

COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

Effective July 20, 2005 - Resolution No. 47-2005

ANNEXATIONS

Annexation Time--\$5,000 minimum deposit

GENERAL PLAN / ZONING ORDINANCE AMENDMENTS

General Plan Map or Text Amendment Time--\$5,000 minimum deposit

Rezoning Time--\$5,000 minimum deposit

Rezoning Time--\$5,000 minimum deposit

Zoning Ordinance Text Amendment Time--\$5,000 minimum deposit

SITE PLANS / DEVELOPMENT PLANS

Site Plan Review Permit - Residential Time--\$1,000 minimum deposit

Site Plan Review Permit - Residential - Amendment Time--\$1,000 minimum deposit

Site Plan Review Permit - Non-Residential Time--\$5,000 minimum deposit

Site Plan Review Permit - Non-Residential - Amendment Time--\$2,000 minimum deposit

Development Plan Time--\$5,000 minimum deposit

ENVIRONMENTAL REVIEW

Environmental Review Time--\$5,000 minimum deposit

PERMITS

Home Occupancy Permit - Administrative Review \$100

Home Occupancy Permit - Planning Commission Review \$250

Use Permit - Administrative Review \$50

Use Permit - Residential - Planning Commission Review Time--\$1,000 minimum deposit

Use Permit - Non-Residential - Planning Commission Review Time--\$5,000 minimum deposit

Temporary Use Permit \$75

Second Dwelling Unit Permit \$150

Sign Permit - Administrative Review \$50

Sign Permit - Planning Commission Review Time--\$1,000 minimum deposit

Temporary Storage Permit \$50

Tree Removal Permit - Administrative Review without Notice \$10/tree. Minimum \$30

Tree Removal Permit - Administrative Review with Notice \$50/tree. Minimum \$100

Tree Removal Permit - Planning Commission Review Time--\$500 minimum deposit

Building Moving Permit Time--\$1,000 minimum deposit

Noise Permit \$50

MISCELLANEOUS

Variance - Residential Time--\$1,000 minimum deposit

Variance - Nonresidential Time--\$5,000 minimum deposit

Appeal - Administrative Decisions \$25

Appeal - Planning Commission Decisions - Residential \$250

Appeal - Planning Commission Decisions - Non-Residential \$500

Time Extension Request \$150

Contract Administration Time--\$1,000 minimum deposit

SUBDIVISIONS

Tentative Map Application	Time--\$5,000 minimum deposit
Lot Line Adjustment	Time--\$1,000 minimum deposit
Lot Merger	Time--\$1,000 minimum deposit
Reversion to Acreage	Time--\$2,000 minimum deposit
Certificate of Compliance	Time--\$1,000 minimum deposit
Final Map Filing Fee	\$500/map

PARCEL MAPS

Parcel Map Application	Time--\$2,000 minimum deposit
Final Parcel Map Filing Fee	\$100/map

ADMINISTRATIVE FEES

Document Copying	\$.20/page (>10 page documents)
Printed documents (e.g., General plan, Budget, etc.)	cost
Electronic Copies on Disc	\$10/disc
Audio Cassettes of Meetings	\$15/cassette
Video Cassettes of Meetings	Cost
Notary Public Fee - Third Party	\$5/document
Late Charge for Administrative Fines	10% of original fine for each 30 days or portion thereof. Late charge shall not exceed 100% of original fine.

NOTES

Time: means the cost per hour for an employee as determined each July. The determination is based upon salary, benefits, overhead and overtime. Time can include costs of other contracts and expenses.

Cost: means the cost of materials and supplies. Cost does not include the cost of labor.

Deposits: Deposits are required upon submittal of an application. A minimum deposit is stipulated by these fees. At his or her discretion, the City Manager can reduce the required deposit. Also if in the judgement of staff a minimum deposit is not sufficient the required deposit may be increased. If, after a deposit is made, more funds are needed the applicant will be notified when about 30% of the deposit remains.

If a development project requires multiple applications, only a single deposit shall be required. In such cases, the amount of the deposit shall be the largest single deposit required by any of the applications, or an amount determined by the City Manager, not to exceed the sum of the deposits.

All fixed-cost development application fees are refundable based upon the City amount of staff work completed on the processing the application and subject to approval of the City Manager.

Audio tapes are kept 30 days after minutes are approved.