

Planning Fees

Master Fee
Schedule 2016-17

Process	Base Fee	GP	Total Fee
Annexation/Prezone	\$ 7,141.00	\$ 2,142.30	\$ 9,283.30
Article 24 Determination	\$ 1,331.00	\$ 399.30	\$ 1,730.30
Business License			
Business License Review	\$ 28.00	\$ 8.40	\$ 36.40
Business License Review with Home Occupancy	\$ 56.00	\$ 16.80	\$ 72.80
Environmental Impact Review	t&m with 15% deposit		
Parking In-Lieu			
New construction	\$ 13,967.00	\$ 4,190.10	\$ 18,157.10
Change of Use	\$ 5,776.00	\$ 1,732.80	\$ 7,508.80
Lot Line Adjustment			
Lot Line Adjustment	\$ 1,609.00	\$ 482.70	\$ 2,091.70
Lot Merger	\$ 1,609.00	\$ 482.70	\$ 2,091.70
General Plan			
General Plan Amend: Land Use Diagram	\$ 3,016.00	\$ 904.80	\$ 3,920.80
General Plan Update Surcharge	\$0.30 per \$1 of Planning fee		
Planned Development			
PD Prelim Plan Review	#	\$ 955.80	\$ 4,141.80
PD Plan & Rezone	#	\$ 1,115.70	\$ 4,834.70
PD Minor Modification	#	\$ 502.80	\$ 2,178.80
Design Review			
Design Review - Planning Commission	\$ 1,742.00	\$ 522.60	\$ 2,264.60
Design Review - Staff Level	\$ 580.00	\$ 174.00	\$ 754.00
Design Review - Same Agenda	\$ 499.00	\$ 149.70	\$ 648.70
Design Review - Preliminary	\$ 812.00	\$ 243.60	\$ 1,055.60
Design Review - PC Revision	\$ 580.00	\$ 174.00	\$ 754.00
Subdivision			
Tentative Subdivision Major	\$ 6,893.00	\$ 2,067.90	\$ 8,960.90
Tentative Subdivision Minor	\$ 3,536.00	\$ 1,060.80	\$ 4,596.80
Subdivision Amendment	\$ 2,349.00	\$ 704.70	\$ 3,053.70
Appeals			
Appeal of Notice of Violation	\$ 348.00	\$ 104.40	\$ 452.40
Appeal of Planning Commission Decision	\$ 580.00	\$ 174.00	\$ 754.00
Appeal of Zoning Administrative Decision	\$ 580.00	\$ 174.00	\$ 754.00
Use Permits			
Use Permit - Planning Commission	\$ 2,379.00	\$ 713.70	\$ 3,092.70
Use Permit Revision - Planning Commission	\$ 961.00	\$ 288.30	\$ 1,249.30
Use Permit - Staff Level	\$ 1,287.00	\$ 386.10	\$ 1,673.10
Use Permit Revision - Staff Level	\$ 682.00	\$ 204.60	\$ 886.60
Use Permit - Fences	\$ 231.00	\$ 69.30	\$ 300.30
Use Permit - Large Family Daycare	\$ 580.00	\$ 174.00	\$ 754.00
Variances			
Variances - Planning Commission	\$ 1,779.00	\$ 533.70	\$ 2,312.70
Variances - Staff	\$ 1,052.00	\$ 315.60	\$ 1,367.60
Zoning Map Amendment	\$ 3,111.00	\$ 933.30	\$ 4,044.30
Zoning Permits			
Zoning Permits that Require Posting	\$ 436.00	\$ 130.80	\$ 566.80

Zoning Permits that Do Not Require Posting	\$ 173.00	\$ 51.90	\$ 224.90
Other			
Alcohol License - Determination of Public Convenience or Necessity	\$ 207.00	\$ 62.10	\$ 269.10
Certificate of Compliance	\$ 1,609.00	\$ 482.70	\$ 2,091.70
Determination of Legal Non-Conformity	\$ 544.00	\$ 163.20	\$ 707.20
Extension of Time	\$ 463.00	\$ 138.90	\$ 601.90
Growth Management Allocation Permit	\$ 429.00	\$ 128.70	\$ 557.70
Heritage Tree Removal	\$ 231.00	\$ 69.30	\$ 300.30
Initial Study	\$ 3,252.00	\$ 975.60	\$ 4,227.60
Prelim Review - Staff	\$ 580.00	\$ 174.00	\$ 754.00
Sign Permit	\$ 115.00	\$ 34.50	\$ 149.50

Cost Recovery for Professional Consulting Services, Including City Attorney Services

For any activity requiring professional consulting services, including City Attorney services, the applicant shall reimburse the City for actual costs incurred to employ professional consulting services. The Department Director shall determine the appropriate deposit to be submitted by the applicant for recovery of professional consulting services.

Development Review Services

For services requested of City staff for which no fee is listed in this Master Fee Schedule, the Planning Director shall determine the appropriate fee, based on the following hourly rates for staff time involved in the service or activity:

Planning and Building Department: \$96.00 per hour

Service/Activity Category & Description

Engineering Plan Check and Inspection	
Engineering Planning Commission: \$1 - \$50,000	8% of construction cost; \$100 minimum
Engineering Planning Commission: \$50,001 - \$500,000	8% deposit; \$105 per hour
Engineering Planning Commission: \$500,001-\$1M	5% deposit; \$105 per hour
Engineering Planning Commission: \$1M+	5% deposit; \$105 per hour
Engineering Inspection: \$1 - \$50,000	8% of construction cost; \$100 minimum
Engineering Inspection: \$50,001 - \$500,000	5% deposit; \$105 per hour
Engineering Inspection: \$500,001-\$1M	5% deposit; \$105 per hour
Engineering Inspection: \$1M+	5% deposit; \$105 per hour
Encroachment Permits	\$149.00
Transportation Permits	
Daily Transportation Permit	\$17.00
Annual Transportation Permit	\$104.00
Parcel/Final/Annexation Maps	
1-4 lots	\$8,132.00
5 + lots	\$15,103.00
Assessment District Reapportionment	\$5,875.00
Meter Installation Fees:	
1" or smaller	\$442.00
1.5"	\$727.00
2"	\$939.00
3" compound with strainer	\$2,921.00
4" compound with strainer	\$4,380.00
Grease Interceptor/ Trap (F.O.G.) Inspection Fee	
First in one year period	\$0.00
Each additional	\$178.00
Development Impact Fee Refund (Project Withdrawn)	\$771.00
Special Printing	
Maps: Up to 24" x 36" (Electronic Versions - No Charge)	\$18.00
Maps: Larger Size (Electronic Versions - No Charge)	\$29.00
Other	
CD	\$25.00
DVD	\$49.00
Graffiti Abatement - First in One Year Period	\$0.00
Graffiti Abatement - Each Additional	time and materials
Groundwater Remediation Discharge Application Fee	\$811.00

Service/Activity Category & Description

Hydrant Meter Rental	\$16.00 per month
Public Improvement Restoration	\$149.00

Cost Recovery for Professional Consulting Services, Including City Attorney Services

For any activity requiring professional consulting services, including City Attorney services, the applicant shall reimburse the City for actual costs incurred to employ professional consulting services. The Department Director shall determine the appropriate deposit to be submitted by the applicant for recovery of professional consulting services.

Development Review Services

For services requested of City staff for which no fee is listed in this Master Fee Schedule, the Public Works Director shall determine the appropriate fee, based on the following hourly rates for staff time involved in the service or activity:

Public Works Department:	\$105.00 per hour
--------------------------	-------------------

Service/Activity Category & Description

Building	
Building Permit (Building Permit Table):	
Base Rate:	
Job Value \$2,001-\$25,000	\$103.00 plus \$20.16 per \$1,000 over \$2,000
Job Value \$25,001-\$50,000	\$592.00 plus \$14.36 per \$1,000 over \$25,000
Job Value \$50,001-\$100,000	\$969.00 plus \$8.88 per \$1,000 over \$50,000
Job Value \$100,001-\$500,000	\$1,436.00 plus \$5.42 per \$1,000 over \$100,000
Job Value \$500,001-\$1,000,000	\$3,723.00 plus \$4.91 per \$1,000 over \$500,000
Job Value \$1,000,001 and up	\$6,310.00 plus \$4.41 per \$1,000 over \$1,000,000
Plus: Variable Rate:	
Job Value \$2,001-\$25,000	65% of Building Permit
Job Value \$25,001-\$50,000	65% of Building Permit
Job Value \$50,001-\$100,000	65% of Building Permit
Job Value \$100,001-\$500,000	65% of Building Permit
Job Value \$500,001-\$1,000,000	65% of Building Permit
Job Value \$1,000,001 and up	65% of Building Permit
Reinspection Fee	\$110.00
Solar Permit	
Plan Check	\$65.00
Electrical	\$99.00
Storm Water Plan Review & Inspection	
Less than 1 acre	\$231.00
Greater than 1 acre	\$580.00
Reroof	
Less Than or Equal to 3,000 Square Feet	\$231.00
Greater Than 3,000 Square Feet	\$406.00
Green Building	
Residential	\$231.00
Commercial	\$348.00
Plan Retention Fee	
Large Format Plans	\$4.70 first sheet, \$1.50 each additional
Small Format 8.5" x 11"	\$3.00 first sheet, \$0.15 each additional
Electrical/Mechanical/Plumbing	
New Construction Inspection - 2,000 sq ft. Residential	\$492.00
New Construction Inspection - 2,000 sq ft. Drinking/Dining	\$806.00
New Construction Inspection - 8,000 sq ft. Hotel / Motel	\$2,702.00
New Construction Inspection - 5,000 sq ft. Industrial	\$1,351.00
New Construction Inspection - 2,000 sq ft. Retail / Office	\$806.00
New Construction Inspection - 5,000 sq ft. Warehouse/ Shell	\$1,351.00

Service/Activity Category & Description

Other

Hourly Inspection Charge	\$188.00
Code Enforcement Appeal	\$188.00
Early Release of Electrical Power	\$110.00
Demolition Permit	\$110.00
Siding	\$307.00
Window Replacement	\$174.00
Minimum Permit Fee	\$104.00
One Year Building Permit Extension	\$110.00
SB 1473 California Building Standards Commission Fee	
\$1 - \$25,000 permit valuation	\$1.00 per application
\$25,001 - \$50,000 permit valuation	\$2.00 per application
\$50,001 - \$75,000 permit valuation	\$3.00 per application
\$75,001 - \$100,000 permit valuation	\$4.00 per application
Every \$25,000 or fraction thereof above \$100,000	\$1.00 per application

Cost Recovery for Professional Consulting Services, Including City Attorney Services

For any activity requiring professional consulting services, including City Attorney services, the applicant shall reimburse the City for actual costs incurred to employ professional consulting services. The Department Director shall determine the appropriate deposit to be submitted by the applicant for recovery of professional consulting services.

Development Review Services

For services requested of City staff for which no fee is listed in this Master Fee Schedule, the Planning Director shall determine the appropriate fee, based on the following hourly rates for staff time involved in the service or activity:

Planning and Building Department:	\$96.00 per hour
-----------------------------------	------------------

Service/Activity Category & Description

Solar Meter Fee	\$337.00
Solar Permit	
Residential	\$129.00
Commercial	\$306.00
Electric Service Disconnect/Reconnect <400 amps	\$157.00 each
Electric Vehicle Charging	\$0.50 per hour between 7 am and 5 pm
Manual Meter Reads vs Electronic Reads (opt-in)	\$18.00 per month

Cost Recovery for Professional Consulting Services, Including City Attorney Services

For any activity requiring professional consulting services, including City Attorney services, the applicant shall reimburse the City for actual costs incurred to employ professional consulting services. The Department Director shall determine the appropriate deposit to be submitted by the applicant for recovery of professional consulting services.

General Services

For services requested of City staff for which no fee is listed in this Master Fee Schedule, the Director of the department whose services are requested shall determine the appropriate fee, based on the following hourly rates for staff time involved in the service or activity:

Electric Department	\$107.00 per hour
City Manager's Office and Finance Department:	\$95.00 per hour