

PLANNING DIVISION

Project Application

Filing Fee

Amendment

○	Administrative Variance (Director Approval)	\$ 305.00
○	Zone Change	\$ 2,000.00
○	Zone Code Amendment (Text Amendment)	\$ 2,088.00
○	Zoning Conformance Letter	\$ 62.50
○	Zone Variance	\$ 2,190.00

Conditional Use Permit

○	Conditional Use Permit	\$ 2,635.00
○	Administrative CUP Review	\$ 1,240.00
○	CUP Renewal (per year maintenance)	\$ 140.00

Environmental Assessment

○	Initial Study Minor	\$ 1,340.00
○	Initial Study Major	\$ 5,680.00
○	Categorical Exemption	\$ 95.00
○	Mitigated Negative Declaration	\$ 930.00
○	Negative Declaration	\$ 400.00

Environmental Impact Report
Deposit cost of study plus 10% of outsourced Contract

Fresno County Filing Fees

○	Notice of Determination (at application for filing and recordation)	\$ 50.00
○	Negative Declaration (upon approval by council for filing)	\$ 1,993.00
○	Mitigated Negative Declaration (upon approval by council for filing)	\$ 1,993.00
○	Environmental Impact Report (upon approval by council for filing)	\$ 2,768.25
○	Certified Regulatory Program (Made out to Fresno County)	\$ 941.25

Miscellaneous

○	Appeal Process (Planning Commission or City Council)	\$ 1,040.00
○	CAD ASSISTANCE Actual cost, using fully burdened hourly rate	
○	Document Printing and Copying (each page)	\$.15
○	Home Occupation Permit (plus 85.00 Police Inspection)	\$ 215.00
○	Public Convenience/Necessity for (ABC)	\$ 1,000.00

Plans and Tract Map

○	Architectural Plan Review	\$ 1,095.00
○	Site Plan Review	\$ 1,315.00
○	Minor Modification	\$ 1,626.00
○	Annexation/Reorganization Request	\$ 1,375.00
○	General Plan Amendment	\$ 1,580.00
○	Landscape Plan Check/Inspection	\$ 435.00
○	Lot Line Adjustment	\$ 783.00
○	Planned Unit Development	\$ 2,445.00
○	Preliminary Tract Map Review	\$ 485.00
○	Tact Map or Parcel Map Extension	\$ 245.00
○	Tentative Parcel Map Review (less than 5 parcels)	\$ 1,700.00
○	Tentative Tract Map (5-50 lots)	\$ 5,335.00
○	Tentative Tract Map (51-300 lots)	\$ 7,800.00
○	Tentative Tract Map (>300 lots)	\$ 9,800.00
○	Variance Application	\$ 2,190.00

Public Notice, Radius Maps

○	Public Notice (per notice - plus actual cost of newspaper notification)	\$ 270.00
○	Radius Map Listing (300 ft radius – map, labels and mailing)	\$ 270.00

Signs

○	Sign Review (per application)	\$ 125.00
○	Temporary Subdivision Sign Review (per application)	\$ 65.00
○	Temporary Sign/Banner Permit	\$ 125.00

Specific Plans and Development Agreements

○	Development Agreement (Full burdened hourly rate against a \$2,000 deposit, plus actual attorney fees)	
○	Annual Development Agreement Review	\$ 240.00
○	Specific Plan Amendment (per plan amendment)	\$ 435.00

Facility Fees Paid upon issuance of Building Permit

Building Division Facility Fees

Law enforcement

- R-1 \$ 728.00/unit
- R-2 & R-3 \$ 673.00/unit
- Mobile Homes Units \$ 77.00/unit

Commercial

- Office/Business and Retail \$ 0.524/Sq Ft
- Commercial Lodging Units \$ 174.00/unit

Industrial

- Light & Heavy (M-1,M-2) Manufacturing \$0.008 Sq Ft

Fire Department Facility Fees

Residential

- R-1 \$ 710.00/unit
- R-2 & R-3 \$ 394.00/unit
- Mobil Homes \$ 710.00/unit

Commercial

- Office/Business and Retail \$0.389/Sq Ft
- Commercial Lodging Units \$ 203.00/unit

Industrial

- Light Manufacturing(M-1) \$.116/Sq Ft
- Heavy Manufacturing (M-2) \$.116/Sq Ft

Public Use Facilities

- Residential R-1 \$ 718.00/unit
- Residential R-2, R-3 \$ 683.00/unit
- Mobil Home Units \$ 345.00/unit
- Commercial Lodging Units no fee
- Commercial Office, Business and Retail no fee
- Industrial (M-1 & M-2) no fee

General Facilities

- Residential R-1, R-2 and R-3 \$1,101.00/unit
- Mobil Home Unit \$1,034.00/unit
- Commercial Office/Business/Retail \$0.451/ Sq Ft
- Industrial – Light & Heavy (M-1, M2) \$0.451/ Sq Ft

PARK FEES

○	R-1	\$5 ,011.00/unit
○	R-2 and R-3	\$ 4,766.00/unit
○	Mobile Home Units	\$ 2,404.00/unit
○	Commercial and Industrial	no fee

Engineering Fees

○	Grading Plan Check individual lots (minor)	\$ 165.00
	Multiple lots or subdivision (major)	\$ 555.00
○	Grading Inspection individual lots (minor)	\$ 110.00
	Multiple lots or subdivision (major)	\$ 335.00
○	Final Parcel Map	\$ 670.00
○	Final Tract Map 5 – 50 lots	\$1,380.00
	50 lots and OVER	\$1,600.00
○	Final Map Amendment Review	\$ 225.00
○	Lot Line Adjustment	\$ 225.00
○	Off-Site Landscape Plan Check	\$ 315.00
○	Off-Site Landscape Inspection 1 st \$80.00	2 nd \$40.00

Public Improvement Plan Check

○	Improvements plan check 5-50 lots	\$1,110.00
	50 lots and OVER	\$1,555.00
○	Inspection 2% of first \$20,000.00 of engineering estimated cost of improvements, 1/5% of over 20,000.00 of engineering estimated cost of improvements.	
○	Permanent Encroachment Permit 2% of improvement cost with a minimum of \$140.00 plus a \$40.00 review fee and a \$40.00 inspection fee.	
○	Special Engineering Services Actual cost, using fully burdened hourly rate	
○	Street Vacation request	\$390.00 per

STORM DRAINAGE FEES

STORM DRAINAGE FEE PER ACRE OR PORTION THEREOF

Residential

○	R-1	\$4,350.00/acre
○	R-2, R-3	\$7,251.00/acre
○	Mobil Home Units	\$2,440.00/unit

Commercial

○	Office/Business/Retail	\$11,600.00/acre
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Industrial

○	Light Manufacturing (M-1) Heavy Manufacturing (M-2)	\$10,151.00/acre
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Land Use	Additional Trip Miles	Cost Per Trip Mile	Additional Cost Per Room, KSF or Unit
Residential Land Uses			
Single Family Detached	9.55	\$ 351.38	\$ 3,355.68 /Unit
Apartment	6.07	\$ 351.38	\$ 2,132.88 /Unit
Mobile Home	4.81	\$ 351.38	\$ 1,690.14 /Unit
Residential Condominium	5.86	\$ 351.38	\$ 2,059.09 /Unit
Congregate Care Facility	21.50	351.38	\$ 7,554.67 /Unit
Resort/Tourist			
Hotel	8.70	\$ 351.38	\$ 3,057.01 /Room
Motel	10.19	\$ 351.38	\$ 3,580.56 /Room
Industrial			
General Light Industrial	6.97	\$ 351.38	\$ 2.449 /KSF
Heavy Industrial	9.75	\$ 351.38	\$ 3.426 /KSF
Manufacturing	3.85	\$ 351.38	\$ 1.353 /KSF
Warehouse	4.88	\$ 351.38	\$ 1.715 /KSF
Commercial			
Office Park	11.42	\$ 351.38	\$ 4.013 /KSF
Research Park	7.70	\$ 351.38	\$ 2.706 /KSF
Business Park	14.37	\$ 351.38	\$ 5.049/KSF
Bldg Materials/Lumber Store	30.56	\$ 351.38	\$ 10.738 /KSF
Garden Center	36.8	\$ 351.38	\$ 12.678 /KSF
Special Retail	40.67	351.38	\$ 14.29 /SF
Movie Theater	0.06	\$ 351.38	\$ 21.083 /seat
Church	9.32	\$ 351.38	\$ 3.275 /KSF

Cemetery	4.16	\$ 351.38	\$ 1.462 /KSF
Medical-Dental Office	34.17	\$ 351.38	\$ 12.007 /KSF
General Office Building	16.58	\$ 351.38	\$ 5.826 /KSF
Shopping Center	38.90	\$ 351.38	\$ 13.669 /KSF
Hospital	16.75	\$ 351.38	\$ 5.886/KSF
Discount Center (Big Box)	70.13	\$ 351.38	\$24.642 /KSF
High Turnover Restaurant	205.36	\$ 351.38	\$ 72.159 /KSF
Convenience Market	77.68	\$ 351.38	\$ 27.295 /KSF
Fast Food	535.05	\$351.38	\$ 188.006/KSF
Walk-in Bank	140.61	\$ 351.38	\$ 49.408 /KSF
Drinking (Bar)	11.54	\$351.38	\$ 4.055 /KSF
Gasoline Station	162.78/island	\$351.38	\$57,197.636/Island
Recreation Center	22.88	\$351.38	\$ 8.040/KSF

ANNEXATION FEES

Fresno Local Agency Formation Commission Fee Schedule

○ UNDER 3 ACRES	\$ 750.00
○ 3 TO 5 ACRES	\$ 1,500.00
○ 6 TO 10 ACRES	\$ 3,000.00
○ 11 TO 20 ACRES	\$ 4,500.00
○ 21 TO 40 ACRES	\$ 6,000.00
○ 41 TO 80 ACRES	\$ 7,500.00
○ 81 TO 160 ACRES	\$ 9,000.00
○ OVER 160 ACRES	\$ 10,500.00

State Board of Equalization Fee Schedule

○ UNDER 1 ACRES	\$ 750.00
○ 1 TO 5 ACRES	\$ 1,500.00
○ 6 TO 10 ACRES	\$ 3,000.00
○ 11 TO 20 ACRES	\$ 4,500.00
○ 21 TO 50 ACRES	\$ 6,000.00
○ 51 TO 100 ACRES	\$ 7,500.00
○ 101 TO 500 ACRES	\$ 9,000.00
○ 501 TO 1,000 ACRES	\$ 1,500.00
○ 1,001 TO 2,000 ACRES	\$ 3,000.00
○ 2,001 & OVER ACRES	\$ 3,500.00