000 T&M			\$1,000 T&M
<b>ENVIRONMENTAL DOCUMENT (EIR)</b>				
Notice of Preparation	\$1,000 T&M	\$171		\$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
<b>FINDING OF GENERAL PLAN CONSISTENCY (Planning Commission)</b>	\$719			\$719
<b>FISCAL IMPACT ANALYSIS / PUBLIC FACILITIES FINANCING PLAN</b>	\$1,000 T&M		\$1,000 T&M	\$2,000 T&M

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<b>GENERAL PLAN</b>				
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
<b>HEARING CONTINUATION OFF-CALENDAR, REQUESTED BY APPLICANT</b> (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
<b>LOT LINE ADJUSTMENT</b>	\$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
<b>MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) / CONDITIONS OF APPROVAL (COA)</b>	\$500 T&M			\$500 T&M
<b>MODEL WATER EFFICIENT LANSCAPE ORDINANCE (MWEL0)</b>				
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
<b>PARCEL MAPS</b>				
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
<b>PLANNED DEVELOPMENT</b>				
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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<b>DEPARTMENT FEES - Resolutions:</b>	005-2020	187-2019	036-2021	
<b>PRE-APPLICATION REVIEW</b>				
Minor	\$1,103	\$86	\$397	<b>\$1,586</b>
Major	\$4,213	\$86	\$1,191	<b>\$5,490</b>
<b>REACTIVATION OR REVISION TO APPLICATION</b> (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		<b>\$1,171 T&amp;M</b>
<b>RECLAMATION</b>				
Reclamation Plan	\$1,000 T&M			<b>\$1,000 T&amp;M</b>
Reclamation Plan Revisions	\$1,000 T&M			<b>\$1,000 T&amp;M</b>
Annual Inspection Report	\$1,000 T&M			<b>\$1,000 T&amp;M</b>
<b>RESEARCH REQUESTS, RECORDS</b>				
Reconstruction after Burn-Down Letter, Zone Verification Letter, Flood Determination Letter	\$140			<b>\$140</b>
ABC License Verification, DMV Zoning, and HCD Compliance (Campground, RV Parks)	\$70			<b>\$70</b>
Public Convenience and Necessity	\$350			<b>\$350</b>
Unlisted Services and Research	\$140 T&M			<b>\$140 T&amp;M</b>
<b>REVERSION TO ACREAGE</b>	\$210			<b>\$210</b>
<b>SPECIFIC PLANS AND REVISIONS</b> (Staff costs only. Consultant costs are covered by separate contract)	\$1,000 T&M		\$5,000	<b>\$6,000 T&amp;M</b>
<b>SUBDIVISION MAPS</b>				
Preliminary Map	\$1,000 T&M	\$171		<b>\$1,171 T&amp;M</b>
<b>TENTATIVE MAP</b>				
Public (Sewer&Water)	\$1,000 T&M	\$171	\$5,000 + 2.5%** T&M	<b>\$6,171 + 2.5%** T&amp;M</b>
0-99 lots	\$1,000 T&M	\$566	\$5,000 + 2.5%** T&M	<b>\$6,566 + 2.5%** T&amp;M</b>
100 plus lots	\$1,000 T&M	\$660	\$5,000 + 2.5%** T&M	<b>\$6,660 + 2.5%** T&amp;M</b>
Major Revision to Approved Tentative Map	\$1,000 T&M	\$171	T&M	<b>\$1,171 T&amp;M</b>
Minor Revision to Approved Tentative Map	\$1,000 T&M	\$171	T&M	<b>\$1,171 T&amp;M</b>
Final Map	\$2,796		T&M	<b>\$2,796 T&amp;M</b>

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<b>DEPARTMENT FEES - Resolutions:</b>	005-2020	187-2019	036-2021	
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
<b>TEMPORARY USE PERMITS</b>				
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	
<b>VACATION HOME RENTALS</b>				
Application	\$190			\$190
Renewal	\$178			\$178
Permit Modification	\$35			\$35
Waitlist fee	\$140			\$140
<b>VARIANCE</b>	\$3,076	\$283	\$767	\$4,126
<b>WILLIAMSON ACT CONTRACTS (Agricultural Preserve)</b>				
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
<b>ZONE CHANGE</b>	\$1,000 T&M	\$171	\$543	\$1,714 T&M
** 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.				