

Angels Camp Land Development Application Fees

(Effective December 3, 2016. Adopted by Resolution No. 16-37)

PLANNING APPLICATIONS	
Entitlement	Application Fee
GENERAL PLAN AMENDMENT	
General Plan Amendment – Text Change	\$1,500 Deposit
General Plan Amendment – Map Change	\$4,500 Deposit
ZONE CHANGE	
Zoning Ordinance Change – Text Amendment	\$1,500 Deposit
Re-Zoning – Map Amendment	\$1,500 Deposit
PLANNED DEVELOPMENT & SPECIFIC PLAN	
Specific Plan 20 Acres or Less	\$3,000 Deposit
Specific Plan – Greater than 20 Acres	\$4,500 Deposit
Development Agreement	\$7,500 Deposit
VARIANCE	
Variance – No Zoning Violation Exists	\$1,135 Deposit
Variance – Application Due to Zoning Violation	\$1,650 Deposit
CONDITIONAL USE PERMIT	
Conditional Use Permit – New Projects	\$2,000 Deposit
Conditional Use Permit – Change in Use Only with No Expansion	\$1,500 Deposit
SITE PLAN REVIEW	
Minor Modification in “H” Historical Combining District	\$100 Deposit
Administrative Site Plan Review	\$1,000 Deposit
Site Plan Review – New Projects	\$1,800 Deposit
Building Permit – Zoning Compliance Review	\$80 Fee
OTHER USES AND ENTITLEMENTS	
Preliminary Review of Major Projects	\$1,000 Deposit
Temporary Use – Special Event (Non-Profit Organization)	\$50 Fee
Temporary Use – Special Event (Other)	\$150 Fee
Temporary Use Renewal – No Change in Use	\$50 Fee
Home Occupation Permit	\$50 Fee
Annexation or Reorganization	\$8,000 Deposit

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Signs

SIGN PERMITS	
New Sign – Administrative Review	\$150 per sign
Change Copy on Existing Sign – Administrative Review	\$40 per sign
New Sign or Change Copy on Existing Sign – “H” Historical Combining District	\$120 per sign

Subdivision

SUBDIVISION MAPS	
Tentative Parcel Map – Creating 4 or Fewer Lots	\$2,000 Deposit
Tentative Subdivision Map – Creating 5 or More Lots	\$4,000 Deposit
Revised Tentative Subdivision Map or Parcel Map	\$1,500 Deposit
Time Extension – Tentative Map	\$800 Deposit
Final Map – Subdivision Map	\$5,000 Deposit
Final Map – Parcel Map	\$3,500 Deposit
Final Map – Boundary Line Adjustment/Record of Survey	\$750 Deposit
OTHER PARCEL RELATED ACTIONS	
Boundary Line Adjustment	\$600 Deposit
Certificate of Compliance	\$500 Deposit
Abandonment of Street Right-of-Way	\$1,500 Deposit
Abandonment of Easement	\$1,000 Deposit
Street Improvement Waiver	\$2,000 Deposit
APPEALS	
Appeal to Planning Commission of City Staff Decision	\$225 Fee
Appeal to City Council by Applicant	\$600 Fee
Appeal to City Council by Affected Citizen	\$300 Fee

Environmental Review

DOCUMENTS AND FILINGS	
Categorical Exemption	\$60
Initial Study	\$690
Negative Declaration	\$230
Mitigated Negative Declaration	\$1, 380
Environmental Impact Report	Consultant Cost plus 15% Admin Fee
Fish & Game Filing Fee – Notice of Determination Negative Declaration	\$2,210.25
Fish & Game Filing Fee – Notice of Determination Mitigated Negative Declaration	\$2,210.25
Fish & Game Filing Fee – Notice of Determination Environmental Impact Report	\$3,070.00
Environmental Document pursuant to a Certified Regulatory Program (CRP)	\$1,043.75
Calaveras County Clerk Administrative Fee	\$50

County Fees Updated 1-1-2016

Copies

DOCUMENT AND COPY COSTS	
2020 General Plan EIR	\$30
2020 General Plan	\$30
2020 General Plan Maps and Figures 24" by 36"	Actual Cost + 5% Admin Charge
1995 General Plan	\$15.00
1995 General Plan Map 11" by 17"	\$10.00
Zoning Map 11" by 17"	\$10.00
City of Angels Municipal Code Sections	\$0.50 per page
Copies 11" by 17" Black and White	\$1.00 per page
Copies 8 ½" by 11" Black and White	\$0.50 per page
Copies 8 ½" by 11" Color	\$1.00 per page
Document on Compact Disc	\$5.00 per disc

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Notes:

/a/ **Final Map:** The deposit for final map (including plan checking, improvement plan checking) shall be for actual cost. If additional funds are required to cover actual costs, additional deposits shall be paid prior to filing a final map. If actual costs are less than the deposit amount, the remaining funds will be refunded to the applicant upon completion of the project. The City shall not pay interest on deposits.

/b/ **Deposit:** Environmental Impact Reports (including Draft EIRs), Specific Plans, and annexations require significant work undertaken by private consulting firms under the direction of and subject to review by the City Planning Department. Therefore, **deposits** rather than fees shall be required. Applicants are responsible for all costs associated with work performed by consulting firms under the direction of the City Planning Department plus costs for services rendered by the City Planner, City Engineer, City Attorney and other City staff. Development Agreement deposit amounts reflect anticipated costs to be incurred by the City Planner, City Attorney and other City staff as needed. If additional funds are required to cover actual costs of an EIR, annexation, a specific plan or development agreement, additional deposits shall be paid. A positive deposit fund balance must be maintained in order to continue work. Additional deposit amounts must be paid promptly upon request to avoid a work stoppage on the project. At no time will the City continue work on a project or schedule a public hearing when adequate funds are not on deposit to cover the anticipated expenses. If actual costs incurred by the City are less than the deposit amount, the remaining funds will be refunded to the applicant upon completion of the project. The City shall not pay interest on deposits.

/c/ **Temporary Use/Special Events** include, but are not limited to: temporary uses (those lasting for more than a cumulative total of three days per year) as may be allowed pursuant to Section 17.06.080 of the City of Angels Municipal Code [e.g., fireworks stand, carnival, circus, Christmas tree lot, yard sale, an otherwise permitted use undertaken on a temporary basis], or temporary uses as enumerated in the respective zone districts. Renewal of temporary use permits, where there is a change in the use, shall be considered the same as a new temporary use permit and the required fee shall be the amount for a new permit. For renewals where there is no change in use, the renewal fee shall apply.

/d/ **Home Occupations** include those uses approved pursuant to Section 17.06.060 of the City of Angels Municipal Code, and as allowed by the respective zone districts. The Home Occupation application fee is in addition to the City of Angels Business License fee.

/e/ A deposit for **Preliminary Review of Major Projects** may be required. Actual costs of staff time and materials shall be charged to the deposit. If the deposit is expended, an additional deposit may be required. Upon submission of the project application, any unexpended deposit shall be credited to the application deposit or fee. If the applicant chooses to not proceed with a development application, the remaining portion of the deposit that is not used may be refunded to the applicant, provided such refund is requested in writing. The City shall not pay interest on deposits.

/f/ The **Zoning Compliance Fee** shall be applied to all building permits that require Planning Department review for compliance with Title 17 of the City of Angels Municipal Code, and for compliance with Planning Commission approvals. This includes but is not limited to new construction and additions to existing buildings.

Fees: The fees reflected in this chart are based on the average time and expenses estimated to process the application. In order to recover the full cost of service for any application, if the Planning Director is of the opinion the processing cost of an application will be *substantially* in excess of the above amounts, the city may notify the applicant at the time the application is found complete that the total cost will be determined by cost accounting techniques and additional charges may be forthcoming.

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Multiple Applications and Fees: Multiple applications submitted at the **same time** and for the **same property** save the City time and money. That savings is passed on to applicants. For concurrent applications for which only **fees (not deposits)** are charged, the total fee is 100% of the highest fee and 50% of all other application fees.

Multiple Applications and Deposits: If the project includes multiple applications, including an entitlement for which a deposit must be paid, the applicant shall pay 100% of all required deposits. If the project includes multiple applications that require a combination of deposits and fees, the amount of the fees shall be paid as a deposit, and 100% of all deposits and fees shall be paid.

Annual Application Fee Adjustments: Land Development Application Fees shall be adjusted annually in accordance with the California Construction Cost Index (CCCI). Adjusted fees shall become effective annually on July 1st of each year.

Refunds: Application **fees** collected pursuant to this schedule are non-refundable. However, upon withdrawal of an application by written request of the applicant, a portion of the total application fee **may** be refunded to the applicant at the discretion of the city based on the following schedule, as may be modified by the city based on actual time expended on the project as of the date the application is withdrawn:

- Application withdrawn up to or after distribution of advisory agency notification - Up to 75% total fee refunded subject to actual time already accrued in processing the application
- Application withdrawn up to time staff commences preparation of environmental documents and/or staff reports, providing extensive negotiations with advisory agencies or adjoining landowners have not already occurred, legal notices have not been posted, and subject to actual time already accrued in processing the application - Up to 50% total fee refunded
- Refunds requests submitted after staff has commenced preparation of environmental documents and/or staff reports for the project are unlikely to be granted.
- All requests for refunds must be in writing.

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