

Fee No.	Planning	Notes	Fee as of July 1, 2025
	<b>ZONING</b>		
1	Change of Zone	[3]	\$ 6,382
2	Variance - Minor	[3]	\$ 3,191
3	Variance - Major	[3]	\$ 5,300
4	Zoning Text Amendment	[3]	\$ 6,382
5	Zoning Letter	[3]	\$ 479
6	General Plan Map Amendment	[3]	\$ 7,977
7	Development Agreement	[3]	\$ 10,600
8	Development Agreement Extension	[3]	\$ 4,254
9	Development Committee Review Meetings	[3]	\$ 1,208
10	Conceptual/Specific Plan	[3]	\$ 10,600
11	Specific Plan Amendment	[3]	\$ 10,600
12	Project Master Plan	[3]	\$ 10,600
	<b>CONDITIONAL USE PERMITS</b>		
13	Conditional Use Permit - Administrative	[3]	\$ 3,988
14	Conditional Use Permit - Planning Commission	[3]	\$ 6,382
15	Conditional Use Permit - Large Wireless/Antenna	[3]	\$ 4,786
	<b>SUBDIVISION</b>		
16	Tentative Tract Map (> 5 lots)	[3]	\$ 8,480
17	Tentative Parcel Map (< 5 lots)	[3]	\$ 4,786
18	Modification of Tentative Map	[3]	\$ 3,191
19	Map Extension	[3]	\$ 1,151
20	Reversion to Acreage	[3]	\$ 5,584
21	Lot Line Adjustment	[3]	\$ 2,393
22	Certificate of Compliance	[3]	\$ 1,117
	<b>ENVIRONMENTAL</b>		
23	Statutory/Categorical Exemption	[3]	\$ 1,117
24	Initial Study	[3]	\$ 3,988
25	Negative Declaration (Deposit)	[3]	\$ 2,650
26	Environmental Impact Report (EIR Deposit)	[3]	\$ 12,764
	<b>DESIGN REVIEW</b>		
27	Design Review - Planning Commission	[3]	\$ 4,786
28	Design Review - Administrative		
	<b>OTHER</b>		
29	Annexation Review - Property Owner Initiated	[3]	\$ 15,900
30	Codes, Covenants & Restrictions (CC&R's) Review	[3]	\$ 1,595
31	Public Convenience & Necessity	[3]	\$ 3,988
	<b>SPECIAL / TEMPORARY USE PERMIT</b>		
32	Special / Temporary Use Permit - Administrative	[3]	\$ 1,595
33	Special / Temporary Use Permit - Requiring Public Hearing	[3]	\$ 4,786
34	Sidewalk Sale Permit	[3]	\$ 319
35	Outdoor Sale Permit	[3]	\$ 319

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36	Rummage Sale Permit	[3]	\$ 319
37	Parking Lot Sale Permit	[3]	\$ 319
38	Promotional Event Permit	[3]	\$ 319
39	Christmas Tree Lot Permit	[3]	\$ 160
40	Parade Concessions Permit	[3]	\$ 160
41	RV Lot Permit	[3]	\$ 319
	<b>APPEALS</b>		
42	Appeal of Staff Decision to Planning Commission	[3]	\$ 2,393
43	Appeal of Planning Commission Decision to City Council	[3]	\$ 2,393
44	Single Family Resident (in City)	[3]	\$ 1,595
	<b>WILLIAMSON ACT</b>		
45	Cancellation Review		
46	Establishment		
47	Enlargement	[3]	\$ 5,300
48	Disestablishment		
49	Process Fee for Non-Renewal (deposit)		
	<b>SIGN PERMITS</b>		
50	Temporary Banner Permit	[3]	\$ 319
51	Temporary Real Estate Sign	[3]	\$ 319
52	Single Sign (new)	[3]	\$ 319
53	Multiple Signs (new)	[3]	\$ 479
	<b>MISCELLANEOUS FEES</b>		
54	Business License Code Compliance Review (Commercial)	[2][3]	\$ 79
55	Business License Code Compliance Review (Residential)	[3]	\$ 79
56	Miscellaneous Site Inspection	[3]	\$ 479
57	Administrative Time Extension	[3]	\$ 798
	<b>BUILDING PLAN REVIEW / LANDSCAPE PLAN REVIEW</b>		
58	Repeat Tract Home / Other Residential Additions or Improvements / Commercial Tenant Improvement	[3]	\$ 798
59	New Commercial/Multifamily/Mixed Use	[3]	\$ 798
	<b>BUILDING / LANDSCAPE INSPECTION</b>		
60	Building / Landscape Inspections (fee is per building permit)	[3]	\$ 319
	<b>SMALL WIRELESS FACILITY PERMIT</b>		
61	Single up-front permit, per individual attachment, up to five (5)	[1][3]	\$ 530
62	Each additional attachment > five (5)	[1][3]	\$ 106
63	Per new pole to be installed in the city right of way	[1][3]	\$ 1,060
64	Recurring annual small wireless facility permit, per facility	[1][3]	\$ 286

Fee No.	Planning	Notes	Fee as of July 1, 2025
	<b>CANNABIS</b>		
	Annual Regulatory Fee for Retail Business Permit	[3][4]	<b>\$ 23,082.70</b>
	Cannabis Retail Storefront/ Business Application Fee	[3][4]	<b>\$ 10,856.00</b>
	Appeal Fee	[3][4]	<b>\$ 3,632.58</b>
	Application Renewal	[3][4]	<b>\$ 260.40</b>
	Background Investigation (Owner / Manager)	[3][4]	<b>\$ 310.92</b>
	Background Investigation Renewal (Owner / Manager)	[3][4]	<b>\$ 103.64</b>
<b>[Notes]</b>			
<p>[1] Fees adopted 04/17/19 per Resolution 10079, other departmental fees may apply for building inspections, fire inspections, and planning review</p> <p>[2] Other City departmental fees may apply, such as building inspection, fire inspection, and</p> <p>[3] A 3.64% technology fee will be assessed on this service for the provision of an advanced</p> <p>[4] Fees Adopted 08/17/22 per Resolution 10315</p>			