

# Placer County Planning Department Fee Schedule

## Effective January 1, 2012

Type of Application	Initial Fee/Deposit <sup>1</sup>	PCTPA	NCTC <sup>6</sup>	Placer Fire <sup>4</sup>	Exemption <sup>7</sup> Verification	Notice <sup>7</sup> of Exemption
<b>Additional Building Site</b>	\$656				\$26	\$50
<b>Administrative Approval of Antenna</b> (Section 17.56.060 F)	\$593	\$35	\$150		\$26	\$50
<b>Administrative Approval</b> (Section 17.60.105)	\$131				\$26	\$50
<b>Administrative Review</b>	\$593				\$26	\$50
<b>Administrative Review - Minor</b> (SFD / Small Collection & Recycling Facility / Private Kennel, Cattery)	\$58				\$26	\$50
<b>Agricultural Preserve – New</b>	\$939					
<b>Agricultural Preserve – Split</b>	\$1,160					
<b>Amendment to Map/Certificate of Correction</b>						
<b>Subdivision<sup>1</sup></b>	\$1,375					
<b>Minor Land Division - Parcel Map</b>	\$735					
<b>Appeal</b>	\$520					
<b>Appeal – Avalanche</b>	\$425					
<b>Certificate of Compliance</b>	\$735					
<b>Conditional Use Permit<sup>1</sup></b>	\$3,930 <sup>1</sup>	\$35	\$150		\$26	\$50
1/3 Base Fee <sup>2</sup> : \$1,310 <sup>1</sup> 2/3 Base Fee <sup>2</sup> : \$2,610 <sup>1</sup>						
Extension of Time: 40% Base Fee	\$1,572 <sup>1</sup>				\$26	\$50
<b>Design Review (See Definitions)</b>						
<b>Type A<sup>1</sup> &amp; B<sup>1</sup></b>	\$3,915 <sup>1</sup>					
1/3 Base Fee <sup>2</sup> : \$1305 <sup>1</sup> 2/3 Base Fee <sup>3</sup> : \$2610 <sup>1</sup>						
Extension of Time: 40% Base Fee	\$1,566 <sup>1</sup>				\$26	\$50
<b>Type C</b>	\$1,848				\$26	\$50
1/3 Base Fee <sup>2</sup> : \$616    2/3 Base Fee <sup>3</sup> : \$1232					\$26	\$50
Extension of Time: 40% Base Fee	\$739				\$26	\$50

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6 Revised 12/7/10 Truckee Tahoe Airport Land Use Commission (TTALUC).  
7 When Environmental Questionnaire is not required, then Exemption Verification and Notice of Exemption are required.  
8 Revised 1/1/12 to reflect Fish & Game Fee increase

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<b>Design Review, Continued</b>						
<b>Type D</b>	\$730				\$26	\$50
1/3 Base Fee <sup>2</sup> : \$243    2/3 Base Fee <sup>3</sup> : \$487					\$26	\$50
Extension of Time (40% Base Fee)	\$292				\$26	\$50
<b>Single Family Dwelling</b>	\$221				\$26	\$50
<b>Commercial Tenant Improvement</b>	\$1,118				\$26	\$50
<b>Development Agreement<sup>1</sup></b>	\$3,516 <sup>1</sup>		\$250			
<b>Environmental Questionnaire</b>	\$6,702	\$35				
Minor/Modification (See Definitions)	\$3,354	\$35		\$412.39		
Notice of Determination for Negative Declaration (Including Fish & Game Fees)	\$2151.50 <sup>8</sup>					
<b>Environmental Impact Report<sup>1</sup> [EIR]</b>	\$8,538 <sup>1</sup>	\$150	\$400			
Notice of Preparation <sup>1</sup>	\$813 <sup>1</sup>		\$55			
Addendum <sup>1</sup>	\$4,623 <sup>1</sup>	\$150	\$400			
Reprocessed <sup>1</sup>	\$5,805 <sup>1</sup>	\$150	\$400			
Notice of Determination for EIR (Including Fish & Game Fees)	\$2,969 <sup>8</sup>					
<b>General Plan Amendment<sup>1</sup></b>	\$3,516 <sup>1</sup>	\$150	\$400			
GPA + Rezoning <sup>1</sup>	\$3,988 <sup>1</sup>	\$150	\$400			
<b>Minor Boundary Line Adjustment (Per Adjustment)</b>	\$856				\$26	\$50
<b>Minor Land Division – Parcel Map (per resulting parcel)</b>	\$1,338	\$35	\$150			
Extension of Time (40% Base Fee)	\$535					
Revised Tentative Map / Modification	\$215					
<b>Minor Use Permit (See Definitions)</b>						
<b>Type A</b>	\$2,938	\$35	\$150	\$302.42	\$26	\$50
1/3 Base Fee <sup>2</sup> : \$979    2/3 Base Fee <sup>3</sup> : \$1,959					\$26	\$50
Extension of Time: 40% Base Fee	\$1,175				\$26	\$50

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<b>Type B</b>	\$1,994	\$35	\$150	\$302.42	\$26	\$50
1/3 Base Fee: \$665    2/3 Base Fee: \$1,329					\$26	\$50
Extension of Time: 40% Base Fee	\$798				\$26	\$50
<b>Type C</b>	\$1,958	\$35	\$150	\$302.42	\$26	\$50
1/3 Base Fee: N/A    2/3 Base Fee: \$1,304						
Extension of Time: 40% Base Fee	\$783.20					
<b>Park Fee – Building Permit (Varies in Planned Developments &amp; for applied fee credit, includes Subdivision portion of Fee)</b>	\$4,040					
<b>Park Fee – Multi-Family/Second Dwelling/Mobile Home</b>	\$2,940					
<b>Park Fee – Age-Restricted</b>	\$2,665					
<b>Park Fee – Subdivision (Per Lot)</b>	\$645					
<b>Park Fee – Subdivision Lot in Planned Development (Max, Varies)</b>	\$1285					
<b>Pre-Development Meeting</b>	\$1,118					
<b>Rafting Permit</b>	\$7,897					
<b>Reapplication (Within 1 Year of Expiration Only)</b>	1/3 Current Base Fee					
<b>Rezoning/Zoning Text Amendment<sup>1</sup></b>	\$2,996 <sup>1</sup>		\$150			
<b>Signs</b>	\$105					
<b>Specific Plan or Specific Plan Modification<sup>1</sup></b>	\$55,889 <sup>1</sup>		\$250			
<b>Subdivision – Tentative Map<sup>1</sup></b>	\$1,354 <sup>1</sup> + \$110/lot	\$150	\$400			
Modification <sup>1</sup>	\$1,375 <sup>1</sup>	\$150	\$400			
<b>Subpoena – Witness Fee<sup>1</sup></b>	\$150 <sup>1</sup>					
<b>Temporary Outdoor Event</b>	\$425					
<b>Tree Removal (Minor)</b>	\$26					
<b>Variance<sup>5</sup></b>	\$1,338	\$35		\$219.94 <sup>5</sup>	\$26	\$50
Modification: 2/3 Base Fee	\$892					
<b>Voluntary Merger</b>	\$126					

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**DEFINITIONS**

**Combined Applications:** Special Fees for Admin Review, Minor Land Division, Minor Use Permit and Variance combinations will be charged at whichever fee is greater. A Minor Land Division application may be combined with any (2) of the process listed above at whichever fee is greater. See also Multiple Permit Applications.

**Design Review Applications:**

**Type A<sup>1</sup>:** Commercial Building ≥ 35,000 SF; Industrial Building, Multi-Family Residential, Institutional ≥ 100,000 SF

**Type B :** Commercial Building 10,000-34,999 SF; Industrial Building, Multi-Family Residential, Institutional 20,000-99,999 SF

**Type C :** Commercial Building 2,500-9,999 SF; Industrial Building, Multi-Family Residential, Institutional 5,000-19,999 SF; Commercial and Industrial uses without buildings which occupy ≥40,000 SF

**Type D :** Commercial Building ≤ 2,499; Industrial Building, Multi-Family Residential, Institutional ≤ 4,999 SF

**Commercial Tenant Improvement:** Total work costs < 50% of total value of existing structure(s)

**Conceptual Review:** Pre-application review

**Deposit:** Fees for Major Projects (see Definition) and court appearance(s) as a witness under subpoena are assessed based on actual time expended. The initial fee taken at application is a deposit only and payment of additional fees may be required.

**Major Modification:** A modification that has been determined by the Planning Director to be a substantial modification to proposed project or conditions not sufficiently substantial to require a new application. (2/3 Base Fee Applies)

**Major Project:** A residential project of 5 or more units, a commercial/industrial/recreational project of 10 acres or more, new construction in excess of 10,000 SF, any project undergoing an EIR, Conditional Use Permits, Design Review Type A & B, Development Agreements, General Plan Amendments, Rezoning, Zoning Text Amendments, Specific Plans or Subdivision Tentative Maps. A minimum fee deposit is due equal to the base fee. Additional costs determined by actual hours spent in project review will be assessed. Charges are initiated upon filing the first environmental document and conclude upon recording of a final map or the issuance of a building permit.

**Minor Environmental Questionnaire:** Outdoor sales, outdoor dining (existing restaurant), grading permit when not categorically exempt from CEQA, Commercial or Industrial establishment (existing developed area or approved master plan), Modification of previously approved entitlement (tentative map, CUP), Down-zone to open space, conversion to timeshare or condominiums (existing building), EQ resubmittal (expired/withdrawn application within 1 year), parcel maps, variance to sign quantity, variance to sign size and height.

**Minor Modification:** A modification that has been determined by the Planning Director to be not a substantial change in the proposed project or conditions (e.g. a second residential unit, additional square footage, change in a condition of an approved entitlement). (1/3 Base Fee Applies)

**Minor Use Permit – Type A <10 Acres and < 10,000 SF**

Auto, Mobile Home, Vehicle & Parts Sales	Campground	Child Daycare Center	House of Worship	Clothing Products
Concrete, Gypsum, Plaster Products	Electronic Equipment, Instruments	Fast Food Restaurants	Food Products	Furniture & Fixture Manufacture
Glass Products	Harbor Facility, Marina	Hotel/Motel	Lumber and Wood Products	Machinery Manufacture
Medical Services, Hospital, Extended Care	Metal Products Fabrication	Multi-Family Dwelling ≥ 21 Units	Office	Outdoor Commercial
Outdoor Retail Sales (See Also MUP "C")	Paper Products	Park, Playground, Golf Course	Paving Materials	Plastic, Rubber Products
Printing and Publishing	Retail Store, General Merchandise	School	Service Station	Shopping Center ≤ 5 Acres
Shopping Center 5-10 Acres	Stone, Cut Stone Products	Storage Yard, Sales Lot	Storage/Mini-Warehouse Facility	Structural Clay, Pottery
Textile and Leather Products	Transit Stations and Terminals	Warehouse(s)	Wholesale and Distribution	

**Minor Use Permit – Type B <10 Acres and < 10,000 SF**

Agricultural Processing	Antennas/Communication Facility	Bank/Financial Services	Bed and Breakfast	Broadcasting Studio
Business Support Services	Commercial Kennel, Animal Boarding	Community Center	Construction Contractor	Drive-In/Drive-Thru Sales
Drive-in/Drive-Thru Services	Farm Equipment and Supply Sales	Fuel and Ice Dealer	Furniture, Equipment Sales	Golf Driving Range
Laundry/Dry Cleaning Plant	Library/Museum	Medical Services Clinic/ Laboratory	Medical Svcs Vet Clinic/Hospital	Membership Organization Facility
Multi-Family Dwellings ≤ 20 Units	Personal Services	Plant Nursery – Retail	Plant Production + Accessory Sales	Public Safety Facility
Public Utility Facility	Recreation and Fitness Center	Repair/Mtce Consumer Products	Residential Care Home ≥ 7	Restaurant and Bar
Rural Recreation	Small-Scale Manufacture	Temporary Event	Vehicle Storage	

**Minor Use Permit – Type C <10 Acres and < 10,000 SF**

Accessory Building and Uses	Animal Raising and Keeping	Caretaker and Employee Housing	Comm Vehicle Storage – 1	Equestrian Facility
Farm Labor Housing	Hardship Mobile Home	Home Occupation – Fire Arms	Hunting and Fishing Cabin	Off-Premise Comm/Industrial Sign
Outdoor Eating	Outdoor Retail Sales	Plant Production	Rebuild Non-Conforming Use	Repair (Accessory to Sales)

(continued on next page)

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**Minor Use Permit – Type C <10 Acres and < 10,000 SF**

Residential Accessory Use (Timing)      Roadside Stand/Agricultural Products      Storage of Petroleum Products      Storage, Accessory/Residential      Temporary Dwelling  
Temporary Off-Site Subdivision Sign      Vehicle Repair and Maintenance

**Multiple Permit Applications:** When multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.

**NCTC (Nevada County Transportation Commission):** Review fees required for projects within Airport Overflight Zone of the Truckee Tahoe Airport. Contact Nevada County Transportation Commission. Separate check required and made payable to NCTC.

**PCTPA (Placer County Transportation Agency):** Review fee required for projects within Airport Overflight Zones (Auburn, Lincoln, Blue Canyon Airports). Separate check required and made payable to PCTPA.

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