

COUNTY OF RIVERSIDE

PLANNING DEPARTMENT

APPLICATION FEE SCHEDULE

Effective: October 31, 2011

All indicated fees (with the exception of Fish and Game Fees) include a two percent (2.0%) Land Management System Fee Surcharge, as per Ord. No. 749.

All fees are Deposit Based Fees (DBF), unless otherwise indicated, and the amount indicated is the minimum initial deposit.

INSTRUCTIONS:

1. All per acre fees are based on the gross acreage of the project site.
2. Where a maximum fee is indicated, the maximum fee refers to the base fee added to any additional per lot, per acre, or other fee.
3. Certain applications may be required to have an Environmental Assessment (EA) prepared as part of project review, and are indicated by a check mark (✓) symbol in the EA column, which will be determined by the Planning Department. No environmental assessment fee is required if a project is determined to be exempt from the California Environmental Quality Act. Only one environmental assessment fee is required, when two or more applications, which indicate an EA may be required, are filed for concurrent processing.
4. The preparation of special studies in conjunction with certain applications may be required and processing fees shall be payable directly to the affected District or Department. When applicable, Flood Control Plan District Check, Flood Control District Special Study Minor Case - \$750.00, Flood District Control Special Study Major Case - \$3,000.00, Transportation Department Plan Check - \$250.00, Transportation Department Traffic Study (without model) - \$1,252.00 or (with model) - \$1,811.00.

AVERAGE COST:

This column is intended to provide information to the public as the actual average cost of case processing for specific application types. The word "Unavailable" is used where there is insufficient data to provide an actual average cost. The words "Flat Fee" are used when the cost for processing is fixed.

FEE APPEAL PROCEDURES:

Within 10 calendar days of receipt of the full accounting of the application costs or a request for additional deposits, the applicant may request a review of the matter by the Planning Director, who shall review the cost of processing the application. The Director will determine that the costs were or were not appropriate and may then reduce the costs charged. The Director shall, in writing, notify the appealing person of the decision. Work on any application may continue during any appeal process provided there are sufficient funds on deposit.

ABANDONED APPLICATIONS:

In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.

REFUND OF FEES:

NON-DEPOSIT CASES: Whenever an application is terminated for any reason, the Planning Department may, in accordance with the Refund Policy Statement adopted by the Board of Supervisors by Resolution 91-135, refund fees paid, upon the written request of the applicant.

DEPOSIT BASED CASES: Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.

If any portion of the application fees has been paid by the Planning Department to another jurisdiction, agency, or department for the performance of services related to the application, the Planning Department will not refund any such portion of fees until the other jurisdiction, agency or department authorizes the Planning Department to do so. In the absence of such authorization, it will be the applicant's responsibility to contact the other jurisdiction, agency or department for a refund of the fees paid to it, in accordance with the Refund Policy Statement. The Planning Department shall retain a processing fee of \$82.00 from the total amount to be refunded.

ORDINANCE NO. 348

APPLICATION OR PERMIT TYPE		E A	INITIAL DEPOSIT (DBF= Minimum Initial Deposit)	AVERAGE COST
Appeals (Ord. No. 348)	Appeal to: Planning Commission or Board of Supervisors		\$964.00 + additional fees if appealing certain Conditions of Approval: \$228.48-Fire Dept., \$180.54-Dept of Bldg & Safety, \$319.26-Flood Control Dist., and \$576.30-Transportation Dept.	Flat Fee
Change of Zone	All [CZ01] ✓		\$3,648.54	\$5,000.00 to \$9,000.00
Conditional Use Permit	General [CUP1] ✓		\$9,646.14 + \$5.10 per lot or site	\$15,000.00 to \$30,000.00
	Mobilehome Park [CUP2] ✓		\$8,686.32 + \$7.14 per lot or site	
	Recreational Vehicle (RV) Park [CUP3] ✓		\$7,042.08 + \$7.14 per lot or site	
Extension of Time	Commercial WECS Variance		\$503.88	Flat Fee
	Conditional Use Permit, Plot Plan		\$698.70	
	Public Use Permit		\$644.64	
General Plan Amendment	General [GPA1] ✓		\$7,479.66	\$15,000.00 to \$20,000.00
	Circulation Section [GPA3] ✓		\$8,323.20 + \$250.00 per road segment	
Revised Permit	Conditional Use Permit – General [RV02] ✓		\$3,882.12	\$15,000.00 to \$30,000.00
	Conditional Use Permit – Mobilehome Park [RV03] ✓		\$2,846.82	
	Conditional Use Permit – RV Park [RV04] ✓		\$2,629.56	
	Plot Plan With Public Hearing [RV05] ✓		\$1,867.62	
	Plot Plan/ Transmitted [RV06] ✓		\$1,401.48	
	Commercial WECS [RV12] ✓		\$2,624.46	
	Public Use Permit – General [RV07] ✓		\$2,645.88	Unavailable
	Public Use Permit – Large Family Day Care [RV08]		\$760.92	
	Variance [RV10] ✓		\$1,667.70	
	Accessory WECS [RV11] ✓		\$1,104.66	
	Plot Plan – Section 18.45 (Kennels & Catteries) [RV09]		\$946.56	
Certificate of Zoning Compliance	Outdoor Advertising		\$670.14	Unavailable
Plot Plan	CEQA Exempt/Planning Review [PP01]		\$510.00	\$2,500.00
	CEQA Exempt/Govt. Agency Review [PP02]		\$4023.90	\$15,000.00 to \$30,000.00
	Not Exempt From CEQA [PP03] ✓		\$4,791.96	
Public Use Permit	[PUP1] ✓		\$7,672.44	\$30,000.00
Second Unit Permit	General [SUP1]		\$3,034.50	\$3,500.00 to \$5,000.00
	Renewal [SUP2]		\$26.52	Unavailable
Setback Adjustment	[SBA1]		\$306.00	\$1,250.00
Specific Plan	Specific Plan [SP01] ✓		\$18,693.54	\$100,000.00 to \$300,000.00
	Amendment to Specific Plan [SP02] ✓		\$9,347.28	\$30,000.00 to \$50,000.00
Substantial Conformance	Ord. No. 348, Section 18.43 Circulated [SC01]		\$1,138.32	\$3,000.00 to \$4,000.00
	Ord. No. 348, Section 18.43 Uncirculated [SC05]		\$396.78	\$1,000.00 to \$3,000.00
	Specific Plan [SC02]		\$2,448.00	\$7,000.00 to \$8,500.00
	Commercial or Accessory WECS [SC03]		\$579.36	
Temporary Use Permit	[TUP1] ✓		\$2,701.98	\$9,500.00
Variance	Filed with CUP, Commercial WECS, or Plot Plan [VAR1]		\$1,375.98	\$3,000.00
	Filed alone [VAR2] ✓		\$2,625.48	\$7,500.00
Wind Energy Conversion System (WECS)	Accessory [WCS1] ✓		\$1,122.00	\$10,000.00
	Commercial [WCS3] ✓		\$5,474.34	\$35,000.00
	Noise Study [WCS4]		\$510.00 (with Environmental Health Dept.)	Unavailable
Large Family Day Care	[LFD1]		\$255.00 (if public hearing required + \$1,000.00)	\$1,300.00
Hazardous Waste Facility Siting Permit		✓	\$16,780.02 + \$43.86 per acre	Unavailable
Kennel or Cattery	Class I		\$510.00	Unavailable
	Class II	✓	\$4,791.96	
	Class III	✓	\$4,791.96	
	Class IV	✓	\$9,646.14	
Crowing Fowl Permit		✓	\$217.26	Unavailable
Temporary Outdoor Event	Exempt From CEQA [PP06]		\$385.56	\$700.00
	Not Exempt From CEQA [PP07] ✓		\$871.08	Unavailable
Pre-Existing Nonconforming Use	Verification [PPN12]		\$217.26	Unavailable
	Extension		\$9,646.14 + \$5.10 per lot or site	

ORDINANCE NO. 460

APPLICATION OR PERMIT TYPE		E A	INITIAL DEPOSIT (DBF= Minimum Initial Deposit)	AVERAGE COST
Certificate of Land Division Compliance	Fee Per Parcel [COC1]		\$510.00	\$1,000.00 to \$2,000.00
	If Conditioned [COC2]		\$918.00	
	With Waiver of Final Parcel Map [COC3]		\$317.22 + Recordation Fee	\$750.00
Land Division Unit Map	Tentative Parcel Map (per Phase or Tract No.) Sewered [UPH2]		\$427.38	Unavailable
	Tentative Parcel Map (per Phase or Tract No.) Unsewered [UPH4]		\$510.00	
	Tentative Tract Map (per Phase or Tract No.) Unsewered [UPH3]		\$510.00	
	Tentative Tract Map (per Phase or Tract No.) Sewered [UPH1]		\$427.38	\$2,000.00 to \$3,000.00
Tentative Tract Map – Multi-Family	Residential Condominium (Sewered) [TR01]	✓	\$9,147.36 + \$78.54 per unit + \$19.38 per acre	\$40,000.00 to \$80,000.00
	Residential Condominium (Unsewered)[TR02]	✓	\$8,892.32 + \$78.54 per unit + \$19.38 per acre	
	Revised Tentative Tract Map (within 2 years) [TR09]	✓	\$6,164.88 + \$247.86 per additional unit + \$20.40 per additional acre	Unavailable
	Revised Tentative Tract Map (after 2 years) [TR10]	✓	\$6,482.88 + \$78.54 per additional unit + \$20.40 per additional acre	
Tentative Parcel Map	Commercial/Industrial (Sewered) [PM01]	✓	\$8,424.18 + \$24.48 per lot + \$19.38 per acre	\$30,000.00
	Commercial/Industrial (Unsewered)[PM02]	✓	\$8,318.10 + \$24.48 per lot + \$19.38 per acre	\$70,000.00
	Residential (with waiver of Final Parcel Map) [PM03]	✓	\$5,741.58 + \$97.92 per lot	\$10,000.00 to \$30,000.00
	Residential (without waiver of Final Parcel Map) [PM04]	✓	\$5,621.22 + \$104.04 per lot	
	Revised Tentative Parcel Map (Commercial /Industrial – Within 2 years) [PM06]	✓	\$1,424.94 + \$78.54 per lot	Unavailable
	Revised Tentative Parcel Map (Residential – Within 2 years) [PM08]	✓	\$1,424.94 + \$91.80 per lot	
	Revised Tentative Parcel Map (Commercial /Industrial – After 2 years) [PM07]	✓	\$1,546.32 + \$41.84 per lot	
	Revised Tentative Parcel Map (Residential – After 2 years) [PM09]	✓	\$1,577.94 + \$106.08 per lot	
Tentative Tract Map - Residential	Not in R-2, R-4 or R-6 Zones (Sewered) [TR03]	✓	\$9,109.62 + \$94.86 per lot + \$19.38 per acre	\$50,000.00 to \$75,000.00
	In R-2, R-4 or R-6 Zones [TR05]	✓	\$11,368.92 + \$102.00 per lot + \$19.38 per acre	\$25,000.00 to \$40,000.00
	Not in R-2, R-4 or R-6 Zones (Unsewered) [TR04]	✓	\$9,003.54 + \$94.86 per lot + \$19.38 per acre	
	Revised Tentative Tract Map in R-2, R-4 or R-6 Zone (within 2 years) [TR11]	✓	\$5,816.04 + \$76.50 per additional lot + \$23.46 per additional acre	Unavailable
	Revised Tentative Tract Map not in R-2, R-4 or R-6 Zone (within 2 years) [TR13]	✓	\$3,957.60 + \$71.40 per additional lot + \$18.36 per additional acre	
	Revised Tentative Tract Map in R-2, R-4 or R-6 Zone (After 2 years) [TR12]	✓	\$5,836.44 + \$76.50 per additional lot + \$23.46 per additional acre	
	Revised Tentative Map not in R-2, R-4 or R-6 Zone (after 2 years) [TR14]	✓	\$3,978.00 + \$76.50 per additional lot + \$18.36 per additional acre	
Vesting Tentative Map	Statutory Condominium Tract Map [TR06]	✓	\$10,827.30 + \$100.98 per lot + \$19.38 per acre	Unavailable
	Parcel Map [PM05]	✓	\$11,063.94 + \$99.96 per lot + \$19.38 per acre	\$12,000.00
	Residential Tract Map [TR07]	✓	\$10,954.80 + \$96.90 per lot + \$19.38 per acre	Unavailable
Appeals (Ord. No. 460)	Tentative Tract Maps		\$592.62 + additional fees if appealing certain Conditions of Approval: \$224.00-Fire Dept., \$165.00-Transportation Dept.	Flat Fee
	Appeals Due to Extension of Time		\$119.34 + additional fees if appealing certain Conditions of Approval: \$224.00-Fire Dept., \$165.00-Transportation Dept.	
Extension of Time	Tentative Tract Map		\$338.64	Flat Fee
	Tentative Parcel Map		\$339.66	
Lot Line Adjustment	[LLA1]		\$683.40	\$2,000.00
Minor Change	Tentative Tract Map [TR15]		\$1,105.68	\$10,000.00 to \$20,000.00
	Tentative Parcel Map [PM10]		\$1,066.92	
Certificate of Parcel Merger	[CPM1]		\$408.00	\$1,000.00
Reversion to Acreage	[TR08]		\$996.54	Unavailable
Amendment to Final Map	Condominium/Single Family Residential Tract Map [TR16]		\$3,113.04 + \$16.32 per lot + \$9.18 per acre + Recordation Fee	\$10,000.00
	Parcel Map		\$2,939.64 + \$15.30 per parcel + \$9.18 per acre + Recordation Fee	Unavailable
Expired Recordable Tract Map	Single-Family Residential Tract [TR17]		\$3,989.22 + \$23.46 per lot + \$18.36 per acre	Unavailable
	Multi-Family Residential Tract [TR18]		\$4,175.88 + \$5.10 per lot + \$19.38 per acre	
	Final Tract Map		\$1,685.04 + \$6.12 per lot	
	Final Condominium Map		\$912.90 + \$1.02 per lot + \$25.50 per acre (\$2,295.00 per acre maximum)	

OTHER APPLICATIONS/CEQA

APPLICATION OR PERMIT TYPE		E A	INITIAL DEPOSIT (DBF= Minimum Initial Deposit)	AVERAGE COST
Pre-Application Review (PAR) (Ord. No. 752)			\$1,501.44	\$3,000.00 to \$5,000.00
Hog Ranch (Ord. No. 431)	New Permit [CUP4]	✓	\$2,054.28	Unavailable
	Inspection Fees (788 hogs or less) [CUP5]		\$153.00	
	Inspection Fees (789 hogs or more)		\$19.00 per 100 hogs over 789	
	Late Fee		27% of inspection fee	
	Amended Permit - Change # of hogs per Section 10. a. [CUP6]		\$36.72	
	Amended Permit - Increase max. # of hogs per Section 10.b. [CUP7]		\$206.04	
Alquist Priolo (Ord. No. 547)	Fault Report Review [GEO1]		\$1,224.00 + (\$22.44 per acre after 1 st 10 acres (Max. \$823.00)) +\$372.00 if submitted to State	\$2,500.00 to \$4,000.00
	Wavier of Geological Report [GEO4]		\$142.80	Unavailable
Surface Mining & Reclamation (Ord. No. 555)	Surface Mining Permit [SMP1]	✓	\$9,547.20	\$25,000.00 to \$40,000.00
	Reclamation Plan/Interim Management Plan [RCL1]	✓	\$3,658.74	
	Appeal of Planning Commission Decision		\$405.96 + \$82.62 if Transportation Dept. Conditions appealed	
	Substantial Conformance [SC04]		\$737.46	
	Revised Permit [RV01]	✓	\$3,295.62	
Removal of Trees (Ord. No. 559)	Tree Removal Permit [PP11]		\$265.20	Unavailable
Historical Preservation Districts (Ord. No. 578)	Certificate of Historical Appropriateness		\$719.10	Unavailable
	Appeal		\$131.58	
Professional Services	Archival Search for Planning Information		\$23.00 per ¼ Hr. (\$92.00/Hr.)	Unavailable
	Research Fee For Planning Information		\$23.00 per ¼ Hr. (\$92.00/Hr.)	
	Professional Planner		\$44.75 per ¼ Hr. (\$179.00/Hr.)	
	Professional Geologist/Archaeologist		\$46.50 per ¼ Hr. (\$186.00Hr.)	
County Counsel Services	Review of Covenants, Codes & Restrictions		\$429.45	Unavailable
	Review of Specific Plan Zoning Ord.		\$2,147.25	
Agricultural Preserve	Disestablishment/Diminishment of Ag. Preserve (Applicant Initiated) [AGM2]	✓	\$1,581.00	\$4,000.00 to \$6,000.00
	Establishment/Enlargement of Ag. Preserve (Applicant Initiated) [AGE1]		\$1,640.00 + (\$138.00 per owner's petition (non-refundable)) + \$138.00 per each contract	
	Disestablishment/Diminishment of Ag. Preserve Pursuant to Notice of Non-Renewal [AGM4]		\$1,581.00	\$1,500.00 to \$3,000.00
	Notice of Non-Renewal [AGN2]		\$257.04	
	Disestablishment/Diminishment of Ag. Preserve (Board of Supervisors Initiated) [AGM3]		N/C	Unavailable
	Establishment/Enlargement of Ag. Preserve (Board of Supervisors Initiated) [AGM3]		\$149.94 + \$140.76 per contract	
	Establish Williamson Act Contract within Establish Ag. Preserve [AGM1]		\$149.94	
California Fish and Game Fee Increased Annually by the Calif. Dept of Fish and Game	Negative Declaration [CFG1]		\$2,044.00	Flat Fee
	Environmental Impact Report [CFG2]		\$2,839.25	
	County Clerk Document Fee [CFG3]		\$64.00 (As per Ord. No. 729)	
Rules to Implement CEQA	Application for Grading Permit [EA01]		\$970.02 + (\$6.12 per acre (Max. \$2,729.00))	Unavailable
	Application for Commercial WECS Permit [EA02]		\$517.14 + (\$6.12 per acre (Max. \$2,245.02)) + \$335.58 per gross MW	
	Application for Tree Removal [EA03]		\$264.18	
	All Other Applications [EA05]		\$471.24 + (\$6.12 per acre (Max. \$2,464.32))	
Environmental Impact Report	Sponsor Prepared [EIR1]		\$8,607.78	\$20,000.00 to \$40,000.00
	Previously Prepared [EIR2]		\$1,974.72	
LAFCO	Categorical Exemption [LAF1]		\$81.60	Unavailable
	Review		N/C	
	Initial Study [EA04]		\$573.24	
Geology CEQA	Geotechnical/Geological Report Review [GEO3]		\$1,224.00 + (\$22.44 per acre (after 1st 10 acres) (Max. \$839.46))	\$2,000.00 to \$4,000.00
	Liquefaction Report Review [GEO2]		\$1,224.00	
Development Agreement			\$5,100.00	
School Mitigation Plan	Appeal [SCH1]		\$757.86	Unavailable
Exception to Noise (Ord. No. 847)	Exempt from CEQA		\$385.56	
	Not Exempt from CEQA	✓	\$871.08	