



Community & Economic Development - Planning Division

Fee No.	Fee Name	Fee Type	Notes	FY25/26 Approved Fee
1	PLANNING Application Review AND APPROVALS			
1	Adult Business Use Permit	Per Application		\$ 3,967
2	Annexation	Per Application	[7]	\$ 44,055
3	Appeals			
	Appeal to City Council	Per Appeal		\$ 5,639
	Appeal to Planning Commission	Per Appeal		\$ 4,979
4	Cannabis (Fees effective 7/20/20 per Reso # 20-124)			
	Business Permit Application Fee	Per Application		\$ 11,347
	Background Investigation Fee	Per Owner		\$ 315
	Business Permit Fee	Per Year		\$ 4,097
	Business Permit Renewal Application Fee	Per Application		\$ 13,764
	Renewal Background Investigation Fee	Per Owner		\$ 105
	Employee Permit Fee (Initial)	Per Employee		\$ 315
	Employee Permit Renewal Fee	Per Employee		\$ 105
5	Conditional Use Permit	Per Application		\$ 6,112
6	Conditional Use Permit (Non-Profit Organizations)	Per Application		\$ 6,112
7	Development Review			
	Class A	Per Application	[1]	\$ 10,936
	Class B	Per Application	[2]	\$ 9,066
8	Ellis Specific Plan Pattern Book Certification	Per Application	[5]	\$ 4,906
9	ENVIRONMENTAL			
	Environmental Assessment	Per Project		\$ 651
	Environmental Initial Study	Per Project		Per Cost Recovery agrmt.
	Negative Declaration	Per Project		Per Cost Recovery agrmt.
	Environment Impact Report	Per Project	[7]	\$ 33,559
	Environmental Consistency Analysis	Per Project	[7]	\$ 4,256
10	General Plan Amendment	Per Application	[7]	\$ 5,726
11	Lot Line Adjustment	Per Application		\$ 4,219
12	MICRO-IMAGING FEES		[4]	
	11" X 17" and Smaller (B&W or Grayscale with 2" Field Index)	Each		\$ 0.08
	Larger than 11" X 17" (B&W or Grayscale with a Two-Field Index)	Each		\$ 0.90
	11" X 17" and Smaller (Color with Two-Field Index)	Each		\$ 0.15
	18" X 24" Color Document with a Two-Field Index	Each		\$ 0.54
	24" X 36" Color Document with a Two-Field Index	Each		\$ 2.05
13	Noise Ordinance Variation	Per Application		\$ 8,064
14	Planned Unit Development	Per Application		\$ 9,160



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15	Planned Unit Development Amendment	Per Application		\$ 6,553
16	Planning Commission Determination	Per Determination		\$ 5,547
PLANNING DIVISION Application FEES				
17	Residential Growth Allotment	Per Application	[3]	\$ 4,118
18	Sign Permit Master Sign Program Sign Permit Single Sign Multiple Signs	Per Program Per Permit Per Permit	[3]	\$ 1,570 \$ 496 \$ 662
19	Specific Plan Specific Plan Amendment-Text only New Specific Plan or Major Amendment-(Zoning and/or map amendment)	Per Project Per Application	[7]	\$ 5,022 \$ 20,103
20	Temporary Use Permit Temporary Use Permit (Non-Profit)	Per Application	[3]	\$ 1,319 \$ 659
21	TENTATIVE Map / TENTATIVE Map Amendment Parcel Map 5 - 100 Lots Over 100 Lots	Per Application		\$ 9,078 \$ 16,395 \$ 30,118
22	Time Extension	Per Application	[3]	\$ 3,120
23	Variance	Per Application		\$ 2,728
24	ZONING Zone Change Zone Text Amendment Zoning Research Letter	Per Application Per Application Per Letter	[3]	\$ 3,801 \$ 4,298 \$ 414
25	Copies - City Documents and Maps			See City Clerk
26	4th and Subsequent Review	Per Submittal	[6]	Set by City Policy
27	General Plan Maintenance and Update			.05% of Building Valuation
II BUILDING PLAN CHECK BY PLANNING				
28	Single Family Miscellaneous Minor Improvements Plot Plan / Production Plan Review New Model Home	Per Permit Per Plot Plan Per New Model Home		\$ 83 \$ 83 \$ 331



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29	Multi-family/ Commercial/ Industrial New Building / Shell Project Tenant Improvement	Per Application Per Application		\$ 662 \$ 331
30	For Services Requested of City staff which have no Fee Listed in this Fee Schedule. Additionally, the City will Pass-through to the Applicant any Discrete Costs Incurred from the Use of External Service Providers if Required to Process the Specific Application.	Per Hour		\$ 165

Notes

- [1] Class A: New Single Family Residential 4 + Units, New Multifamily Residential/ Office/ Commercial/Industrial
- [2] Class B: Single Family Residential 1-3 Units (Unless Exempt Pursuant to TMC Section 10.08.3930), Changes to Existing Multifamily/ Office/ Commercial/ Industrial
- [3] Environmental Assessment Fee not Applicable
- [4] Plus 2% of Invoice Total for Pick-up and Delivery
- [5] Ellis Specific Plan, Section 6.3
- [6] Set by City Policy. Fee for Each Additional Review 15% of original Project Budget or 2 Hour Minimum, whichever is Greater.
- [7] Fee amount plus CRA for consultant cost

Note: The City may require the applicant to sign a Cost Recovery Agreement to pay actual Costs instead of the fixed processing fee when (1) the anticipated Costs of the Project's environmental Review or CEQA Documentation is likely to exceed the Project's fixed fee or (2) the Director of Community and Economic Development and the applicant mutually agree that a Cost Recovery Agreement will be appropriate for the Project in order to hire City consultants to work on the Project.