

**CITY OF PINOLE – MASTER FEE SCHEDULE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION: FEES EFFECTIVE April 5, 2017**

Service	Fee
Design Review	
Administrative Design Review: SF/MF/Commercial projects less than 500sq. ft. or new SF that conforms to City's Residential Design Guidelines.	\$549
Comprehensive Design Review – Small Project: Projects 500 sq. ft. or greater but <5,000 sq. ft.	\$2,679
Comprehensive Design Review – Large Project: Projects greater than or equal to 500 sq. ft.	\$5,114
Sign Permit: New Sign / Approved Program, replace old sign as previously approved etc.	\$244
Creative Sign Program: Encourage signs of unique design	\$500
Sign Program: 5 or more signs or greater than 200 sq. ft. of total aggregate sign area or a building with 3 or more tenants	\$1,218
Use Permits	
Similar Use Determination	\$244
Administrative Use Permits (AUP): Second Units, Outdoor Dining, Outdoor Sales, Reasonable Accommodation	\$731
Temporary Use Permits (TUP) – Short Duration: Events of 5 days or less	\$244 and \$0 for non-profit entities at discretion of City Manager
Temporary Use Permits (TUP) – Long Duration: Events lasting more than 5 days	\$488 and \$0 for non-profit entities at discretion of City Manager
New Use Permits Commercial (CUP)	\$2,679
Home Occupation Permit	\$121.27
Condo Conversion Permit	\$2,500 Deposit**
Tree Removal Permit	\$201
Amendments	1/2 Original Fee
Combined with Other Permits	1/2 Original Fee
Variances	
Minor Deviation	\$488
Single Family Variance	\$1,218
All Other Variance requests	\$2,679
Policy / Plan Amendments	
Prezoning / Annexation	\$10,000 Deposit**
Rezoning / Zoning Code Amendment (includes Map and Text)	\$6,025
Minor Plan Development Amendment	\$216
General Plan Amendment	\$5,000 + \$100/acre Deposit** + \$1,000 General Plan maintenance fee
Specific Plan Amendment	\$5,000 Deposit** + \$1,000 Specific Plan maintenance fee

Subdivision Maps and Map Changes	
Minor Subdivision 4 lots or less	\$1,500 Deposit**
Major Subdivision 5 or more lots	\$3,000 Deposit**
Lot Line Adjustments / Mergers	\$500 Deposit **
Final Map Fee	\$3,000 Deposit**

Environmental Review	
Categorical Exemption	\$244
Initial Study	\$2,500 or Consultant cost + 15%
Negative Declaration	\$2,500 Deposit**
Mitigated Negative Declaration	\$10,000 Deposit**
Environmental Impact Report	Consultant cost + 15%
Dept. of Fish & Game Filing Fee (ND / Mitigated ND)	\$2,606.19 or as set by the State
Dept. of Fish & Game (EIR)	\$3,597.49 or as set by the State
Dept. of Fish and Game (Certified Regulatory Program)	\$1,260.98 or as set by the State
NPDES Compliance (for projects involving greater than or equal to 5,000 square feet of impervious surface)	\$2,000 Deposit**

Agreement & Agreement Reviews	
Development Agreement	\$2,500 Deposit**
Affordable Housing Agreement	\$5,000 Deposit**
Review of CC&Rs	\$250 Deposit**
Other Development Services	
Extensions	1/2 Original Fee
Appeals of Department, Administrative and Planning Commission Actions	\$500*** + \$2,500 Deposit**
Zoning Administrator Hearing (Each required hearing)	\$328
Planning Commission / City Council Hearing (Each required hearing)	\$449
Records Research	\$50 per half hour after first hour
Address Assignment (Three (3) hour minimum)	\$368
Project Notification Sign (if installed by City)	\$150 per sign (as needed)
Plan Check, Reviews, Inspections	
Plan Check	\$121.27/hour*

* Note: Hourly fee is the burdened labor rate plus 35% for budgeted operational expenses (e.g. administrative support, utilities, training, equipment etc.).

**Note: Fees listed as "deposits" represent the minimum amount due at application submittal. Deposited funds are charged against time and materials. When consultants are required, the fee amount is the consultant cost +15%. Deposit amounts for planning services are determined by the Planning Manager to ensure 100% cost recovery.

***Note: Planning Commission Appeal requests initiated by City Council members shall be accompanied by a \$250 rather than \$500 appellant fee. The \$250 may be refundable if the appeal initiated by a Council member is upheld by the majority of the City Council Members that hear the appeal request.