



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FEE SCHEDULE**

SERVICE NAME	FEE	TIMELINE
Pre-Application Meeting	\$100.00	4 weeks
General Plan Amendment	Cost Recovery (\$2,500 deposit)	4-8 months
Zone Change	Cost Recovery (\$2,500 deposit)	4-8 months
Zoning Text Amendment	Cost Recovery (\$2,500 deposit)	4-8 months
Zoning Letter	\$50.00	1 weeks
Zoning Permit	\$50.00	3-6 weeks
Variance	\$500.00	3-4 months
USE PERMIT		
Categorical Exemption	\$400.00	2-4 months
Engineering Review Fee	\$200.00	
Negative Declaration	\$1200.00	3-6 months
Engineering Review Fee	\$400.00	
EIR	Cost Recovery (\$20,000 deposit)	
Use Permit Renewal/Modification	\$400.00	2-6 weeks
Engineering Review Fee	\$200.00	
Planned Unit Development	Cost Recovery (\$2,500 deposit)	3-6 months
Engineering Review Fee	\$600.00	
Review of Use Permit Conditions by City Attorney	\$200.00 per hour	
ANNEXATION		
Initial Fee	Cost Recovery (\$2,500 deposit)	varies
Review of Annexation Petition by City Attorney	\$200.00 per hour	
Engineering Review Fee	\$600.00	
Development Agreement plus annual review fee established in agreement	Cost Recovery (\$2,500 deposit)	3-6 months
Review of Development Agreement by City Attorney	\$200.00	

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Engineering Review Fee	\$200.00	
Development Agreement Modifications	Cost Recovery (\$2,500 deposit)	3-6 months
Review of Modification by City Attorney	\$200.00 per hour	
Density Bonus	\$1000.00	3-6 months
Preparation of Density Bonus Agreement by City Attorney	\$200.00 per hour	
SPECIAL PLANNING COMMISSION MEETING		
Initial Fee	\$500.00	
Additional Fee	\$50.00 per hour	
SITE PLAN REVIEW		
Minor Review (1 unit residential)	\$100.00	1-2 weeks
2 to 4 Units Residential, Commercial, Office or Industrial <2,000 square feet	\$200.00	2-3 weeks
Engineering Review Fee	\$600.00	
5 or more Units Residential, Commercial, Office or Industrial >2,000 square feet	\$400.00	4-8 weeks
Engineering Review Fee	\$800.00	
Floodplain Development Permit	\$100.00	1-2 weeks
Engineering Review Fee	\$200.00	
SUBDIVISION IMPROVEMENTS		
Tentative Parcel Map, 2 to 5 parcels, initial fee	\$2000.00	3-6 months
Additional Fee	\$50.00 per parcel	
Engineering Review Fee	\$300.00	
Final Parcel Map, 2 to 5 Parcels, Initial fee	\$150.00	
Engineering Review Fee	\$150.00 per hour	
Tentative Subdivision Map (more than 5 parcels)	Cost Recovery (\$2,500 deposit)	6-12 months
Engineering Review Fee	\$600.00	
Final Subdivision Map (more than 5 parcels)	Cost Recovery (\$2,500 deposit)	6-12 months
Engineering Review Fee	\$150.00 per hour	
Additional Engineering Review Fee	\$50.00 per parcel	
Review of Subdivision Map by City Attorney	\$200.00 per hour	

Reversion to Acreage	\$400.00	
Engineering Review Fee	\$300.00	
Boundary Line Adjustment	\$300.00	3-6 weeks
Engineering Review Fee	\$150.00 per hour	
Certificate of Compliance, initial fee	\$300.00	3-6 weeks
Additional Fee per each parcel additionally recognized	\$100.00	
Engineering Review Fee	\$100.00	
Final or Parcel Map Extension of Time	\$250.00	
Extension of Time	\$100.00	
APPEALS		
Appeal to Planning Commission	\$200.00	
Appeal to City Council	\$200.00	
ADDITIONAL PERMITS/FEEES		
Home Occupation Permit	\$50.00	1-2 weeks
Family Day Care Home Permit	\$75.00	1-2 weeks
Sign Permit	\$50.00	1-2 weeks
Vacant Commercial Building Registration Fees	\$100 1st year \$200 2nd year \$1,000 3rd year \$2,000 4th year and any subsequent years.	
County Clerk Processing Fee	\$50.00	
COPIES CDD DOCUMENTS		
Maps	\$30.00	
General Plan	\$40.00	
Zoning Ordinance	\$40.00	
Housing Element	\$30.00	
Bicycle and Pedestrian Specific Plan	\$25.00	
Baechtel Road-Railroad Ave Community Design Study	\$20.00	
Note 1: For any planning application that must be referred to the Northwest Information Center at Sonoma State University for a review of historical or archaeological resources, an additional fee of \$75.00 will be required.		

Note 2: Unless a fee waiver is granted by the Department of Fish & Wildlife, any planning application approved by the Planning Commission will require the payment of a Fish & Wildlife fee as follows:

Negative Declaration & Mitigated Negative Declaration Fee	\$2,354.75
EIR Fee	\$3,271.00

Note 3: Cost Recovery: Major applications are processed as cost recovery applications. The applicant is responsible for paying the staff time and materials associated with processing a cost recovery application. At the time the application is made, the applicant pays a deposit of \$1000.00. Staff tracks their time against the deposit, If 75% of the deposit is used, staff will request an additional deposit based on an estimate of the cost involved to complete the processing of the application. In the event all of the deposit is not used, the remaining funds will be refunded once the project has been completed.

Costs for staff time will be based on fully-loaded hourly rates. Costs of consultants are based on the City's actual cost incurred in accordance with professional service agreements for said service.

Note: At the discretion of the Community Development Director, a deposit account may be required in lieu of a flat fee for any planning permit(s) deemed likely to substantially exceed the City's typical costs in processing the permit.