

City of Alturas Planning Fee Schedule

City Council Resolution No. 2015-19

Effective 9/21/2015

This fee schedule sets forth processing fees based on the average cost of processing the applications indicated. Prior to submitting an application, it is best to consult with the City to confirm which fees are applicable to your project. There may also be development costs that are not reflected in this schedule, such as the prepayment of property taxes, the cost of surveys and legal descriptions, title reports, or other fees associated with conditions unique to your project. **Please Note: No application can be deemed complete (pursuant to State Law) until required fees have been paid.**

Administrative Permit (AD).....\$300

Appeals

Appeal to Planning Commission.....\$350
 Appeal to City Council.....\$350

Certificate of Compliance (CC)*.....\$375

(Note: This project type is not subject to CEQA review per CA Public Resources Code Section 21065)

Conditional Use Permit (UP)*

Initial Application.....\$2100+E
 Amendment of an approved Use Permit.....\$1350+E
 Time Extension, Director Level Review (pursuant to ZO Section 28.54.060.B.3.a)\$150
 Time Extension, Hearing Required (pursuant to ZO Section 28.54.060.B.3.b)\$575
 Annual Inspection (if required by Use Permit Conditions)\$75/visit

Environmental Review

The cost of initial environmental review (and the publication of either an Exemption, Negative Declaration, or Mitigated Negative Declaration determination letter) has been included in all permit application fees where needed. Where a project requires Extended Studies or an Environmental Impact Report (EIR), staff will review these documents at the Staff Hourly Rate. An initial deposit (as indicated below) must accompany any Extended Study or EIR submission. Staff costs will be deducted from these deposits and the balance shall be returned to the applicant within 30 days of the Decision Making Authority's determination. Should additional funds be required, the project shall be deemed "incomplete" and will be placed on hold pending the deposit of adequate funds. Should funds not be deposited within 60 days of issuance of the notification letter requesting said funds, the project shall be deemed withdrawn pursuant to ZO Section 28.51.020E.

Extended Study Review\$500 deposit /study
 EIR Review.....\$1000 deposit

Environmental Administration: *Projects that are determined to have impacts to fish and/or wildlife, as determined by the State Department of Fish and Game, will be required to pay the following fees prior to the issuance of a letter of approval for their project.*

County Filing Fee (fee payable to "Modoc County Recorder") as set by the County Recorder
 Dept. of Fish and Game Document Filing Fee..... as set by Dept. of Fish & Game Code Section 711.4

Projects that are approved subject to a Mitigation Monitoring Program will be required to pay an annual monitoring fee to reimburse the City for its monitoring costs. These shall be assessed as follows:

If conducted by a Special Consultant.....Consultant's Cost
 If conducted by City Staff.....\$75/hour

General Plan Amendment (GPA)

Land Use Designation Change (one or more contiguous lots).....\$1400+E
 Change in the text of the General Plan\$3800 +E

Home Occupation :*Per ZO Section 28.38.070, most Home Occupations are allowed by right. Those that are not require either an Administrative Permit or a Use Permit.*

Investigation Fee (as required for Code Enforcement).....Staff Hourly Rate + Actual Expenses

Lot Line Adjustment (LL)*	\$575 (involving up to 4 lots)
Lot Merger, Voluntary (LM)*	\$300 (no lot limit)
Road Vacation (RV)*	
Summary (paper easement only)	\$650 + Public Works Review @ Staff Hourly Rate
Standard (easement in use).....	\$1600 +E + Public Works Review @ Staff Hourly Rate
Sign Permit <i>(Note: This project type is exempt from CEQA per ZO Section 28.52.020.C)</i>	
NEW <i>(Includes signs proposed for locations that do not currently have a sign, or where significant structural replacement is needed to accommodate the proposed sign.)</i>	
Free-Standing Sign (S/F)	\$600/sign
Building Sign (S/B)	\$300/sign
Temporary Sign(S/T).....	\$200/sign
REPLACEMENT or RENEWAL <i>(“Replacement” refers to replacing only the face of a sign. Signs requiring new structural components along with the face are considered New Signs).</i>	
PC Approval Required - All sign types <i>(See Director to determine if PC approval required)</i>	\$200/sign
Administrative Approval Required	
Free-Standing Sign (S/F) and Building Sign (S/B)	\$100/sign
Temporary Sign (S/T)	\$50/sign
Site Plan Review (SP)	
New or Remodeled Building, Stand Alone Permit	\$675
If processed concurrently with a Sign Permit for a New Permanent Sign for the same Property	\$475
Specific Plan* <i>(Prepared by Applicant’s Consultant)</i>	\$5,000 deposit**
Staff Hourly Rate (Public Works and Planning).....	\$75/hr
Subdivision*	
Major Subdivision/Tentative Map (TM)	\$5,000 deposit**
Tentative Map Time Extension (TMX)	\$250
Map Amendment/Correction (TMA).....	\$1,000 deposit**
Deferral Agreements (DA)	\$250
Final Map (FM) <i>(Exempt from CEQA per CA Pub.Res. Code Section 15268)</i>	\$1,000 deposit**
Minor Subdivision/Parcel Map (PM) (< 5 parcels)	\$3,000 deposit**
Parcel Map Time Extension (PMX)	\$100
Parcel Map Amendment (PMA).....	\$1,000 deposit**
Variance (VAR)* <i>(from Zoning Ordinance Requirements)</i>	
“Stand Alone” Permit	\$675
“Adjunct” Permit (a variance processed with another permit that already requires a public hearing).....	\$300
Zoning	
Rezone: A Zone District change request involving one or more contiguous lots.....	\$1400+E
If processed concurrently with a GPA for the same Property.....	\$700
Zoning Certification Letter	\$75 per property

+E Indicates a project that might require Extended Environmental Studies or an Environmental Impact Report, which are subject to additional costs pursuant to this fee schedule. See “Environmental Review” section for further details.

* If project is approved, all applicants must pay to have the form of decision recorded by the County Recorder. This fee is set by the County Recorder. As of 2014, the fee was set at \$10 for the first 8 1/2” x 11” page and \$3/page thereafter. Oversized pages are extra.

** This deposit will cover both Planning and Public Works Review charged at the Staff Hourly Rate.