

TULARE COUNTY RESOURCE MANAGEMENT AGENCY
COMMUNITY & DEVELOPMENT SERVICES/ PLANNING /ENGINEERING
FEE SCHEDULE FOR VARIOUS LAND USE APPLICATIONS
(EFFECTIVE 10/17/09)

<u>APPLICATION</u>	<u>Total Fees Effective 10/17/09</u>
<u>BUILDING PERMITS (BP)</u>	
Charge on Building Permit for:	
General Plan Maintenance	\$125.00
Zoning & Subdivision Ordinance Maintenance (new)	\$38.00
Computer Maintenance Fee	\$10.00
Applicable to:	
-Permit for construction of new buildings, excluding accessory buildings with less than 1,000 sq. ft. and buildings classified as Group M Occupancy. (After July 1, 1995 - applies to Group U Occupancy.)	-Permit for additions to buildings except additions to single family residences, additions to accessory bldgs (less than 1000 sq. ft.) and additions to Group M Occupancies.
- Permit for relocation of buildings	
- Permit for mobilehome installations	
Water/Fire Suppression System Plan Check	\$262.00
Grading, Drainage & Erosion Control Plan Check	\$441.00
Additional Charge if within a UAB, UDB or UIA for Community Plans	\$150.00
Charge when review by Env. Health is required for septic system repairs and sewer connections.	\$49.00
Charge when review by Env. Health is required for all other building permits.	\$68.00
Charge when review by Engineering Branch is required.	\$93.00
Additional Charge for review of Flood Elevation Certificates.	\$140.00
Charge when reviewed by Fire Warden is required:	
Commercial Permit:	\$300.00
Residential Permit:	\$150.00
Fire Pump -including acceptance test	\$700.00

Hydrant inspection & flow tests	\$100.00
Tank inspection - H2O, fuel, LPG	\$300.00
Underground Fire Main	\$375.00
Fire Sprinkler Systems - 19 heads	\$350.00
Fire Sprinkler Systems - additional heads	\$5.00
Residential Sprinkler System	\$300.00
Halon, CO2 or Foam System	\$400.00
Spray Booth	\$300.00
Hood & Duct Extinguishing System	\$350.00
Fire Alarm System (panel & 10 initiator or detection devices)	\$400.00
Fire Alarm System (additional devices)	\$8.00
Residential Fire Inspections in SRA's	\$600.00
Additional Return Trip Inspections	\$200.00
Site Inspections	\$200.00

GENERAL

Research Requests Prior to Application Submittal (new - for Large Scale Projects)	\$1,000 deposit + \$100/hour
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RIVER RAFTING LICENSES

(CRL) Commercial Rafting License (CRL)	\$350.00
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GENERAL PLAN AMENDMENTS

Request to Initiate General Plan Amendment (GPI)	\$1,811 deposit + \$100/hour
General Plan Amendment (GPA)	\$4,321 deposit plus \$100/hour Includes cost of zone change if processed concurrently

Additional Ordinance publication charge if Zone Change is filed with General Plan Amendment	\$200.00
Appeals of Planning Commission decisions on General Plan Amendments	\$500.00
Specific Plan	\$5,000 deposit plus \$100/hour
Additional Airport Land Use Commission Fee if in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item

WILLIAMSON ACT - AG PRESERVE PROGRAM

Agricultural Preserve Cancellation (PAC)	\$1,616 deposit + \$100/hour
Agricultural Preserve Cancellation, Revised Site Plan for	\$674.00
Agricultural Preserve Diminishment (PAD)	
1 owner	\$476.00
2-3 owners	\$558.50
4-5 owners	\$641.00
6 or more owners	\$723.50
Agricultural Preserve Formation (PAP)	
1 owner	\$476.00
2-3 owners	\$558.50
4-5 owners	\$641.00
6 or more owners	\$723.50
Agricultural Preserve Contract-New (PAP)	\$125.00
Agricultural Preserve Contract Reinstatement (PAP)	\$85.00
Notice of Full NonRenewal - Applicant initiated (FNR)	\$263.00
Notice of Full NonRenewal - To fulfill condition of approval (FNR)	\$163.00
Notice of Partial NonRenewal - Applicant initiated (PNR)	\$363.00
Notice of Partial NonRenewal - To fulfill condition of approval (PNR)	\$363.00

Farmland Security Zone (PSZ)	
One owner	\$626.00
2-3 owners	\$706.00
4-5 owners	\$786.00
6 or more owners	\$866.00
Contract: New	
Per # of contracts	\$125.00
Contract : Reinstatement	
Per # of contracts	\$85.00
Farmland Security Zone-Cancellation (PSZ)	\$1,000.00 deposit + \$100/hour

CERTIFICATES OF COMPLIANCE (PCC)

Certificates of Compliance where (a) the present owner was not the subdivider, the buyer or the person contracting the purchase the property when it was first divided, or (b) not subject to the Subdivision Map Act at the time it was first divided.

1-4 lots/parcels	\$754.00 plus \$211.00 per lot
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More than 4 lots/parcels	\$1,903.00 plus \$28 per lot over 4
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Certificate of Compliance which does not qualify under (a) and (b) of the foregoing fee

1-4 lots/parcels	\$2,334.00 plus \$843 per lot
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More than 4 lots/parcels	\$6,931.00 plus \$112 per lot over 4
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Appeals on Planned Development and Certificates of Compliance	\$300.00
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PLANNED DEVELOPMENTS & DEVELOPMENT AGREEMENTS

Planned Development in PD Zone (Section 18.6) (PD)	\$8,304 deposit + \$100/hour
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Appeals on Planned Developments and Certificates of Compliance	\$300.00
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Additional charge on Planned Unit Development and Planned Development located in SRA's	\$375.00
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Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item
Development Agreements (PDA)	\$1,303.00 deposit + \$100/hour
Minor modification to Planned Development or Development Agreement	\$1,000 deposit + \$100/hour
Amendment to Planned Development or Development Agreement	\$3,368.00

FLOOD DAMAGE PREVENTION (PFV)

Variance from Flood Damage Prevention Ordinance	\$1,350.00
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LOT LINE ADJUSTMENTS (PLA)

Lot Line Adjustment	\$1,381.00
Exception	\$250.00
Appeals on Lot Line Adjustments	\$300.00
Voluntary Merging of Parcels	\$675.00

SURFACE MINING & RECLAMATION (PMR)

Surface Mining Permit/ Reclamation Plan	\$3,441 deposit + \$100/hour
Mining Permit and/ or Reclamation plan processed by the Zoning Administrator	\$3,023 deposit + \$100/hour
Mining Permit and/or Reclamation Plan processed by the Zoning Administrator determined to be Categorically Exempt	\$2,567 deposit + \$100/hour

Application for Amendment to:

Mining permit and/or Reclamation Plan processed by Planning Commission	\$2,457 deposit + \$100/hour
Mining Permit and/or Reclamation Plan processed by Zoning Administrator.	\$1,309 deposit + \$100/hour

Director's Approval-Minor Modifications to:	
Zoning Administrator SMARA Permits	\$260.00
Planning Commission SMARA Permits	\$525.00
Request for Approvals of Financial Assurance	\$135.00
Appeal on SMARA Decisions	\$450.00
Annual Inspection Fees and Inspection Fee for release of Financial Assurances.	\$350 deposit + \$100/hour
Annual Inspection Fee	\$400.00
Extension of time for Surface Mining Permits:	
Planning Commission Permits	\$400.00
Zoning Administrator Permits	\$250.00
Interim Management Plans	\$1,500.00 deposit + \$100/hour

ROAD NAMING (PRN)

Road Name Changes:	
Public Roads	\$700.00
Private Roads	\$700.00
Appeals to Road Name changes	\$100.00

PARCEL MAPS (PPM)

Tentative Parcel Map: 1-2 lots	\$1,507.00
Tentative Parcel Map: 3 lots	\$1,807.00
Tentative Parcel Map: 4 lots	\$2,807.00
Tentative Parcel Map: more than 4 lots	\$3,243.00 plus \$65.00 per lot over 4
Refiling of expired tentative parcel map within one year of expiration	1/2 of tentative parcel map fee
Additional charges on Tentative Parcel Map located in SRA's	\$113.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item

Additional fee for vesting Tentative Parcel Map	\$274.00
Waiver of Final Parcel Map	\$168.00
Extension of Time for Parcel Map	\$179.00
Waiver of Preliminary Parcel Map	\$156.00
Minor Revision for Parcel Map	\$1,302.00
Major Revision for Parcel Map	1/2 of fee for tentative map not less than \$1,354
Exception of Parcel Map	\$249.00
After the Fact Exception for Parcel Map	
Hearing	\$476.00
No Hearing	\$249.00
Appeals on Parcel Maps	\$344.00
Final Parcel Map	\$1,614.00
Improvement Plan Check & Inspection (Includes PVAE)	3% of Est. Imp. Cost \$100.00 minimum
Inspection Only Private Vehicular Access Improvements	2% of Est. Imp. Cost \$67.00 minimum
Recheck Fee (new)	\$140.00
Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	\$77.00

PRELIMINARY SITE PLANS & MAPS (PRE)

Preliminary Site Plan:

When SPRC takes final Action	\$1,915 deposit + \$100/hour
When SPRC acts in advisory capacity (no fee required when submitted in conjunction with preliminary parcel or subdivision map)	\$1,915 deposit + \$100/hour

Preliminary Development Plan for Zone Change, Variance or Use Permit	\$1,157.00
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Preliminary Development Plan for Planned Unit Development	\$2,641 (except no fee is required if a preliminary subdivision map is filed)
Preliminary Subdivision Map	\$2,093 deposit + \$100/hour
Additional Fee for Preliminary Vesting Subdivision Map	\$900.00
Preliminary Parcel Map	\$1,891 deposit + \$100/hour
Additional charge on Preliminary Parcel Map or Preliminary Subdivision Map located in SRA	\$113.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item
Additional Fee for Preliminary Vesting Parcel Map	\$900.00
Extension for Preliminary Site Review	\$179.00
Minor Modification	\$400.00
Application to Initiate Minor Modification (new)	\$200.00

SPECIAL USE PERMITS (PSP)

Special Use Permit for:	\$1,505 deposit + \$100/hour
1) Temporary use of one mobilehome or recreation vehicle, other than for older or handicapped persons	no maximum
2) To be processed by Zoning Administrator for projects that are categorically exempt from CEQA	
3) Mobilehome for older or handicapped persons	
4) Additional housing for older or handicapped persons that are processed by Zoning Administrator and are categorically exempt	
Special Use Permit:	\$1,528 deposit plus \$100/hour
1) To be processed by Zoning Administrator	no maximum
2) Expansion alternatives of nonconforming buildings and uses as described in subsection B or Part II of Section 16 of the Zoning Ordinance, including special uses that have become nonconforming as a result of a reclassification of zones or change in zoning regulations	

Special Use Permit:	\$1,750 deposit + \$100/hour
1) To be processed by Planning Commission	no maximum
2) Amendments to Planning Commission Use Permits and Zone Variances	
Special Use Permit - Large Day Care	\$210.00
Administrative Special Use Permit	\$919.00
Specified Hazardous Waste Facility	\$39,655.00 Plus actual cost over \$39,655 plus 20%
Additional charge on Special Use Permit if located in State Responsibility Area (SRA)	\$150.00
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item
Extension of Time for Special Use Permit and PUD's:	
Planning Commission Permits	\$370.00
Zoning Administrator Permits	\$190.00
Compliance Investigation for Special Use Permits	\$65.00 deposit for each project (based on \$65 per investigation)
Director's Approval - Minor modifications to:	
Zoning Administrator Use Permits	\$400.00
Planning Commission Use Permits	\$400.00
PUDs/PD Permits	\$1,000 deposit + \$100/hour
Appeals on Use Permits, Variances, Minor Deviations, Site Plans and Zone Changes	\$300.00
Double application fees required for uses commenced without approval under the Zoning Ordinance and for which a citation has been issued or if the application is submitted 30 or more days after a notice of violation, in order to correct or show cause and notice of assessment of civil fines and penalties is issued for:	Double Fee
Special Use Permits	
Variances	
Special Use Permits Amendments	

Amendments to:

Zoning Administrator Use Permits \$1,528 deposit + \$100/hour

Planning Commission Use Permits \$1,750 deposit + \$100/hour

Application to Initiate Minor Modification (new) \$200.00

FINAL SITE PLANS (PSR)

Appeals on Site Plans \$300.00

Final Site Plan \$1,405 deposit + \$100/hour
no maximum

Extension for Final Site Review \$179.00

Minor Modification \$150.00

Application to Initiate Minor Modification (new) \$200.00

PLANNED UNIT DEVELOPMENTS (PUD)

Planned Unit Development (Section 18.5) \$8,203.00
(plus any applicable subdivision fees, less any fees paid for preliminary development plan)

Extension of Time for PUD
 Planning Commission Permit \$370.00
 Zoning Administrator Permit \$190.00

Compliance Investigation for PUD \$65.00 deposit for each project
(based on \$65 per investigation)

Planned Development & PUD Use Permit for Specified Hazardous Waste Facility \$27,473 initial fee
(plus actual cost over \$27,473 plus 20%)

Amendment to PUD \$3,368.00

Minor modifications to PUD \$1,000 deposit + \$100/hour

Additional charge on Planned Unit Development located in SRA \$375.00

Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone \$200 if information item
\$1,500 deposit + \$100/hour if action item

ZONE CHANGE (PZ)

Request to Authorize Zone Change (PZI) - deduct fee from PZ application fee (Interim policy until GP2025 update is adopted)	\$1,823 deposit + \$100/hour
Zone Change	\$1,451 deposit + \$100/hour no maximum
Appeals on Zone Changes	\$300.00
Text Amendments	\$1,000 deposit + \$100/hour no maximum
Additional Airport Land Use Commission Fee if located in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item
Zone Verification Letter	\$50 per letter

VARIANCES - ZONE (PZV) AND SETBACK (PZV)

Variance from Zoning Ordinance	\$1,490 deposit + \$100/hour
Minor Deviation Variance	\$450.00
Variance from Building Line Setback Ord.	\$2,451.00
Compliance Investigation for Variances	\$65.00 deposit for each project (based on \$65 per investigation)
Amendment to:	
Zoning Administrator Zone Variances	\$1,528 deposit + \$100/hour
Planning Commission Zone Variances	\$1,750 deposit + \$100/hour
Appeals on Variances and Minor Deviations	\$300.00
Double application fees required for uses commenced without approval under the Zoning Ordinance and for which a citation has been issued or if the application is submitted 30 or more days after a notice of violation, in order to correct or show cause and notice of assessment of civil fines and penalties is issued.	Double Fee

SUBDIVISION MAPS (TM)

Tentative Subdivision Map:	
1-12 lots	\$3,802.00
13-25 lots	\$3,810.00 plus \$124 per lot for 13-25 lots
26-50 lots	\$5,753.00 plus \$105 per lot for 26-50 lots
51-100	\$8,426.00 plus \$53 per lot for 51-100 lots
more than 100 lots	\$11,287.00 plus \$17 per lot over 100 lots
Additional charge on Tentative Subdivision Map located in SRA's	\$225.00
Additional Airport Land Use Commission Fee if in H, LT, AA AT or L Airport Safety Review Zone	\$200 if information item \$1,500 deposit + \$100/hour if action item
Additional fee for Vesting Tentative Subdivision Map	\$669.00
Extension of Time for Subdivision Map	\$469.00
Minor Revisions for Subdivision Map	\$1,996.00
Major Revisions for Subdivision Maps	\$602.00 Plus 1/2 of fee for tentative map but not less than \$2,140
Exception for Subdivision Map	\$1,085.00
After the Fact Exception for Subdivision Map	
Hearing:	\$1,438.00
No Hearing:	\$1,085.00
Appeals on Subdivision Maps	\$502.00
Waiver of Preliminary Subdivision Map	\$245.00
Final Subdivision Map	\$2,472.00 Plus \$26.00/lot

Improvement Plan Check and Inspection: Less than \$200,000 Improvement Cost	3% of Est. Imp. Cost
\$200,001-\$500,000 Improvement Cost	\$6,000.00 Plus 2% of Est. Imp. Cost Over \$200,000
More than \$500,000 Improvement Cost	\$12,000.00 Plus 1.5% of Est. Imp. Cost Over \$500,000
Improvement Plan, Recheck Fee (new)	\$140.00
Review of geological-hydrological reports by Environmental Health for subdivisions and parcel maps.	\$77.00

ENVIRONMENTAL REVIEW (CEQA)

E.I.R. prepared by County Department	\$5,286 deposit + \$100/hour Plus costs for technical studies
Draft E.I.R. or Initial Assessment of Archaeological Resources Prepared by Consultant	\$165.00 plus total amount of estimated cost of Draft or environmental work as provided in the contract plus \$5,000 deposit + \$100/hour
Draft and final E.I.R. prepared by Consultant	\$165.00 plus total amount of estimated cost of Draft and Final EIRs as provided in contract \$5,000 deposit + \$100/hour
Mitigated Negative Declaration prepared by County	\$43.00 Plus total amount of estimated cost as provided in the contract plus \$3,000 deposit + \$100/hour
Mitigated Negative Declaration prepared by Consultant	\$43.00 Plus total amount of estimated cost as provided in the contract plus \$2,700 deposit + \$100/hour
Initial Environmental Assessment work performed by private consultant	Total Amount of estimated cost as provided in the contract plus \$1,500 deposit + \$100/hour
Mitigation Monitoring and Reporting performed by County Dept.	Deposit required for each program - based on total cost

Review of developer-submitted EIRs	Total Cost of review (\$2,700.00 deposit)
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*Deposit agreements may be required-see section 110.3 of the County CEQA Guidelines; Policy 300.

Administration of Mitigation Monitoring & Reporting Agreements by consultants	\$100/hour
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Appeals on EAO determinations and determinations by a County Department official or decision making body on the adequacy of environmental documents	\$200.00
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ALUC FEES

Additional Charge on ALL land use permit application fees for projects in the H, LT, AT, AA or L Zones, to offset ALUC review costs - Information Items	\$200.00
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Additional Charge on ALL land use permit application fees for projects in the H, LT, AT, AA or L Zones, to offset ALUC review costs - Action Items	\$1,500 deposit + \$100/hour
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ALUC Consistency Determination (Review of City General Plans or Specific Plans within an airport zone)	\$1,500 deposit + \$100/hour
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LAFCO FEES

Application for Change of Organization	\$3,367.00
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Petition for Change of Organization	\$3,367.00 (plus a signature review fee of \$25 plus \$1.00 per signature)
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Change of organization that eliminates or reduces an unincorporated island. (50% of change of organization)	\$1,682.00 50% reduction (\$1,685)
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Requests for Reconsideration of LAFCO Determinations.	\$300.00
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Application for Sphere of Influence Amendment	\$1,500.00 (plus cost of any additional processing)
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Application for change of organization that creates an unincorporated island	\$5,303.00
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Extraterritorial Service Request to be processed by the Executive Officer	\$121.00 (plus actual cost in excess of \$121.00)
Extraterritorial Service Request to be processed by LAFCO	\$334.00 (plus actual cost in in excess of \$334)
Reduction in fee for change in organization when notice to surrounding owners & voted has already been given	(\$150.00)
Protest Hearings for Changes of Organization/Reorganization	\$300.00

WATER EFFICIENT LANDSCAPING

Water Efficient Landscaping Plan check	\$90.00
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PUBLIC NOTICE / AGENDA REQUESTS

Annual Fees for Notices Requests:

Request within a particular geographic area or community for:

Notices of Public Hearings	\$30.00
Notices of Availability of EIRs and Negative Declarations	\$20.00
Notices concerning selected projects or project types	\$1.00 per notice as determined by the Planning Director

All other requests for:

Notices of all hearings	\$430.00
Notices of Availability of all EIRs and/or Negative Declarations	\$350.00
Notices concerning selected projects or project types	\$1.00 per notice as determined by the Planning Director

The foregoing annual fee shall not be required for requesting notices for a specific project, request pursuant to Government Code Section 65945, or where the total number of notices given will not exceed two (2) notices in a calendar year. Further, the fee shall not be charged for requests by public agencies.

Annual Fees for Mailing Agendas:

Planning Commission Agendas	\$25.00
Zoning Administrator Agendas	\$50.00
Site Plan Review Committee Agendas	\$50.00

The foregoing annual fee shall not be charged any individual or group (excluding public agencies or representatives of the media) who request mailing of the foregoing agendas on a regular basis.

SURVEYOR

Record of Survey Map Check	\$536.00
Correctory/Amended Record of Survey Map Check	\$268.00
Survey Corner Record Check	\$11.00
Assessment District Formation	\$2,090.00
Road Abandonment	\$2,148.00

EMPLOYEE HOUSING

Issuance Fee	\$200.00
Permit to Operate - Per Employee Housing Capacity	\$20.00
Amended Permit Fee - transfers/increases	\$20.00
Exemption Issuance Fee	\$35.00
Amended Exemption Fee - transfers/increases	\$20.00
Exemption Fee - Per Housing Unit	\$20.00
Reinspection Fee - Per Hour	\$100.00
Appeal Fee	\$150.00

CODE COMPLIANCE

The following additional charges are applicable to uses commenced prior to approval and after a notice of violation has been issued:

Planning Commission Use Permit	\$200.00
Zoning Administrator Use Permit	\$130.00
Variance	\$130.00
Site Plan Review	\$130.00
Technical Service Fee - Per Hour	\$60.00
Permit to Operate - facilities established without a permit	Double Code Compliance Fees
Additional penalties for second or subsequent occurrence within 5 yrs.	10 times Code Compliance Fees

30-Day Notice to Abate Violation Fee (Compliance after 2nd Notice)	\$270.00
Notice of Violation & Order to Correct (Compliance after 3rd Notice, but before Administrative Hearing occurs)	\$765.00
Administrative Hearing Fee (Compliance after hearing+B655, but before abatement occurs)	\$1,050.00
Violation Abatement Fee (Compliance through abatement by County)	\$1,050.00
Daily fine assessed for every day the property is in violation (Started on the date that the Notice of Violation and Order to Correct is mailed)	\$100 per day per violation

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