



Planning Fees

Fee Changes Effective 09/01/2023

Description	Fee
Entitlement	Non-refundable Initial Deposit
Administrative Permits	
Site Plan, Conditional Use Permit	
Valuation less than or equal to \$10,000	\$332.00
Valuation more than \$10,000	\$1,106.00
Appeal to City Council	\$692.00
Appeal to Planning Commission of Staff decision	\$259.00
Conditional Use Permit	
Existing building, CEQA Exempt (valuation under \$250,000)	\$2,247.00
New building, CEQA Exempt	\$9,566.00
New Building, Subject to CEQA	\$15,329.00
Development Agreement	
CEQA Exempt	\$5,071.00
Subject to CEQA	\$10,834.00
Affordable Housing Covenants	\$3,458.00
Environmental Impact Report	Actual Cost + 10% of Consultant Contract Admin.
Sales Stand Permit – Initial Review (Fireworks, Agricultural goods)	\$115.00
Sales Stand Renewal Permit	\$58.00
General Plan Amendment	
CEQA Exempt	\$2,037.00
Subject to CEQA	\$8,010.00
Historical Commercial Finding of Architectural Conformity	\$488.00
Home Occupation Permit	\$173.00
Project Implementation (Planning) Deposit	\$1,959.00
Construction Monitoring	
Mitigation Monitoring	
Fee re-evaluation/review	
Reimbursement agreements	



City Hall

200 Monte Verda Ste B
 Angels Camp, CA 95222
 (209) 736-2181

Description	Fee	Fee
Initial Study/Negative Declaration Mitigated Negative Declaration	\$5,763.00	
Maps		
Tentative & final boundary line/lot line adjustment merger	\$1,775.00	
Tentative parcel map CEQA Exempt	\$2,881.00	
Tentative parcel map Subject to CEQA	\$8,644.00	
Tentative subdivision map CEQA Exempt	\$4,610.00	
Tentative subdivision map Subject to CEQA	\$7,833.00	
Tentative parcel/subdivision map extension	\$922.00	
Parcel map revision CEQA Exempt	\$1,441.00	
Parcel map revision Subject to CEQA	TBD	
Subdivision map revision CEQA Exempt	\$4,034.00	
Subdivision map revision Subject to CEQA	TBD	
Final Parcel Map	\$4,034.00	
Final Subdivision Map	\$5,763.00	
Certificate of Compliance (map)	\$576.00	
Pre-Application Review		
Without advisory opinion from Planning Commission	\$1,729.00	
With advisory opinion from Planning Commission	\$2,305.00	
Rezone		
CEQA Exempt	\$3,947.00	
Subject to CEQA	\$9,710.00	
Open Space, Public, Historical Commercial	\$1,000.00	
Sign Permit		
Outside Historical District	\$173.00	
Inside Historical District	\$288.00	
Site Plan Review		
Existing Building, Exempt from CEQA (valuation under \$250,000)	\$2,075.00	
New building, Exempt from CEQA	\$10,200.00	
Subject to CEQA	\$15,962.00	
Specific Plan		
CEQA Exempt	\$4,985.00	
Subject to CEQA	\$10,747.00	
Variance		
CEQA Exempt	\$2,939.00	
Subject to CEQA	\$8,702.00	
Zoning Compliance Review Building Permit	\$196.00	
City Planner	\$85.00/Hour	
City Planner Technician	\$50.00/Hour	



Initial Study/Mitigated Negative Declaration (Excludes Environmental Impact Report cost)

All items that are not CEQA exempt (i.e., subject to CEQA) include the addition of a \$5,763.00 deposit for preparing an initial study/mitigated negative declaration. The deposit excludes costs of preparing technical studies which will be at actual cost (e.g., traffic study, cultural resources survey, air quality study).

Entitlements subject to CEQA require a recording fee for the Notice of Determination including County Admin Fee + Current CDFW Environmental Document Filing Fee <https://www.wildlife.ca.gov/conservation/ceqa/fees>

CDFW CEQA Document Filing Fees Effective January 1, 2023 (Estimated)

<u>Type of Environmental Document</u>	<u>Fee 2024</u>
Negative Declaration (ND)	\$2,764.00
Mitigated Negative Declaration (MND)	
Environmental Impact Report (EIR)	\$3,839.00
County Clerk Processing Fee	\$50.00

Initial deposits are non-refundable except as otherwise provided herein.

Invoices for charges for work performed in excess of the initial deposit will be sent to the applicant once deposited funds reach 20% of the initial deposit. Invoices will be based on the attached Rate Sheet which is subject to change.

Refunds on deposits for work performed in excess of the initial deposit will be made to the applicant upon project completion for remaining deposits totaling more than \$200. Deposits of \$200 or less will be retained to cover the costs of project accounting and closing the project file.

Initial deposits are refundable only if authorized by the Department Head, or designee, upon written request filed by the applicant to withdraw the permit application. Deposits will be refunded minus all costs expended as of the date of permit application withdrawal and minus a \$200 processing fee.

Legal Fees - All costs exclude legal fees which may be charged at cost by the City when necessary.

Includes \$50 cost for filing a Notice of Exemption.

Excludes environmental review costs.