

Commission Level Fees

General Fee Information – Applies to All Types of Applications:

Actual Cost – Actual Cost means the actual number of staff hours (calculated at the current staff hourly rate) incurred to review the project, plus any third-party consultant or contract costs.

Staff Hourly Rate – Staff Hourly Rate means the average billable staff salary, plus an estimate of benefits and indirect costs. The staff hourly rate is established by City Council Resolution 2026-0121.

Additional Charges – If a deposit has been paid and processing of that application requires more staff time than has been allocated by the deposit fees charged per this schedule, the project will be assessed for the additional staff time at the staff hourly rate.

Double Fees – Entitlements requested after a project has been started or as a result of a City enforcement action shall be charged double fees.

Multiple Requests for the Same Entitlement – For multiple requests of the same entitlements (e.g., two or more conditional use permits) only a single fee shall be charged for this class of entitlement; the fee shall be the highest of the applicable fees in the same class.

Public Works, Utilities, Fire, and Parks Review Fees:

Entitlement Review – Fees shall be based on full cost recovery. The money collected using the fee schedules will be an initial deposit. Follow up payment shall be required based on actual review cost using the hourly rate of each reviewer and any other associated costs.

Traffic Studies – If the review of an application requires a traffic analysis, traffic analysis cost and follow up will be based on full cost recovery, which includes staff costs, consultant services, and other related costs. Advance payment will be required based on an estimate of the total costs.

Refund Policy:

1. Requests for refunds must be in writing.
2. A full refund will be provided if an application is taken in or permit issued in error.
3. Withdrawn items – The cost to process the application until the time of withdrawal will be deducted from the amount paid for the application.

Commission Level Fees

(A) ENTITLEMENTS	
Plan Amendments	
General Plan Amendment	\$25,511
Specific Plan Amendment	\$25,511
Annexation/Sphere of Influence	
Annexation – Commercial/Mixed-Use	\$64,697 deposit
Annexation – Residential	\$22,617 deposit
Sphere of Influence Amendment	\$18,936 deposit
Rezoning / Pre-zoning	
Rezone/Pre-zone	\$26,563
Rezone – Residential <2 acres	\$14,334
Site Plan and Design Review (SPDR)	
Single Unit & Duplex Dwelling	\$2,696 each
Minor Additions/Alterations	\$789
Minor Commercial	\$3,222
< 10,000 sq. ft.	\$2,696
10,000 – 19,999 sq. ft.	\$2,696
20,000 – 100,000 sq. ft.	\$12,558
> 100,000 sq. ft.	\$25,971
No Building – with Other Entitlements	\$1,578
No Building – without Other Entitlements	\$5,523
4th Cycle Review and Beyond	\$263/hour
Hearing Fee	\$5,654
Preservation	
Historic Nomination Triggered by a Demolition Request	\$7,035
Hearing Fee	\$5,654
Tentative Maps	
Tentative Parcel Map, 1-4 Parcels	\$6,575
Tentative Subdivision Map, 5-50 Parcels	\$7,035+ \$500/lot over 4
Tentative Subdivision Map, 51+ Parcels	\$41,817+ \$25/lot over 50
Conditional Use Permits (CUP)	
Conditional Use Permit	\$16,503
Commission-Level Variances	
Variance	\$12,229
Planned Unit Developments (PUD)	
PUD Establishment	\$22,486 deposit
PUD Guidelines or Schematic Amendment	\$12,492
Modifications	
SPDR Minor Modification	\$1,249
SPDR Major Modification	\$2,893
CUP Modification	\$6,706
Miscellaneous Entitlements	
Development Agreement/Amendment	\$13,807
Street Name Change	\$11,309
Mixed Income Housing Strategy	\$10,257
General Plan Consistency Review – CIP	\$3,156
Billboard Relocation Agreement	\$13,413
Density Bonus Agreement	\$4,339
Tree Permits	
1-2 Residential Units	\$1,184
3+ Residential Units	\$2,104
Commercial or Mixed-Use Projects	\$3,222
Entitlements Subtotal	

(B) ENVIRONMENTAL REVIEW	
Categorical Exemption	\$920
Initial Study/Findings	\$5,786 + consultant costs
Addendum	\$5,786 + consultant costs
Negative Declaration	\$5,786 + consultant costs
Environmental Impact Report (EIR)	\$28,009 + consultant costs
Environmental Subtotal	
(C) PLANNING TECHNOLOGY FEE	
(A+B) x 0.10 = Planning Tech Fee	
(D) PUBLIC WORKS REVIEW	
General Plan/Specific Plan Amendment	\$2,200 deposit
Rezone	\$2,200 deposit
PUD Establishment or Amendment	\$2,200 deposit
Conditional Use Permit – Drive-Thru	\$2,200 deposit
Conditional Use Permit	\$1,760 deposit
Tentative Map	\$1,760 deposit
All Other Entitlements	\$1,760 deposit
Solid Waste Review	\$205/hr. deposit
Streetlight Review (Electrical Section)	\$245
Parcel Map Waiver Determination	\$700 deposit
Public Works Subtotal	
(E) UTILITIES REVIEW	
Tentative Map	\$616 deposit
Conditional Use Permit	\$616 deposit
Miscellaneous Planning Entitlements	\$616 deposit
Utilities Subtotal	
(F) FIRE REVIEW	
Administrative & Plan Review Fee	\$436 deposit
Fire Subtotal	
(G) PARKS REVIEW	
Tentative Map 1-4 Parcels	\$537
Tentative Map 5+ Parcels	\$1,091.70 deposit
New Residential Units, and New or Expanded Commercial, Office, or Industrial Uses	\$537
PUD Est./Amendment; Development Agreement	\$1,310.04 deposit
Parks Subtotal	
(H) APPEALS	
Applicant appeal to Council	\$12,492
Third Party appeal to Council	\$1,045
Applicant appeal of Chief of Police decision	\$9,599
Appeals Subtotal	
TOTALS FOR FEE ESTIMATE	
(A) Entitlements Subtotal	
(B) Environmental Subtotal	
(C) Planning Technology Fee Subtotal	
(D) Public Works Review Deposit Subtotal	
(E) Utilities Review Deposit Subtotal	
(F) Fire Review Deposit Subtotal	
(G) Parks Review Subtotal	
(H) Appeals Subtotal	
Estimate Total	

Comments:

Prepared By:	Date:	
Address/APN:		

Note: Final fees will be verified by Planning staff at the time of application submission. An invoice of fees will be sent to the applicant of record.