Placer County Planning Division Fee Schedule

Effective July 8, 2014

Updated to reflect Consumer Price Index Increase

Type of Application	Initial Fee/Deposit[1]	PCTPA ALUC	NCTC	Placer Fire[4]	Exemption[6] Verification	Notice of[6] Exemption
Additional Building Site	$689				$26	$50
Administrative Approval of Antenna (Section 17.56.060 F)	$623	$250	$150		$26	$50
Administrative Approval (Section 17.60.105)	$138				$26	$50
Administrative Review	$623				$26	$50
Administrative Review - Minor (SFD / Small Collection & Recycling Facility / Private Kennel, Cattery)	$61				$26	$50
Agricultural Preserve – New	$986					
Agricultural Preserve – Split	$1,220					
Amendment to Map/Certificate of Correction						
Subdivision[1]	$1,445					
Minor Land Division - Parcel Map	$771					
Appeal	$546	$100				
Appeal – Avalanche	$446					
Certificate of Compliance	$771					
Conditional Use Permit[1]	$4,130[1]	$750	$150	529.17	$26	$50
1/3 Base Fee[2] : $1,377[1] 2/3 Base Fee[2] : $2,753[1]					$26	$50
Extension of Time: 40% Base Fee	$1,652[1]				$26	$50
Design Review (See Definitions)						
Type A[1] & B[1]	$4,115[1]				$26	$50
1/3 Base Fee[2] : $1,372[1] 2/3 Base Fee[3] : $2,743[1]					$26	$50
Extension of Time: 40% Base Fee	$1,646[1]				$26	$50

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5 Placer County Fire Fees for Variance Applications Apply to Setbacks Only
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7 Per Ordinance 5673-B, fees for Agricultural Events may be waived with approval from the Agricultural Commission.
8 Supplemental deposit of $2500 may be required if after initial review it is determined that technical assistance is needed to complete the ALUC review. The Supplemental Deposit must be deposited to proceed. After the project review is completed the project proponent will either receive an invoice for an additional amount due or a refund depending on the actual costs incurred.

Type of Application	Initial Fee/Deposit[1]	PCTPA ALUC	NCTC	Placer Fire[4]	Exemption[6] Verification	Notice of[6] Exemption
Type C	$1,941				$26	$50
1/3 Base Fee[2]: $647 2/3 Base Fee[3] : $1,294					$26	$50
Extension of Time: 40% Base Fee	$776				$26	$50
Design Review, Continued						
Type D	$766				$26	$50
1/3 Base Fee[2] : $256 2/3 Base Fee[3] : $510					$26	$50
Extension of Time (40% Base Fee)	$306				$26	$50
Single Family Dwelling	$232				$26	$50
Commercial Tenant Improvement	$1,175				$26	$50
Development Agreement[1]	$3,695[1]	$750	$250			
Environmental Questionnaire	$7,042			$440.97		
Minor/Modification (See Definitions)	$3,525	$250				
Notice of Determination for Negative Declaration (Including Fish & Game Fees)	$2,231.25					
Environmental Impact Report[1] [EIR]	$8,972[1]		$400			
Notice of Preparation[1]	$855[1]		$55			
Addendum[1]	$4,859[1]		$400			
Reprocessed[1]	$6,101[1]		$400			
Notice of Determination for EIR (Including Fish & Game Fees)	$3,079.75					
General Plan Amendment[1]	$3,695[1]	$1250[8]	$400			
GPA + Rezoning[1]	$4,191[1]	$1250[8]	$400			
Minor Boundary Line Adjustment (Per Adjustment)	$900				$26	$50
Minor Land Division – Parcel Map (per resulting parcel)	$1,406	$250	$150			
Extension of Time (40% Base Fee)	$562				$26	$50
Revised Tentative Map / Modification	$226					

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Minor Use Permit (See Definitions)						
Type A	$3,088	$250	$150	$323.39	$26	$50
1/3 Base Fee[2] : $1,029 2/3 Base Fee[3] : $2,059					$26	$50
Extension of Time: 40% Base Fee	$1,235				$26	$50
Type B	$2,095	$250	$150	$323.39	$26	$50
1/3 Base Fee: $698 2/3 Base Fee: $1,397					$26	$50
Extension of Time: 40% Base Fee	$838				$26	$50
Type C	$2,057	$250	$150	$323.39	$26	$50
1/3 Base Fee: N/A 2/3 Base Fee: $1,372					$26	$50
Extension of Time: 40% Base Fee	$823				$26	$50
Park Fee – Building Permit (Varies in Planned Developments & for applied fee credit, includes Subdivision portion of Fee)	$4,241					
Park Fee – Multi-Family/Second Dwelling/Mobile Home	$3,090					
Park Fee – Age-Restricted	$2,800					
Park Fee – Subdivision (Per Lot)	$677					
Park Fee – Subdivision Lot in Planned Development (Max, Varies)	$1,343					
Pre-Development Meeting	$1,175					
Rafting Permit	$8,298					
Reapplication (Within 1 Year of Expiration Only)	1/3 Current Base Fee					
Rezoning/Zoning Text Amendment[1]	$3,141[1]	$1250[8]	$150			
Signs	$110					
Specific Plan or Specific Plan Modification[1]	$58,730[1]	$1250[8]	$250			
Subdivision – Tentative Map[1]	$1,423[1] + $110/lot	$750	$400			
Modification[1]	$1,445[1]	$750	$400			
Subpoena – Witness Fee[1]	$150[1]					

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Temporary Outdoor Event	$446[8]			$529.17		
Tree Removal (Minor)	$26					
Variance[5]	$1,406	$250		$235.19[5]	$26	$50
Modification: 2/3 Base Fee	$937				$26	$50
Extension of Time: 40% Base Fee	$562					
Voluntary Merger	$132					

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[1]: 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

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Continued,

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

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)

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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