Placer County Planning Department Fee Schedule Effective July 1, 2012

Updated January 1, 2013 to reflect change in Placer Fire Fees

Type of Application	Initial Fee/Deposit ¹	PCTPA	NCTC	Placer Fire ⁴	Exemption ⁶ Verification	Notice of ⁶ Exemption
Additional Building Site	\$667				\$26	\$50
Administrative Approval of Antenna (Section 17.56.060 F)	\$603	\$35	\$150		\$26	\$50
Administrative Approval (Section 17.60.105)	\$133				\$26	\$50
Administrative Review	\$603				\$26	\$50
Administrative Review - Minor (SFD / Small Collection & Recycling Facility / Private Kennel, Cattery)	\$59				\$26	\$50
Agricultural Preserve – New	\$955					
Agricultural Preserve – Split	\$1,180					
Amendment to Map/Certificate of Correction						
Subdivision ¹	\$1,398					
Minor Land Division - Parcel Map	\$747					
Appeal	\$529					
Appeal – Avalanche	\$432					
Certificate of Compliance	\$747					
Conditional Use Permit ¹	\$3,997 ¹	\$35	\$150	526.54	\$26	\$50
1/3 Base Fee ² : \$1,332 ¹ 2/3 Base Fee ² : \$2,664 ¹						
Extension of Time: 40% Base Fee	\$1,599 ¹				\$26	\$50
Design Review (See Definitions)						
Type A ¹ & B ¹	\$3,982 ¹					
1/3 Base Fee ² : \$1,327 ¹ 2/3 Base Fee ³ : \$2,654 ¹						
Extension of Time: 40% Base Fee	\$1,593 ¹				\$26	\$50
Type C	\$1,879				\$26	\$50
1/3 Base Fee ² : \$626 2/3 Base Fee ³ : \$1,253					\$26	\$50
Extension of Time: 40% Base Fee	\$752				\$26	\$50

DEPOSIT ONLY. Additional Fees at an "at cost" basis will apply.

Minor Modification of Approved Entitlement: See Definitions.

Major Modification of Approved Entitlement: See Definitions.

Projects within Placer County Fire (CDF) jurisdiction may require payment of review and/or inspection fees at the entitlement, improvement plan, final map and building permit stage. Placer County Fire Fees for Variance Applications Apply to Setbacks Only

When Environmental Questionnaire is not required, then Exemption Verification and Notice of Exemption are required.

Revised 1/1/12 to reflect Fish & Game Fee increase

Per Ordinance 5673-B, fees for Agricultural Events may be waived with approval from the Agricultural Commission.

Type of Application	Initial Fee/Deposit ¹	PCTPA	NCTC	Placer Fire ⁴	Exemption ⁶ Verification	Notice of ⁶ Exemption
Design Review, Continued						
Type D	\$742				\$26	\$50
1/3 Base Fee ² : \$247 2/3 Base Fee ³ : \$495					\$26	\$50
Extension of Time (40% Base Fee)	\$297				\$26	\$50
Single Family Dwelling	\$225				\$26	\$50
Commercial Tenant Improvement	\$1,137				\$26	\$50
Development Agreement ¹	\$3,576 ¹		\$250			
Environmental Questionnaire	\$6,816	\$35		438.78		
Minor/Modification (See Definitions)	\$3,411	\$35				
Notice of Determination for Negative Declaration (Including Fish & Game Fees)	\$2,151.50 ⁷					
Environmental Impact Report ¹ [EIR]	\$8,683 ¹	\$150	\$400			
Notice of Preparation ¹	\$827 ¹		\$55			
Addendum ¹	\$4,702 ¹	\$150	\$400			
Reprocessed ¹	\$5,904 ¹	\$150	\$400			
Notice of Determination for EIR (Including Fish & Game Fees)	\$2,969 ⁷					
General Plan Amendment ¹	\$3,576 ¹	\$150	\$400			
GPA + Rezoning ¹	\$4,056 ¹	\$150	\$400			
Minor Boundary Line Adjustment (Per Adjustment)	\$871				\$26	\$50
Minor Land Division – Parcel Map (per resulting parcel)	\$1,361	\$35	\$150			
Extension of Time (40% Base Fee)	\$544					
Revised Tentative Map / Modification	\$219					
Minor Use Permit (See Definitions)						
Туре А	\$2,988	\$35	\$150	\$321.78	\$26	\$50
1/3 Base Fee ² : \$996 2/3 Base Fee ³ : \$1,992					\$26	\$50
Extension of Time: 40% Base Fee	\$1,195				\$26	\$50

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Type of Application	Initial Fee/Deposit ¹	РСТРА	NCTC	Placer Fire⁴	Exemption ⁶ Verification	Notice of ⁶ Exemption
Туре В	\$2,028	\$35	\$150	\$321.78	\$26	\$50
1/3 Base Fee: \$676 2/3 Base Fee: \$1,352					\$26	\$50
Extension of Time: 40% Base Fee	\$812				\$26	\$50
Type C	\$1,991	\$35	\$150	\$321.78	\$26	\$50
1/3 Base Fee: N/A 2/3 Base Fee: \$1,327						
Extension of Time: 40% Base Fee	\$797					
Park Fee – Building Permit (Varies in Planned Developments & for applied fee credit, includes Subdivision portion of Fee)	\$4,105					
Park Fee – Multi-Family/Second Dwelling/Mobile Home	\$2,990					
Park Fee – Age-Restricted	\$2,710					
Park Fee – Subdivision (Per Lot)	\$655					
Park Fee – Subdivision Lot in Planned Development (Max, Varies)	\$1,300					
Pre-Development Meeting	\$1,137					
Rafting Permit	\$8,031					
Reapplication (Within 1 Year of Expiration Only)	1/3 Current Base Fee					
Rezoning/Zoning Text Amendment ¹	\$3,047 ¹		\$150			
Signs	\$107					
Specific Plan or Specific Plan Modification ¹	\$56,839 ¹		\$250			
Subdivision – Tentative Map ¹	\$1,377 ¹ + \$110/lot	\$150	\$400			
Modification ¹	\$1,398 ¹	\$150	\$400			
Subpoena – Witness Fee ¹	\$150 ¹					
Temporary Outdoor Event	\$432 ⁸			\$526.54		
Tree Removal (Minor)	\$26					
Variance ⁵	\$1,361	\$35		\$234.02 ⁵	\$26	\$50
Modification: 2/3 Base Fee	\$907					
Voluntary Merger	\$128					

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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 A¹: 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 Concrete, Gypsum, Plaster Products Glass Products Medical Services, Hospital, Extended Care Metal Products Fabrication Outdoor Retail Sales (See Also MUP "C") Printing and Publishing Shopping Center 5-10 Acres Textile and Leather Products

Electronic Equipment, Instruments Harbor Facility, Marina Paper Products Retail Store, General Merchandise Stone. Cut Stone Products **Transit Stations and Terminals** Minor Use Permit - Type B <10 Acres and < 10,000 SF

Antennas/Communication Facility

Commercial Kennel, Animal Boarding

Farm Equipment and Supply Sales

Recreation and Fitness Center

Small-Scale Manufacture

Hardship Mobile Home

Outdoor Retail Sales

Animal Raising and Keeping

Library/Museum

Personal Services

Child Daycare Center Fast Food Restaurants Hotel/Motel Multi-Family Dwelling ≥ 21 Units Park, Playground, Golf Course School Storage Yard, Sales Lot Warehouse(s)

Bank/Financial Services Community Center Fuel and Ice Dealer Medical Services Clinic/ Laboratory Plant Nursery - Retail Repair/Mtce Consumer Products Temporary Event

Caretaker and Employee Housing Home Occupation – Fire Arms Plant Production

House of Worship Food Products Lumber and Wood Products Office

Paving Materials Service Station

Bed and Breakfast

Vehicle Storage

Storage/Mini-Warehouse Facility Wholesale and Distribution

Construction Contractor Furniture, Equipment Sales Medical Svcs Vet Clinic/Hospital Plant Production + Accessory Sales Residential Care Home ≥ 7

Comm Vehicle Storage - 1 Hunting and Fishing Cabin Rebuild Non-Conforming Use Clothing Products Furniture & Fixture Manufacture Machinery Manufacture Outdoor Commercial Plastic, Rubber Products Shopping Center ≤ 5 Acres Structural Clay, Pottery

Broadcasting Studio Drive-In/Drive-Thru Sales Golf Driving Range Membership Organization Facility Public Safety Facility

Restaurant and Bar

Equestrian Facility

Off-Premise Comm/Industrial Sign Repair (Accessory to Sales)

(continued on next page)

Farm Labor Housing

Public Utility Facility

Rural Recreation

Outdoor Eating

Agricultural Processing

Business Support Services

Drive-in/Drive-Thru Services

Laundry/Dry Cleaning Plant

Accessory Building and Uses

Multi-Family Dwellings ≤ 20 Units

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

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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
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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