

CONSOLIDATED PLANNING ADOPTED APPLICATION FEE SCHEDULE (WITH SURCHARGES CALCULATED)

Instructions

Fees for Entitlements not in shading are based on time and materials (see Footnote a)

The following surcharges are added to each project:

1. \$155 to cover the cost of early notification (CPAC review)
2. IT Recovery fee of 6.5% , subject to a \$850 maximum. Not applicable to Appeals.
3. \$366 to cover the cost of posting the property ; \$90 for temporary mobile homes
4. \$473 to cover the cost of Fire District review (see footnote h)
5. Amendment and Renewal Fees/Deposits are 60% of the Fees/Deposits listed in this Schedule

Lines in White indicate entitlement types on a time and materials basis.

Note: The Planning/CEQA Entitlement column is a deposit amount while fees going to other departments and agencies are flat fees.

Lines in Yellow indicate entitlement types based on a flat fee.

Instructions for projects regarding single or multiple entitlements:

- ☐ For a project with a single entitlement: Use the total in Column A.
- ☐ For a project with multiple entitlements: Use Column A for the highest entitlement amount, and use Column B for the additional entitlements.

Effective Date: July 1, 2025 (updated December 4, 2025)		PLANNING/CEQA ENTITLEMENT DEPOSIT (a) (b) (c) (d) (e) (h) (i)	Parks	Air Quality	EMD	SSD	CE	Survey	Trans	Water	Regional Transit	DHHS	HEARING SERVICES		Column B FEE without surcharges	FIRE	CPAC	Sign Posting	Sub-total w/o IT	IT Recovery Fee (6.5% of total)	Column A: FEE with surcharges	
APPLICATION TYPE													B/S	PC								
ABB	Abandonment (BOS)	726					300		299				626		1,951				1,951	126.82	2,077.82	ABB
ANS	Williamson Act Nonrenewal (Staff)	1,035													1,035				1,035	67.28	1,102.28	ANS
APB	Williamson Act Application (BOS)	5,335					150		449	114			419	150	6,617		155	366	7,138	463.97	7,601.97	APB
AWB	Williamson Act Withdrawal (BOS)	9,476					150		598	177			419	150	10,970				10,970	713.05	11,683.05	AWB
BLR	Boundary Line Adjustment (Staff)	795			570			1,537	299	20					3,221				3,221	209.37	3,430.37	BLR
BLB	Add On: Board Review (Split-Zone) (BOS)	536											314		850				850	55.25	905.25	BLB
BLS	Standalone Boundary Line Adjustment (Staff)	795			572			1,537							2,904				2,904	188.76	3,092.76	BLS
BRB	Commission or Board Review (COPC/BOS)	2,250											314		2,564				2,564	166.66	2,730.66	BRB
CPB	Community/Master/Specific Plan Amendment (BOS)	17,640	264	135	570				598	203	248	176	581	578	20,993	473	155	366	21,987	850.00	22,837.00	CPB
CZB	Community/Master/Specific Plan Amendment & Rezone (BOS)	19,193	264	270	496		900		1,212	241	271	264	703	736	24,550	473	155	366	25,544	850.00	26,394.00	CZB
DAB	Development Agreement Amendment (BOS)	8,840					300		329						9,469	473	155	366	10,463	680.10	11,143.10	DAB
DGB	Development Agreement (BOS)	13,499					600		508	230	237		700	549	16,323	473	155	366	17,317	850.00	18,167.00	DGB
DRB	Development Agreement Annual Review (BOS)	2,250											314		2,564				2,564	166.66	2,730.66	DRB
DSP	Street Dedication Map (SRC)	7,423	264				300	360	299	89				384	9,119	473	155	366	10,113	657.35	10,770.35	DSP
GPB	General Plan Amendment (BOS)	23,334	264	270	305				957	251	282	264	876	798	27,601	473	155	366	28,595	850.00	29,445.00	GPB
GPB AtoU	Add-On: Agricultural to Urban	6,212							478	52					6,742				6,742	438.23	7,180.23	GPB AtoU
GPB RtoC	Add-On: Residential to Commercial	3,623							239	52					3,914				3,914	254.41	4,168.41	GPB RtoC
NCS	Certificate of Nonconforming Use (Staff)	1,035													1,035				1,035	67.28	1,102.28	NCS
NCP	Certificate of Nonconforming Use (COPC)	2,250											314		2,564				2,564	166.66	2,730.66	NCP
DRS-major	Major Design Review (DRA)	3,010													3,010				3,010	195.65	3,205.65	DRS-major
DRS-mj-PRC	Major Nondiscretionary Design Review to the Project Review Committee (DRA)	2,886			671		225		299	128					4,209	473			4,682	304.33	4,986.33	DRS-mj-PRC
DRS-minor	Minor Design Review (DRA)	1,090													1,090				1,090	70.85	1,160.85	DRS-minor
DRS-minorP	Minor Design Review in the Parkway Corridor Combining Zone (DRA)	826	264												1,090				1,090	70.85	1,160.85	DRS-minorP
DRS-inc	Incidental Design Review (DRA)	430													430				430	27.95	457.95	DRS-inc
DRS-pc/PAP	Design Review or Development Plan Review to the Planning Commission (COPC)	5,694	528		487		225		598	103		220		339	8,194	473	155	366	9,188	597.22	9,785.22	DRS-pc/PAP
PAM	Pre-Application Meeting (Staff)	674					125		90						889	473			1,362	88.53	1,450.53	PAM
PCW	Pre-Application CPAC Workshop (CPAC)	316													316				316	20.54	336.54	PCW
PCN1	Letter of Public Convenience or Necessity - Phase 1 (Staff)	835				401									1,236				1,236	80.34	1,316.34	PCN1
PCN2	Letter of Public Convenience or Necessity - Phase 2 (BOS)	3,339				299							275		3,913		155		4,068	264.42	4,332.42	PCN2
PERC	Planning & Environmental Review Consultation (Staff)	674													674				674	43.81	717.81	PERC
PMR	Tentative Parcel Map (SRC)	8,297	132	90	671		750	360	628	89					11,017	473	155	366	12,011	780.72	12,791.72	PMR
PMR-SB9	Legislative Parcel Map (SB9 Urban Lot Split/SB684 Ten Unit Lot Split) (Staff)	8,297	132	90	671		750	360	628	89					11,017	473			11,490	746.85	12,236.85	PMR-SB9
PRF	Planning Review Hourly Rate (Staff)	158													158				158	10.27	168.27	PRF
PSS	Development Plan Review (Staff/PD)	2,071	660		671		225	328	299						4,254				4,254	276.51	4,530.51	PSS
PSSadd	Add On: Each Additional Lot	776						82	60						918				918	59.67	977.67	PSSadd
PWP	Residential Condominium Parcel Map Waiver (COPC)	5,353						328							5,681	473	155	366	6,675	433.88	7,108.88	PWP
REB	Reclamation Plan (BOS)	12,981						328		150			428		13,887	473	155	366	14,881	850.00	15,731.00	REB
RPR	Parcel Map Resubmission (SRC)	4,049	264				450	270	299	78				499	5,909	473	155	366	6,903	448.70	7,351.70	RPR
RSP	Subdivision Map Resubmission (COPC)	8,458	264				450	270	389	103				626	10,560	473	155	366	11,554	751.01	12,305.01	RSP
RVB	Vesting Map Resubmission, Lots 1-25 (BOS)	11,429	396		299		450	270	598	203			683	626	14,954	473	155	366	15,948	850.00	16,798.00	RVB
RVB 26-100	Add On: Lots 26-100	1,035					150	90	179	52					1,506				1,506	97.89	1,603.89	RVB 26-100
RVB >100	Add On: Each 100 lots over first 100	518					150	90	179	22					959				959	62.34	1,021.34	RVB >100

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APPLICATION TYPE			Parks	Air Quality	EMD	SSD	CE	Survey	Trans	Water	Regional Transit	DHHS	B/S	PC		FIRE	CPAC	Sign Posting				
RZB	Rezone (BOS)	19,193	660	225	304		900		897	230	248	220	629	594	24,100	473	155	366	25,094	850.00	25,944.00	RZB
SDP	Tentative Subdivision Map, Lots 1-25 (SRC)	11,564	792	200	671		900	360	688	128	203	176			15,682	473	155	366	16,676	850.00	17,526.00	SDP
SDP 26-100	Add On: Lots 26-100	1,035	396				150	90	299	52					2,022				2,022	131.43	2,153.43	SDP 26-100
SDP >100	Add On: Each 100 lots over first 100	518	264				150	90	150	22					1,194				1,194	77.61	1,271.61	SDP >100
SFB	Specific Plan Initiation (BOS)	10,911											688		11,599	473	155	366	12,593	818.55	13,411.55	SFB
SPP	Special Development Permit to the Planning Commission (COPC)	10,529		135			300	164	598	166	147	132		607	12,778	473	155	366	13,772	850.00	14,622.00	SPP
SPPadd	Reduced rate when added to other COPC/BOS entitlement	3,106		135				164	299			132			3,836				3,836	249.34	4,085.34	SPPadd
SPB	Special Development Permit (BOS)	13,499		135			300		688	166	158		758		15,704	473	155	366	16,698	850.00	17,548.00	SPB
SPM	Minor Special Development Permit (PD)	1,116						164							1,280				1,280	83.20	1,363.20	SPM
SPZ	Special Development Permit to the Zoning Administrator (ZA)	5,085			570		225	164	688	103					6,835	473	155	366	7,829	508.89	8,337.89	SPZ
SPZadd	Reduced rate when added to other ZA/SRC entitlement	3,106		135				164	299			132			3,836				3,836	249.34	4,085.34	SPZadd
SVB	Tentative Subdivision Vesting Map, Lots 1-25 (COPC)	15,570	264		532		1,200	360	897	203				626	19,652	473	155	366	20,646	850.00	21,496.00	SVB
SVB 26-100	Add On: Lots 26-100	1,035					150	90	179	52					1,506				1,506	97.89	1,603.89	SVB 26-100
SVB >100	Add On: Each 100 lots over first 100	518					150	90	179	22					959				959	62.34	1,021.34	SVB >100
TAS	Subdivision Map Annual Report (Staff)	1,035													1,035				1,035	67.28	1,102.28	TAS
TMB	Transportation System Plan (BOS)	8,323		135					598	128			314		9,498				9,498	617.37	10,115.37	TMB
TMP	Transportation System Plan (COPC)	5,870		135					598	128				239	6,970				6,970	453.05	7,423.05	TMP
TMS	Transportation System Plan (Staff)	2,071							598						2,669				2,669	173.49	2,842.49	TMS
TMZ	Temporary Mobile Home Use Permit (ZA)	1,260			304		225		285	11					2,085	473	155	90	2,803	182.20	2,985.20	TMZ
TRS	Transportation System Plan / Res Plan	1,035							299						1,334				1,334	86.71	1,420.71	TRS
TSZ	Temporary Subdivision Sign (ZA)	1,553													1,553				1,553	100.95	1,653.95	TSZ
TUZ	Temporary Use Permit / Administrative Permit (ZA/Staff)	259													259				259	16.84	275.84	TUZ
UPB	Use Permit to the Board of Supervisors (BOS)	15,052		90	545		300	246	748	166		88	683		17,918	473	155	366	18,912	850.00	19,762.00	UPB
UPP	Use Permit to the Planning Commission (COPC)	11,046	264	90	545		300	164	748	128		88		533	13,906	473	155	366	14,900	850.00	15,750.00	UPP
UPZ	Use Permit to the Zoning Administrator (ZA)	5,922			545		300	328	748	103					7,946	473	155	366	8,940	581.10	9,521.10	UPZ
UPM	Minor Use Permit (PD)	1,116						164							1,280				1,280	83.20	1,363.20	UPM
UVB	Condominium Conversion Use Permit (BOS)	15,570					375	164	598	251			802		17,760	473	155	366	18,754	850.00	19,604.00	UVB
UVP	Condominium Conversion Use Permit (COPC)	12,599					375	164	598	251				633	14,620	473	155	366	15,614	850.00	16,464.00	UVP
VAB	Variance (BOS)	10,393			572		225	246	688	128			523		12,775	473	155	366	13,769	850.00	14,619.00	VAB
XPR	Parcel Map Extension of Time (SRC)	5,378	264		298		450	90	299	78				499	7,356	473	155	366	8,350	542.75	8,892.75	XPR
XSP	Subdivision Map Extension of Time (PD)	8,458	264		304		450	90	299	89					9,954	473	155	366	10,948	711.62	11,659.62	XSP
XVB	Vesting Map Extension of Time (BOS)	11,429	264		299		600	90	299	128			683	626	14,418	473	155	366	15,412	850.00	16,262.00	XVB
ZAZ	Zoning Administrator's Action (ZA)	1,035							299	11					1,345				1,345	87.43	1,432.43	ZAZ
ZGB	Zoning Agreement Amendment (BOS)	11,946							807				557	554	13,864	473	155	366	14,858	850.00	15,708.00	ZGB
ZIP	Zoning Interpretation (COPC)	1,812												104	1,916				1,916	124.54	2,040.54	ZIP
ZOB	Zoning Ordinance Amendment (BOS)	14,534							568				544	494	16,140	473	155	366	17,134	850.00	17,984.00	ZOB
	APPEALS																					
ABD	Appeal to the Zoning Board of Appeals (BZA)	3,106							60	103			167	499	3,935				3,935		3,935.00	ABD
ABS	Appeal to the Board of Supervisors (BOS)	3,106							299	103			630		4,138				4,138		4,138.00	ABS
AED	Appeal of EIR Determination (BOS)	1,566							299				167		2,032				2,032		2,032.00	AED
APC	Appeal to Planning Commission (COPC)	3,106							299	103				554	4,062				4,062		4,062.00	APC
APD	Appeal of Planning Director's Decision (BZA)	1,553								52			167	129	1,901				1,901		1,901.00	APD

NOTES:

(a) For projects billed on a time and materials basis, a Plannino/CEQA Deposit will be collected and applied toward estimated project hours. The Applicant will be contacted once 80% of the deposit amount is expended to request an additional deposit.

Any Plannino/CEQA costs over the deposit are invoiced to applicant. (Resolution 2010-0661)

In addition to the Plannino /CEQA deposit, a one-time EMD CEQA fee in the amount of \$1,579 will be collected for those projects where EMD is the designated CEQA Lead Agency. (Ordinance SCC No. 1674)

(b) A charge of \$155 will be collected per application (not entitlement) to cover the cost of early notification.

(c) An IT Recovery Fee of 4.5% of the total application fee, subject to a \$350 maximum, will be collected on every new application. (Ordinance #SCC-1398)

(d) A charge of \$90 will be collected per application for a temporary mobile home (TMZ) to cover the cost of posting the property. For all other applications, a charge of \$366 will be collected per application (not entitlement) to cover the cost of posting the property. (Ordinance #SCC-1341)

(e) In the event an application is placed on hold or work cannot proceed due to inaction by the applicant for more than 360 days, the difference in original fees and current fees shall be paid at the time the application is re-activated.

(f) Plannino Review: Base fee is \$158 for the first hour. Amount collected over the Base Fee is a deposit toward additional hours worked. Any costs over one hour are invoiced to applicant. (Resolution 2013-0574)

(g) The following entitlement types do not include a Fire District Review: ANS, APB, AWB, BLS, BRB, MAS, NCS, PAC, PAM, PCN, PRF, PSS, TSZ, ZAZ and ZIP

(h) Fees are waived for urban agricultural stands meeting the criteria for a Temporary Use Permit

(i) MUP fees are waived for the incidental keeping of animals for Future Farmers of America, 4-H Club program or independent exhibitors