



**City of Davis
Planning Division**

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Fee Schedule

Effective August 1, 2011

Application/Fee Type	Fee Amount	Fee Type
Hourly Rates		
Technical Support	\$82.00	Per hour
Junior/Assistant Planner, Planner, Coordinator	\$169.00	Per hour
Principal Planner, Director	\$189.00	Per hour
Design Review		
Administrative Approvals-Outside downtown and Traditional Residential Neighborhoods and Design Guidelines. Includes building additions and changes to existing site plans, but not new structures. Includes minor modifications and garage conversions. (Includes categorical exemption fee)	2,000	Fixed fee
Design Guideline Areas-Tier II design reviews	1,000	Deposit
Design Guideline Areas-Tier III design reviews	2,000	Deposit
Minor Improvements/Design Guideline Areas-Tier I review Projects <u>not</u> requiring a categorical exemption Signs or projects requiring a categorical exemption	1 hour/Planner rate 2 hours/Planner rate	Fixed fee Fixed fee
Design Review (COA) of Historic Structures-Not Categorically Exempt. Exempt projects-no fee.	1,000	Deposit
New Projects –all new buildings	2,000	Deposit
Planning Commission –Additional deposit for referral to Planning Commission	1,000	Deposit
Sign Program (signs not consistent with sign guidelines or approved sign program)	1,000	Deposit
Environmental Review		
Categorical exemption	154	Fixed fee
Negative Declaration (CA Fish & Game fee may also apply)	1,500	Deposit
EIR Preparation	Full payment of cost estimate or contract + 20% administrative fee	
Yolo County – Notice of Determination filing fee	50	
California Department of Fish & Game filing fees Negative & Mitigated Negative Declaration* EIR*	2,094.00 2,889.25	Due at planning application submittal
*Includes \$50 Yolo County filing fee		
Housing/Owner Occupancy		
Affordable Housing Plans Review	900	Deposit
In-lieu Housing (Affordable units) Discounts will be given for vertical mixed use projects and projects that include 75% stacked air-space condominiums. Discounts include a \$10,000 reduction of the per unit fee for vertical mixed-use buildings	37,500	Per unit

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and a \$5,000 reduction of the per unit fee for ownership projects that include 75% or greater of the project's residential square footage as stacked air space condominium units. Projects that are both vertical mixed-use & predominantly composed of stacked air space condominium units shall receive a \$15,000 total reduction. (Please Note: Vertical mixed-use for the purpose of calculating Affordable Housing In-lieu fees is defined as a multi-story building that incorporates residential units above first floor commercial and/or office space .)		
Owner Occupancy		
Declaration	204.36	Fixed fee
Exemption	196.50	Fixed fee
Phased Allocation Plan	2,000	Deposit
Map Applications		
Tentative Map (5 or more parcels), Vacation of right-of-way	3,000	Deposit
Other Maps/Lot Line Adjustment/Referred to Subdivision Committee	2,000	Deposit
Parking		
In-lieu parking space for all zoning districts, excluding Central Commercial (CC) and Mixed Used (MU)	8,000	Per space Resolution No. 8343, adopted April 22, 1998
Central Commercial (CC) and Mixed Used (MU) zoning districts	4,000	Per space Resolution No. 04-51, 2004 adopted 2/17/04
Zoning		
Conditional Use Permit		
Minor (Second unit, guest house, core area fast food)	2,000	Deposit
Major (all other)	3,000	Deposit
Final Planned Development & Revised Final Planned Development	2,000	Deposit
Minor Modification		
Not referred to Planning Commission (Includes categorical exemption fee)	2,000	Fixed Fee
Referred to Planning Commission	2,000	Deposit
Prezoning/Rezoning/Preliminary Planned Development	5,000	Deposit
Public Convenience or Necessity Determination	1,000	Deposit
Temporary Use Permit		
Not requiring mailing or environmental review	1 Hour/Planner rate	Fixed Fee
Requiring mailing (Includes categorical exemption fee)	2,000	Fixed Fee
Variance	1,600	Deposit
Zoning Letter/Determination of permitted use	2 Hours/Planner rate	Fixed Fee
Zoning Ordinance Amendment	4,000	Deposit
Zoning Verification (Planning Commission)	500	Deposit
Other Applications/Fees		
Annexations	3,000	Deposit
Appeals - A flat fixed fee to be paid by the Appellant. Hours will be charged against the project, all costs in excess of the initial \$200 shall be paid by the Applicant/ Developer	200	

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Core Area Specific Plan Amendment Cost Recovery Fee (See Note #5)		
Historic Unit:	\$2,298 per historic structure and \$2.28 per net new S.F. of new structure	Fixed fee
Non-Historic Unit:	\$2.34 per net new S.F. of new structure	Fixed fee
Demolition review		
Demolition Review (Municipal Code Sec. 8.19). Includes approval of site management plan, public noticing and, if applicable, initial 30 day historic resource evaluation.	500	Deposit
Consultant (additional if necessary to process)	1,000	Deposit
Demolition Review of potentially historic resources held over for HRMC and CC public hearings: (\$1,000 staff/planning deposit, and \$1,000 historical consultant deposit).	2,000	Deposit
Development Agreement		
Preparation/Implementation	8,000	Deposit
Annual Review	1,500	Deposit
Amendment	2,000	Deposit
General Plan Amendment	4,000	Deposit
Specific Plan Amendment	3,000	Deposit
Grading Permit		
Biological Survey	1,000	Deposit
No survey required	308	Fixed fee
Long-range Planning/Community Planning/General Plan Update fee	.002 of building permit valuation	Charged at bldg permit on all permit types except demo permits
Parkland In-lieu (Quimby) Fee	7,026	Per unit
Pre-application	1,500	Deposit
Pre-application meeting (1-one hour mtg)	150	Fixed fee
Research	500	Deposit
Yolo County Referrals (All projects)	2,000	Deposit
Late Payment Fees - All Community Development Department invoices, that are more than 60 days past due, will be charged 10% interest compounded monthly on the total amount due	10%	
All other applications	500	Deposit
Plan Checking		
All Plan Checks (at building permit)	Actual hourly rate charged at building permit	
Documents		
Photo Copying		
Pre-run - per page	0.30	Per page
Sepia Reproduction per copy	150% of actual cost	

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Copies of scanned images (actual size or closest to) 8 ½ x 11 all other sizes	0.50 2.00	Per page Per page
Agenda/Annual subscription mailed (without attachments)	50	Per year
All Documents/maps/etc	Actual plus 25%	
Mailing costs (supplies, copying, postage, etc)	Actual cost plus 25%	
Address Atlas (bound)	13	
Core Area Specific Plan (bound)	10	
Downtown Davis & Traditional Neighborhoods Design Guidelines (bound)	20	
2004 Housing Element	10	
General Plan (May 2001)	30	
Maps-other	20	
Subdivision Ordinance	7	
Zoning Atlas (bound)	13	
Zoning map (folded)	7	
Zoning Ordinance	12	
Notes		
1) Projects may require review by other agencies. These agencies may impose a fee for this service.		
2) If the deposit exceeds the final actual cost, the balance will be refunded to the Applicant.		
3) The Community Development Director may reduce deposits if deemed appropriate.		
4) Refund Policy Refund requests must be submitted in writing. -Fixed fee applications: a refund will not be granted, if the project has been noticed for a public hearing. If the project has not been noticed for a public hearing, the refunded amount will be the original fee paid, less the cost of staff hours worked on the project, less a \$30 administrative processing fee. -Withdrawn applications: if staff has not completed any work on the project, a refund of the original fee paid, less a \$30 administrative processing fee will be made. -Deposit applications: any unused deposit fee, after project completion, shall be entirely refunded.		
5) Core Area Specific Plan Amendment Cost Recovery Fees, shall be increased each year by the CPI-U (San Francisco-Oakland-San Jose) index, not to exceed 4%. <i>Last updated with June 2011 index change.</i>		

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