

PLANNING

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A.	Agenda Cover Sheet Mailing	
	1. Planning Commission	\$51.00 / year
	2. Development Review Committee	\$51.00 / year
B.	Annexation Application	Actual Costs - Deposit \$6,280.00
C.	Appeals	
	1. Planning Commission	\$352.00
	2. All Others to City Council	\$309.00 or 20% of Application whichever is greater
	Appeal fees are refunded if ruling is in favor of the appellant.	
D.	Condominium Conversions	Actual Costs - Deposit \$3,929.00
E.	Sign Reviews/Permits	
	1. Minor - DRC, Historic District, Monument Signs or other districts having specific design criteria	\$263.00
	2. Major – Master Sign Programs	\$1,037.00
	3. Exceptions to Sign Ordinance	\$772.00
F.	Development Review	
	1. Minor Development Review - Any expansion or new construction for a building or facility under 10,000 sq ft. and new or substantial modifications to parking lots	\$1,447.00
	2. Major Development Review - Any expansion or new construction for a building or facility over 10,000 sq ft.	\$2,619.00
	3. Other Development Review/Applications:	
	a. DRC Conceptual Review - minor - 1 meeting; façade changes Historic District	\$330.00
	b. DRC Conceptual Review - major - 2 meetings	\$654.00
	c. Plan Revisions (Staff review)	\$252.00
	d. Plan Revisions (DRC/PC review)	\$664.00
	e. Extensions of Time (Staff review)	\$219.00
	f. Extensions of Time (DRC/PC review)	\$482.00
G.	Development Agreements	
	1. New	Actual Costs - Deposit \$14,809.00
	2. Revision	Actual Costs - Deposit \$5,523.00
H.	Easements (covenants and releases)	\$1,322.00
I.	Environmental Review	
	1. Initial Study	\$1,369.00

	2. EIR Preparation	Actual Costs - Deposit	\$25,291.00
	3. Notice of Determination	\$117.00 + Dept. of Fish and Game Fees	
	4. Notice of Exemption (From CEQA)	\$117.00 + County Filing Fee	
J.	General Plan Amendments		\$5,907.00
K.	Planned Unit Developments		\$6,513.00
L.	Specific Plan Review		
	1. New	Actual Costs - Deposit	\$13,595.00
	2. Amendments/Revisions	Actual Costs - Deposit	\$5,601.00*
	*Depending on amendment, deposit can be reduced by Community Development Director		
M.	Subdivisions		
	1. Tentative Map (4 or fewer lots)		\$2,794.00
	2. Tentative Map (5 to 10 lots)		\$3,883.00
	3. Tentative Map (11 to 25 lots)		\$5,202.00
	4. Tentative Map (26 to 50 lots)		\$7,135.00
	5. Tentative Map (51 lots or more)		\$10,449.00
	6. Minor Amendment to Approved Map (staff)		\$889.00
	7. Major Amendment to Approved Map (public hearing)		\$1,949.00
	8. Reversion to Acreage		\$612.00
	9. Tentative Map Extensions		\$837.00
	10. Lot line adjustments		\$972.00
	11. Quimby Act Park Fees in lieu of dedication of park land as required by Chapter 17.86 of the Development Code (paid prior to recordation of the map).		
		<u>Single Family</u>	<u>Duplex</u>
	Per lot type	\$1,040.00	\$834.00
			<u>MultiFamily</u>
			\$856.00
N.	Use Permits		
	1. Limited Term Permits		\$517.00
	2. Minor Use Permit – Staff Review		\$410.00
	3. Major Use Permit – Planning Commission Review		\$2,422.00
O.	Variances		
	1. Minor Variance – Staff Review		\$410.00
	2. Major Variance – Planning Commission Review		\$1,622.00
P.	Zoning Review		
	1. Zoning Interpretation and Compliance Letters Includes review of Home Occupation and Second Unit proposals: all written		\$176.00

- interpretations on zoning issues
- 2. Zoning Text Amendment \$2,464.00
- 3. Zoning Map Amendment \$4,045.00

Q. Other Fees

- 1. Department of Fish and Game Fees - Varies according to environmental determination

Note: Fish and Game Fees vary according to the environmental determination (Negative Declaration or Environmental Impact Report). In all cases the applicant is responsible for paying the fee upon filing a notice of determination with the Nevada County Clerk's Office. The Ca. Dept. of Fish and Game and County Clerk fees are listed on the City's application form.

- 2. Other Agency Review Fees Varies according to Agency
 Note - Other Agency review fees are the responsibility of the applicant to pay directly to the particular Public Agency upon request.

- 3. Hourly Rate for Special Meetings

- a. Planning Commission First Hour - \$681.00
Each Add'l Hr. - \$159.00
- b. Development Review Committee First Hour - \$949.00
Each Add'l Hr. - \$159.00

- 4. Research – Staff Fully Burdened Rate
 If possible, allow the requestor to do the research in order to free up staff.

R. Multiple Applications – If a proposed project includes several different applications, one of which is a deposit based application, the City shall process all the applications as a deposit-type account. The applicant shall submit a fee for the two largest applications as the initial deposit and shall be responsible for maintaining a minimum balance of \$2,000 during the processing of the project.