

PLANNING DIVISION

Project Application

Filing Fee

Amendment

- Administrative Variance (Director Approval) \$ 430.00
- Zone Change \$ 2,000.00
- Zone Code Amendment (Text Amendment) \$ 2,000.00
- Zoning Conformance Letter \$ 100.00
- Zone Variance \$ 2,450.00

Conditional Use Permit

- Conditional Use Permit \$ 2,950.00
- Administrative CUP Review \$ 1,420.00
- CUP Renewal (per year maintenance) \$ 220.00

Environmental Assessment

- Categorical Exemption \$ 150.00
- Negative Declaration/Mitigated Negative Declaration \$ 1,800.00

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

State of California Filing Fees

- Notice of Determination (at application for filing and recordation) \$ 50.00
- Negative Declaration (upon approval by council for filing) \$ 2,010.25
- Mitigated Negative Declaration (upon approval by council for filing) \$ 2,010.25
- Environmental Impact Report (upon approval by council for filing) \$ 2,792.25
- Certified Regulatory Program \$ 949.50
- County Clerk Processing Fee \$ 50.00

Miscellaneous

- Appeal Process (Planning Commission or City Council) \$1,215.00
- CAD ASSISTANCE Actual cost, using fully burdened hourly rate
- Document Printing and Copying (each page) \$.15
- Home Occupation Permit (plus 85.00 Police Inspection) \$ 265.00
- Public Convenience/Necessity for (ABC) \$ 1,000.00

Plans and Tract Map

○ Architectural Plan Review	\$ 1,280.00
○ Site Plan Review	\$ 1,340.00
○ Minor Modification	\$ 1,850.00
○ Annexation/Reorganization Request	\$ 1,850.00
○ General Plan Amendment	\$ 2,000.00
○ Landscape Plan Check/Inspection	\$ 500.00
○ Lot Line Adjustment	\$ 400.00
○ Planned Unit Development	\$ 2,800.00
○ Preliminary Tract Map Review	\$ 550.00
○ Tact Map or Parcel Map Extension	\$ 500.00
○ Tentative Parcel Map Review (less than 5 parcels)	\$ 1,700.00
○ Tentative Tract Map (5-50 lots)	\$ 6,100.00
○ Tentative Tract Map (51-300 lots)	\$ 8,900.00
○ Tentative Tract Map (>300 lots)	\$ 11,275.00
○ Variance Application	\$ 2,450.00

Public Notice, Radius Maps

○ Public Notice (per notice - plus actual cost of newspaper notification)	\$ 385.00
○ 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)	\$ 150.00
○ Temporary Sign/Banner Permit	\$ 370.00

Specific Plans and Development Agreements

○ Development Agreement (Full burdened hourly rate against a \$2,000 deposit, plus actual attorney fees)	
○ Annual Development Agreement Review	\$ 275.00
○ Specific Plan Amendment (per plan amendment)	\$ 900.00

Facility Fees Paid upon issuance of Building Permit

Building Division Facility Fees

<u>Law enforcement</u>		
○	R-1	\$ 728.00/unit
○	R-2 & R-3	\$ 673.00/unit
○	Mobile Homes Units	\$ 77.00/unit
 <u>Commercial</u>		
○	Office/Business and Retail	\$ 0.524/Sq Ft
○	Commercial Lodging Units	\$ 174.00/unit
 <u>Industrial</u>		
○	Light & Heavy (M-1,M-2) Manufacturing	\$ 0.008 Sq Ft

Fire Department Facility Fees

<u>Residential</u>		
○	R-1	\$ 710.00/unit
○	R-2 & R-3	\$ 394.00/unit
○	Mobil Homes	\$ 710.00/unit
 <u>Commercial</u>		
○	Office/Business and Retail	\$ 0.389/Sq Ft
○	Commercial Lodging Units	\$ 203.00/unit
 <u>Industrial</u>		
○	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)	\$ 200.00
Multiple lots or subdivision (major)	\$ 670.00
○ Grading Inspection individual lots (minor)	\$ 135.00
Multiple lots or subdivision (major)	\$ 400.00
○ Final Parcel Map	\$ 800.00
○ Final Tract Map 5 – 50 lots	\$ 1,580.00
50 lots and OVER	\$ 1,850.00
○ Final Map Amendment Review	\$ 270.00
○ Lot Line Adjustment	\$ 265.00
○ Off-Site Landscape Plan Check	\$ 425.00
○ Off-Site Landscape Inspection 1 st \$100.00 2 nd \$50.00	

Public Improvement Plan Check

○ Improvements plan check 5-50 lots	\$1,340.00
50 lots and OVER	\$1,880.00
○ 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	\$390.00 per request

STORM DRAINAGE FEES

STORM DRAINAGE FEE PER ACRE OR PORTION THEREOF

<u>Residential</u>	
○ R-1	\$4,350.00/acre
○ R-2, R-3	\$7,251.00/acre
○ Mobil Home Units	\$2,440.00/unit
 <u>Commercial</u>	
○ Office/Business/Retail	\$11,600.00/acre
 <u>Industrial</u>	
○ Light Manufacturing (M-1) Heavy Manufacturing (M-2)	\$10,151.00/acre

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
Congreate 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 /SF
Heavy Industrial	9.75	\$ 351.38	\$ 3.426 /SF
Manufacturing	3.85	\$ 351.38	\$ 1.353 /SF
Warehouse	4.88	\$ 351.38	\$ 1.715 /SF
Commercial			
Office Park	11.42	\$ 351.38	\$ 4.013 /SF
Research Park	7.70	\$ 351.38	\$ 2.706 /SF
Business Park	14.37	\$ 351.38	\$ 5.049/SF
Bldg Materials/Lumber Store	30.56	\$ 351.38	\$ 10.738 /SF
Garden Center	36.8	\$ 351.38	\$ 12.678 /SF
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 /SF
Cemetery	4.16	\$ 351.38	\$ 1.462 /SF

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

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

- Less than 1 \$ 300.00
- 1.00 – 5.99 \$ 350.00
- 6 - 10.99 \$ 500.00
- 11 - 20.99 \$ 800.00
- 21 - 50.99 \$ 1,200.00
- 51 - 100 .99 \$ 1,500.00
- 101 - 500.99 \$ 2,000.00
- 501 - 1,000.99 \$ 2,500.00
- 1,001 - 2,000.99 \$ 3,000.00
- 2,001 & Above \$ 3,500.00