



Community Resources Agency
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FEE SCHEDULE FOR PLANNING SERVICES

Effective July 1, 2016

Application	Fee	40%	50%
Pre-Application Review (fee to be credited towards fees under Section 3.40.010(K) [Planning Division] or (P)(4)(a) or (P)(4)(d) [Survey Division] for applications to pursue the Pre-Application project submitted within one (1) year of submittal date of Pre-Application)	\$1,026.50	---	---
Planned Unit Development Permit			
a. Valuation of Improvements < \$100,000	\$2,415.00	\$966.00	\$1,207.50
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$3,526.50	\$1,410.00	\$1,763.25
c. Valuation of Improvements > \$1,000,000	\$6,859.75	\$2,744.00	\$3,430.00
Development Agreement			
a. Valuation of Improvements < \$100,000	\$2,415.00	\$966.00	\$1,207.50
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$3,526.50	\$1,410.00	\$1,763.25
c. Valuation of Improvements > \$1,000,000	\$6,859.75	\$2,744.00	\$3,430.00
General Plan Amendment	\$5,442.25	\$2,177.00	\$2,721.00
Zone Change to O, D, H, HDP, MX, and AP Districts or not subject to CEQA (Waiver Provision)	\$2,133.25.50	\$853.25	\$1,066.50
Zone Change to All Other Districts	\$5,113.75	\$2,045.50	\$2,557.00
Use Permit Not Subject to CEQA			
a. Garage/Carport	\$1,621.50	\$648.50	\$810.75
b. Sign	\$1,535.00	\$614.00	\$767.50
c. Child Care Center	\$627.00	\$250.75	\$313.50
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	\$ 0.00	---	---
e. All Other	\$2,702.50	\$1,081.00	\$1,351.25
Use Permit Subject to CEQA			
a. Valuation of Improvements < \$100,000	\$5,077.75	\$2,031.00	\$2,539.00
b. Valuation of Improvements = \$100,000 - \$1,000,000	\$7,356.00	\$2,943.50	\$3,679.50
c. Valuation of Improvements > \$1,000,000	\$9,574.50	\$3,829.75	\$4,787.25
d. Vegetation Removal in O/O-1 Zoning for Fire Protection Purposes	\$105.50/acre up to \$2,2487.00	---	---
Use Permit for Exterior Alterations, Demolition or Removal in H or HDP Zoning District	\$ 0.00	---	---
Special Use Permit for Outdoor Festivals			
a. Original Application	\$3,343.50	\$1,337.50	\$1,671.75
b. Permit Renewal	\$2,087.75	\$835.00	\$1,043.75
Variance	\$1,990.25	\$796.00	\$995.25
Reasonable Accommodation for the Disabled	\$302.50	\$121.00	\$151.25
Tentative Parcel Map (Fee collected by County Surveyor)	----	---	---
Tentative Subdivision Map			
a. With Public Sewer	\$7,080.50+ \$60.25 lot	\$2,832.25+ \$24.00 lot	\$3,540.25+ \$30.00 lot
b. With Private Sewage	\$7,080.50+ \$172.25 lot	\$2,832.25+ \$69.00 lot	\$3,540.25+ \$86.00 lot
Site Development Permit			
a. Valuation of Improvements < \$100,000	\$5,177.00	\$2,070.75	\$2,588.50
b. Valuation of Improvements \$100,000 - \$1,000,000	\$7,484.75	\$2,994.00	\$3,742.50
c. Valuation of Improvements > \$1,000,000	\$9,698.75	\$3,879.50	\$4,849.25

Site Review Permit	\$2,381.75	\$952.75	\$1,190.75
Agricultural Preserve			
a. Establishment or Enlargement	\$574.50	\$230.00	\$287.25
b. Disestablishment or Reduction	\$3,656.50	\$1,462.50	\$1,828.25
Williamson Act Contract	\$449.50	\$179.75	\$224.75
Mills Act Contract (Waiver Provision)	\$361.00	\$144.50	\$180.50
**EIR Processing	\$12,874.75+ 8.5% of contract	---	---
Reclamation Plan	\$4,318.50	\$1,727.50	\$2,159.25
SMARA Inspection			
a. In-house, mine with less than 50 acres disturbed	\$640.00	---	---
b. In-house, mine with more than 50 acres disturbed	\$836.00	---	---
c. In-house, idle mine with approved interim management plan	\$357.00	---	---
d. By consultant	\$1,384.00	---	---
Interim Management Plan	\$1,937.50	\$775.00	\$968.75
Film Permit Processing	\$ 0.00	---	---
Environmental review conducted for projects not under application to Community Development Dept, excluding Grading Permits and Tentative Parcel Maps	Actual cost in time and materials	---	---
Studies performed on Geographic Information System (GIS)	Actual cost in time and materials	---	---
Appeal to Planning Commission or Board of Supervisors			
a. Appeal of a decision relative to any entitlement except as otherwise provided	\$157.25	---	---
b. Appeal of decision relative to use permit in H or HDP zoning districts	\$ 0.00	---	---
Designation and formation of heritage corridors pursuant to Section 14.12.050	\$ 0.00	---	---

- When two or more applications are submitted and processed concurrently, the fee shall be as follows: 100% of the largest fee plus 40% of all other fees.
- When subsequent applications are submitted for the same development project on the same site within one year of payment of one of these fees, a 50% discount will be given for the fees for the subsequent application, except the 50% discount does not apply to the EIR processing fee.
- The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Agricultural Preserves, or Williamson Act Contracts that are submitted concurrently with an application for a Tentative Parcel Map for which the application fees have been paid shall be waived as follows, provided that the applicant presents a copy of the payment receipt at the time the waiver is requested:
 - 50% for an application submitted concurrently with an application for a Tentative Parcel Map that is subject to CEQA.
 - 50% for a Tentative Parcel Map that is exempt from CEQA, provided the application for the planning entitlement is also exempt from CEQA or the potential impacts have been adequately addressed in a previously prepared environmental review in accordance with CEQA.
- The Planning Division's application fees shall be waived 100% for public utilities, agencies and districts, schools of an academic nature, shelters for the homeless, crisis centers, church/worship facilities excluding camps, and museums that are open to the public without charge.
- The application fees shall be waived on a one for one percentage basis for applications for affordable housing as defined in Title 17 of the Tuolumne County Ordinance Code. For example, if 25% of the housing units proposed in the application qualify as affordable housing then 25% of the fee shall be waived.
- The fees for applications for Planned Unit Development Permits, Development Agreements, General Plan Amendments, Zone Changes, Use Permits, Special Use Permits for Outdoor Festivals, Variances, Reasonable Accommodations, Tentative Subdivision Maps, Site Development Permits, Site Review Permits, Agricultural Preserves, or Reclamation Plans shall be waived as follows for applications to rescind, amend, or revise approved entitlements that have not expired:
 - 75% for applications to rescind the approval of an entitlement.
 - 75% for applications to amend or rescind a condition of approval of an entitlement.
 - 50% for applications to revise the project approved under an entitlement where the revision is not subject to CEQA.
 - 25% for applications to revise the project approved under an entitlement where the revision is subject to CEQA.
 - 100% of the per lot fee for applications to amend or rescind a condition of approval of a Tentative Subdivision Map, rescind the approval of a Tentative Subdivision Map, or revise an approved Tentative Subdivision Map where the revision does not require additional evaluation of the sewage disposal system.
- New application fees must be paid to reactivate a file once it has been closed due to inactivity by the applicant/property owners and after the applicant has been notified in writing of the pending file closure and given a 30 day period to reactivate the file.
- In addition to the application fees for projects subject to the California Environmental Quality Act (CEQA), the following State Department of Fish and Game environmental filing fees are required prior to the filing of a Notice of Determination on the Land Development Application as mandated by Fish and Game Code Section 711.4 et seq (AB 3158):

Administrative Fee = \$ 50.00
Negative Declaration Fee = \$2,210.25
Environmental Impact Report Fee = \$3,070.00